

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

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

For NPS use only
received **5/28 1983**
date entered
RECEIVED
MAY 24 1983
Find
OHP

1. Name

historic *House* 465-467 Oak Street *House* (Russell Warren Residence)

and/or common 465-467 Oak Street

2. Location

street & number 465-467 Oak Street & 368 Lily Street n/a not for publication

city, town San Francisco n/a vicinity of ~~Congressional district~~ 5th.

state California code 06 county San Francisco code 075

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(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input checked="" type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	<input checked="" type="checkbox"/> n/a	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Bryan Hillstrom

street & number 147 W. 15th Street #701

city, town New York n/a vicinity of state New York 10011

5. Location of Legal Description

courthouse, registry of deeds, etc. Office of County Recorder, Room 167

street & number San Francisco City Hall

city, town San Francisco state California 94102

6. Representation in Existing Surveys

title Historic Sites Survey, Junior (Tax Certification, Part I, 1-19-82) has this property been determined eligible? yes no
League of San Francisco (published as Here Today)
date 1968 federal state county local

depository for survey records San Francisco Room, San Francisco Main Public Library

city, town San Francisco state Calif. 94102

7. Description

Condition excellent deteriorated unaltered original site
 good ruins altered moved date N/A
 fair unexposed

Describe the present and original (if known) physical appearance

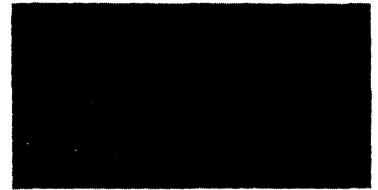
465-467 Oak St. Present Condition; This Victorian building is two stories with a garage and full basement. Its structure is of redwood balloon frame, redwood V-rustic siding and gable roof hidden from front view by a false front facade. This front facade, facing the street, features arched pediments and arched windows with nicely moulded outside window casings and door casings. The facade also has quoins, corner beads, and elaborate wooden trim mouldings below the entryway cornice and roof cornice. The roof cornice appears as a multi-level moulded horizontal "Cap" and is echoed by lesser horizontal lines over the window, front doorway, garage and service entrance. Overall, the building has a strong vertical emphasis, well suited to construction in a densely built city and it is nestled in a row of six other Victorians of about the same era, some of which are also listed in various Victorian architectural publications. The facade and interior have been restored during the renovation period, 6-1-77 to 7-27-81, by the replacement of mouldings, preparation of surfaces and application of paint. The restoration has been certified as meeting the Secretary of the Interior's Standards for Rehabilitation.

465-467 Oak St. Original Condition; (Historical Building Date) This building is listed as standing in the 1875 Sanborn Insurance map. The map, begun in 1875 and finished in Dec. 1885, was periodically updated by pasting over old lots and buildings with outlines of new ones. In examining the original map, the outline of 465-467 Oak St. (then 427 Oak) exists on the earliest drawn main sheet. The outline of 368 Lily St., however, is a paste over, so that structure could have been built anytime up until 1886. However, this author feels that because the mouldings, siding, interior detail and above all the "L" shaped floor plan correspond so closely to the main Oak St. building, that it was constructed perhaps just a few years after 1875. It is also important to view the map as to the social use of the neighborhood of the time. The aspect of a modest set of flats facing a main street with a through lot backed by an alley is a plan quite indicative of the entire Mint Hill area, one of San Francisco's oldest surviving intact neighborhoods. Where higher on the hill one finds larger mansion style homes with servants quarters in the rear, it is evident from the Sanborn Map the Oak-Lily St. area imitated this style, but with stables and rental income property in the rear substituting for servants quarters; i.e. a working class version of the grand design. Thus 368 Lily St. was most probably rental income property or was used to house inlaws or other family members.

(Structure) This building was built as a set of flats, one over the other, and had a simple floorplan consisting of an "L" shape, the block of which measures 25 x 30" and the arm 12 x 27". The other 12 x 27" of the lot is a yard. Housed in the block of the "L" each flat consisted of two bedrooms, side by side, with the larger bedroom opening onto the living room via large four panel sliding doors. Each of the flat's living rooms had a nicely banded ceiling and a marble face coal burning fireplace, however the marble of the lower flat's fireplace was replaced with brick probably about 1940. Each flat also had an "S" wall between the small bedroom and the hallway which leads from the front entrance to the rear "arm" portion of the "L". The "arm" portion of the building contains the dining room and kitchen of each flat and a plain brick chimney stack lies in the wall between the rooms providing ventilation for each.

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(Decks) Outside the "arm" portion of the "L" and running parallel to it are two wooden decks, one on the ground level for the lower flat and one elevated for the upper flat. The lower deck remains essentially as it was, having no handrail, but it has been refloored with new wood in 1977. The elevated deck is supported by floor joists extending out of the building and was actually what was then termed a "wash porch". This was a long narrow walkway, 27 feet long, of 1 x 3" tongue and groove fir tilted for drainage. Access to the decks was provided by doors from each dining room and kitchen. The rear of the wash porch abutted the back stairway to the yard. Two alterations have been made to the wash porch. At a time unknown, it was reduced by half its length, the front half near the dining room being eliminated. One can still see the cut off floor joists supports flush with the siding of the building in that area. The access door from the dining room was closed up and made into a window, in the same style but not quite the same size as the other dining room window. The second alteration to the wash porch was made in August 1978 when the flooring and handrails were replaced and it was joined to a newly constructed rear stairway. It is notable that the floor joist support system and original dimensions of the older deck remain the same after this renovation, (see photo #14).

(Plumbing) Water service was connected to 465-467 Oak St. on April 28, 1876. The original supply ran in galvanized pipe through the basement of the main residence to both properties and the drainage of each property ran to the street facing them. As can be seen from the Sanborn Map, there was a small structure between the two houses that contained the toilets and waste lines for the main residence. This structure also contained a poorly constructed rear stairway abutted to the wash porch mentioned above. It was constructed on a 4" concrete slab with its 4" x 4" vertical support posts embedded directly into the cement. This structure was not of the same construction as the main house, did not have the same exterior siding, brick foundation or roofline, and in fact used the buildings on either end for its own interior walls, having no interior walls of its own. With the support posts completely rotted away and with the structure in unrestorable condition because of age and poor initial construction, it was removed in 1978 (see photo #15). The existing waste line, attached to the rear existing siding of the main residence, was revented and attached to fixtures in the renovated kitchens. The lavatory and tub area, originally in the center of the house next to the bedrooms both upstairs and downstairs, was enlarged by taking up what once was the second smaller bedroom of each flat. Toilets and a new plumb chase were installed in these new areas in 1977. Also new copper supply replaced the old galvanized pipe throughout the building. In sum, this author feels that 465-467 Oak St. had no original plumbing facility integrated into the building's design when constructed in 1875, and that both the rear plumbing structure and the crudely adapted plumb chase in the central house lavatory area were afterthoughts upon the advent of plumbing being connected in 1876.

(Garage) The garage in the building has a separate brick foundation which supports its walls. These are constructed of lath and plaster and have a 1" x 3" redwood tongue and groove wainscoating. The ceiling is made of the same wainscoat material. So the room is a freestanding room in the bottom

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of the building, with hallways on either side, one ending at the service entrance, the other ending under the front stairs. As the interior trim, wainscoat and ceiling material are identical to the wainscoat material used in the kitchen and dining room of each flat and because the garage has its own brick ring foundation for its walls, it can be assumed that this area is integral to the building's design and is in fact an original room. As the building next door was a stable and carriage house, the garage probably housed a carriage. Inquiries to the City and County of San Francisco, Department of Public Works, Bureau of Building Inspection reveal no construction or alteration permits for a garage at this address.

368 Lily St. Present & Original Condition; This building is a one story cottage with partial basement and has street level floor area of 850 sq. ft. Probably built soon after the main Oak Street residence, it is on the rear of the original 120' lot and faces Lily St., an alley which runs between Oak and Page Streets. The structure is of redwood balloon frame construction, has 1" x 10" V-rustic siding, fir flooring and a gable roof protected from street view by a raised flat front Italianate facade. This facade uses similar mouldings and has a similar architectural effect as the main building, however it is smaller, more simplified, and more modest in scale. It is completely original and needs no moulding replacement. The interior is comprised of two rooms and a hallway. Again as with 465-467 Oak St., the building has an "L" floorplan. The living room, dining room, kitchen, and bathroom comprise the block of the "L" while the bedroom is the "arm". There appears to have been a fire in the basement under the bedroom in the very rear of the building sometime before 1966. Portions of the rear exterior siding, and a small portion of flooring in the bedroom was consumed by the fire. A previous owner, Christopher Layton, drew permits from the city, repaired lower rear wall and mudsill damage and redid portions of the foundation. He also shingled over the existing remaining rear siding of the building to cosmeticize it. This author, upon gaining possession of the residence replaced the entire bedroom floorint with new 1" x 3" fir, thereby restoring it to its original state. Thus, the fire has only cosmetically altered the building and has not affected the interior mouldings, walls or roof. The fireplace and chimney stack have been removed, time unknown. The cottage lies in a row of other small one and two story Victorians, most of which appear also to be standing on the 1875 and 1886 Sanborn Maps. ⑥

1. D. A. Sanborn, Sanborn Insurance Map of San Francisco 1875, Vol. 2. Sheet 59, Block 995. Original in New York City Main Public Library Annex, 521 W. 43rd. St. N.Y. N.Y. 10036. Also on microfilm in the Bancroft Library, Univ. of Calif. Berkeley, Berkeley Calif.

2. City and County of San Francisco, Department of Public Works, Bureau of Building Inspection, Building Permit # 438981, August 2, 1978, 450 McAllister St., San Francisco, Calif. 94102.

3. San Francisco Water Department, Service Information, 425 Mason St. San Francisco, Calif. 94102.

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4. D.A. Sanborn, 10c. Cit., and D.A. Sanborn, Sanborn Insurance Map of San Francisco 1886, Vol. 2. Sheet 59, Block 995. Original in New York City Main Public Library Annex, 521 W. 43rd. St. N.Y. N.Y. 10036. Also on microfilm in the Bancroft Library, Univ. of Calif. Berkeley, Berkeley Calif.

5. City and County of San Francisco, Department of Public Works, Bureau of Building Inspection, Building Permit #291450, March 3, 1966 and Building Permit #323672, August 28, 1968, 450 McAllister St. San Francisco, Calif. 94102.

6. D.A. Sanborn, Loc. Cit.

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6. Clark W. Bryan, The Directory of Architects 1885, Page 3, Copy at the Society of California Pioneers, 456 McAllister St. San Francisco.

7. Clark W. Bryan, The Directory of Architects 1887, Page 3. microfilm copy at the Avery Library, Columbia University, N.Y. N.Y.

WARREN, R.

CABR V.II, n.9, September 1881, p. 96:

Two 1 story frame cottages, Scott between Pine & Bush, P.H. Vey. \$2,300.

CABN V.III, n.6, June 1882, p. 92:

2 story & basement frame building, Buchanan & Webster. Higgins. \$4,500.

CABN V.III, n.8, August 1882, p. 123:

2 story & basement frame dwelling, corner Scott & O'Farrell. J. Dowling. \$7,000.

Two 2 story & basement frame buildings, southeast corner Scott & O'Farrell. J. Dowling. \$7,500.

CABN V.III, N.11, November 1882, p. 166:

2 story frame building, Wildey between Fillmore & Steiner. Walcome. \$1,300.

CABN V.III, n.12, December 1882, p. 182:

1 story & basement frame building, Lyon between Clay & Washington. L.P. Rixford. \$2,000.

CABN V.IV, n.3, March 1883, p.52:

2 story frame building, 17th & Sanchez. E. Duane. \$3,400.

CABN V.IV, n.4, April 1883, p. 66:

Two story & basement frame buildings, Guerrero & Fair Oaks. J. Cronigal. \$3,300.

CABN V,IV, n.7, July 1883, p. 122:

2 story & basement frame building, Waller between Steiner & Fillmore. N.C. Taft. \$2,500.

CABN V.IV, n.9, September 1883, p. 158:

2 story frame building, Valencia between 26th & 27th. Mrs. E. O'Brien. \$4,100.

CABN V.V, n.7, July 1884, p. 136:

2 story frame building, Ridley near Guerrero. T.E. Smith. \$4,100.

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CABN V.V, n.10, October 1884, p.190:

Alterations to building; 1 story building, & addition, 21st near Valencia. M. Plover. \$2,450.

2 story frame building, Bush between Steiner & Fillmore. Jacob Walcom. \$4,500.

Alterations to building, corner 7th & Jessie. J. Nunan. \$4,200.

Additions to building, 21st near Valencia. Miss Plover. \$2,500.

CABN V.VI, n.1, January 1885, p.18:

2 story frame building, Hayes between Octavia & Gough.

J.E. McGrath. \$4,100.

2 story frame building, Hayes near Octavia. J.E. McGrath. \$4,000.

CABN V.VI, n.3, March 1885, p.53:

2 story & basement building, corner Buchanan & Ivy. William Murz. \$3,800.

3 story frame building with brick basement, Geary between Jones & Taylor. P. Gordon. \$6,000.

- Building, 5th between Harrison & Bryant. E. Sharkey. \$3,500.

CABN V.VI, n.7, July 1885, p. 125:

1 story frame building, Hickory near Octavia. J. Riley. \$1,500.

CABN V.VI, n. 10, October 1885, p. 178:

Two 2 story frame buildings, corner Eddy & Scott. H. Dorscher. \$5,000.

1 story frame building, Fell near Devisadero. M. Carrick. \$1,800.

Two 2 story frame buildings, northwest corner Octavia & Fell.

P.J. Gallagher. \$7,500.

CABN V.VII, n.5, May 10, 1886, p. 79:

2 story frame building, 15th between Castro & Noe. J. Healing. \$4,800.

2 story frame building for two flats, Ridley between Valencia & Guerrero. D. O'Neill. \$4,000.

CABN V.VII, n.11, November 15, 1886, p. 169:

2 story frame building, Fell between Laguna & Buchanan. Patrick Parrell. \$4,500.

CABN V.VIII, n.6, June 15, 1887, p. 83:

2 story frame building, corner Church & 29th. Henry Beuttner. \$4,800.

2 story frame building, corner 29th & Church. H. Beuttner. \$3,500.

CABN V.IX, n.10, October 15, 1888, p. 138:

Building, Oak near Gough. Madden. \$1,275.

CABN V.IX, n.12, December 15, 1888, p. 166:

Frame building, Dolores near 23rd. James Thorn. \$2,780.

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 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 type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input 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 1875 **Builder/Architect** Russell Warren

Statement of Significance (in one paragraph)

This building is one of the best examples in scale and detail of a flat-front Italianate Victorian set of flats in San Francisco. It was built about 1875 by a noted San Francisco architect and builder of post Gold Rush era, Russell Warren. With an elegant and simple facade, the building makes the point of permanence by recalling the glory of modified Renaissance and Mannerist Italian palaces. As a residence it fits the close functional and fashion relationship of buildings made high and narrow because of lot limitations and because of regard for high-ceiling interiors at this time, with high and narrow door and window openings related to the basic building shape. Few flat front Italianate residences remain in San Francisco as most were East of Van Ness Avenue and did not survive the 1906 earthquake and fire.

Originally having the address of 427-427½ Oak Street, the building was built and occupied by Russell Warren and his wife Laranetta. He ran his architect and contracting business from the premises for ten years, 1878 to 1888. A native of Vermont, Warren began as a carpenter in San Francisco about 1864 and is credited with building 36 buildings in the city from 1881 to 1888. Records of his building activities prior to that time have been lost. He is listed in "The Directory of Architects" 1885 and 1887 published by Clark W. Bryan & Co., Holyoke Mass. & N.Y.C., a trade publication of the time.

1. D.A. Sanborn, Sanborn Insurance Map of San Francisco 1875, Vol. 2. Sheet 59, Block 995. Original in New York City Main Public Library Annex, 521 W. 43rd. St. N.Y. N.Y. 10036. Also on microfilm in the Bancroft Library, Univ. of California Berkeley, Berkeley, California.

2. Joseph A. Baird, 1962, Times Wonderous Changes, San Francisco Architecture 1776-1915, Calif. Historical Society, Publisher, Library of Congress # 62-21821.

3. Structure listed as architect's office, D.A. Sanborn, Sanborn Insurance Map of San Francisco 1886, Vol. 2. Sheet 59, Block 995. Original in New York City Public Library Annex, 521 W. 43rd. St. N.Y. N.Y. 10036. Also on microfilm in the Bancroft Library, Univ. of California Berkeley, Berkeley, California.

4. San Francisco Directory 1864, San Francisco Main Public Library.

5. John William Snyder, Index to San Francisco Buildings 1879-1900, 1975, a graduate thesis accepted for Master of Art, Art History, Univ. of California, Davis. Copy to be found at the California Historical Society Library, 2099 Pacific Ave. San Francisco, and list enumerated below.

9. Major Bibliographical References

Here Today, Junior League of San Francisco, Chronicle Books, S.F., p. 283; Library of Congress #68-57180.

A Gift to the Street, Carol Olwell & Judith Lynch Waldhorn, Angelope Press, S.F., p. 8; Library of Congress #NA 7238 S35048.

10. Geographical Data

Acreege of nominated property 0.06887 (Less than one)

Quadrangle name San Francisco North, California

Quadrangle scale 1:24000

UMT References

A

10	550	580	4180	740
Zone	Easting		Northing	

B

Zone	Easting		Northing	

C

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D

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E

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F

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G

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H

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Verbal boundary description and justification 465-467 Oak St. Beginning at a point on the Southerly line of Oak Street, distant there on 112 feet 6 inches Easterly from the Easterly line of Buchanan Street; running thence Easterly and along said line of Oak Street 25 feet; (please see continuation sheet page 6.)

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

state n/a code NA county n/a code NA

state n/a code NA county n/a code NA

11. Form Prepared By

name/title Bryan Hillstrom, Owner

organization n/a

date May 16, 1983

street & number 147 West 15th. St. #701

telephone (212) 242-4052

city or town New York

state New York 10011

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

R. M. Ellis

title State Historic Preservation Officer

date AUG 9, 1983

For NPS use only

I hereby certify that this property is eligible for listing in the National Register of Historic Places.

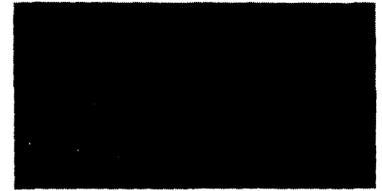
Keeper of the National Register

Attest:

Chief of Registration

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

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thence at a right angle Southerly 80 feet 3 inches; thence at a right angle Westerly 25 feet; and thence at a right angle Northerly 80 feet 3 inches to the point of beginning.

BEING part of Western Addition Block No. 219.

Assessor's Parcel No. Lot 17, Block 840.

368 Lily St; Commencing at a point on the Northerly line of Lily Street, distant there on 112 feet 6 inches Easterly from the Easterly line of Buchanan Street; running thence Easterly along said line of Lily Street 25 feet; thence at a right angle Northerly 39 feet 9 inches; thence at a right angle Westerly 25 feet; thence at a right angle Southerly 39 feet 9 inches to the point of commencement.

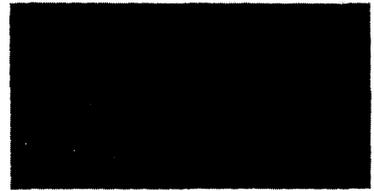
BEING a portion of Western Addition Block No. 219.

Assessor's Parcel No. Lot 17A, Block 840.

The boundaries are drawn along historic lot lines to encompass the original 25' x 120' lot and its two original building (the flats at 465-467 Oak and the rear cottage at 368 Lily).

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Heritage Conservation and Recreation Service

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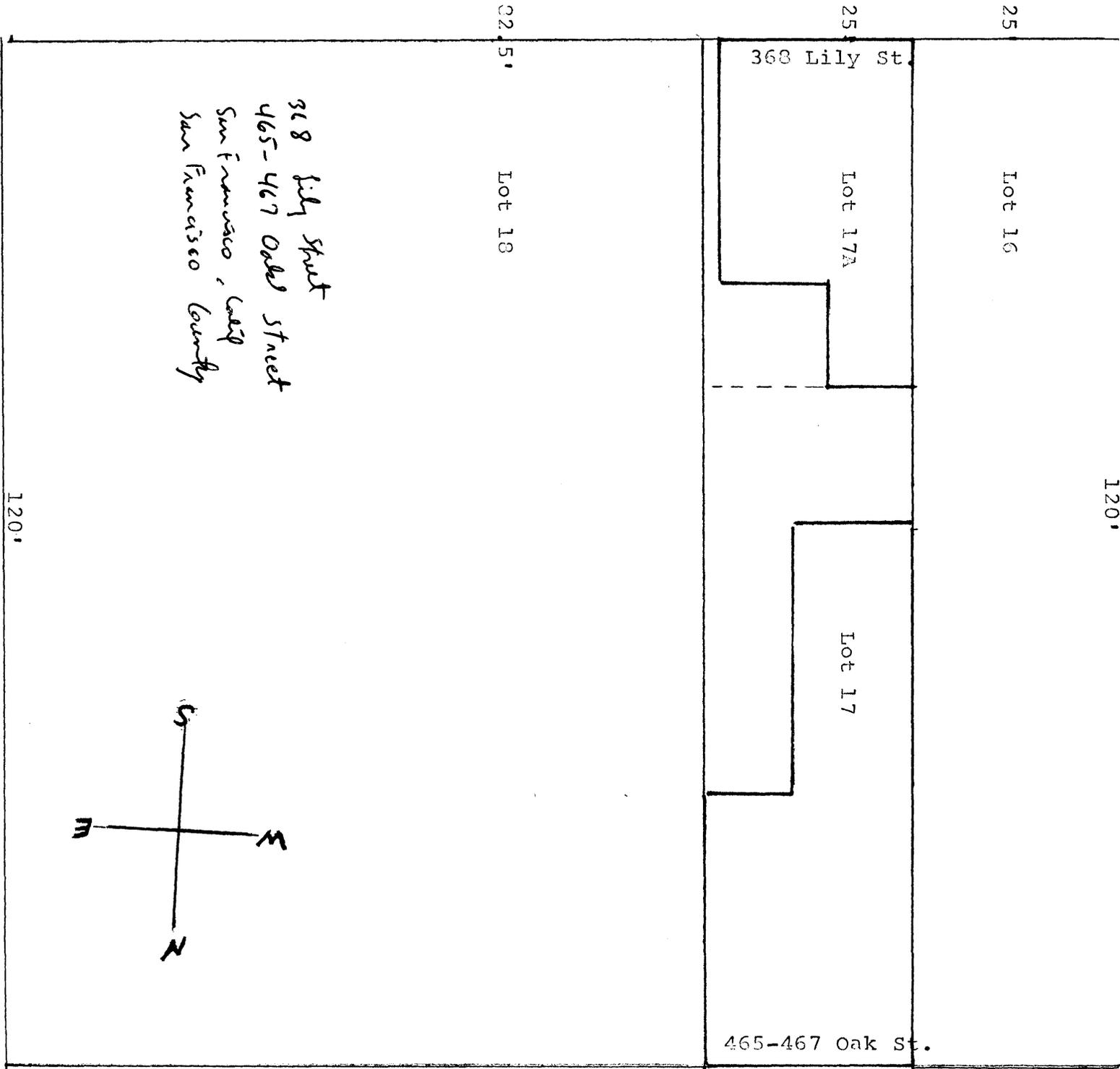
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Scale; 1/16" = 1'

Lot sizes taken from S.F. Assessors map, Block 840.



Tracing taken from 1886
 Sanborn Insurance Map of
 S.F. Vol. 2. Sheet 59, Blk
 995. Original in N.Y.C.
 Main Public Library.
 427 Oak & 320 Lily Sts.
 are original addresses.
 ☒ = stables.

