

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 65-75 Brady Street

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted *a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: San Francisco North, Calif. Date: 1956 (rev. 1973)

*c. Address: 65-75 Brady Street City: San Francisco Zip: 94103

d. UTM: Zone: 10 mE/ _____ mN (G.P.S.)

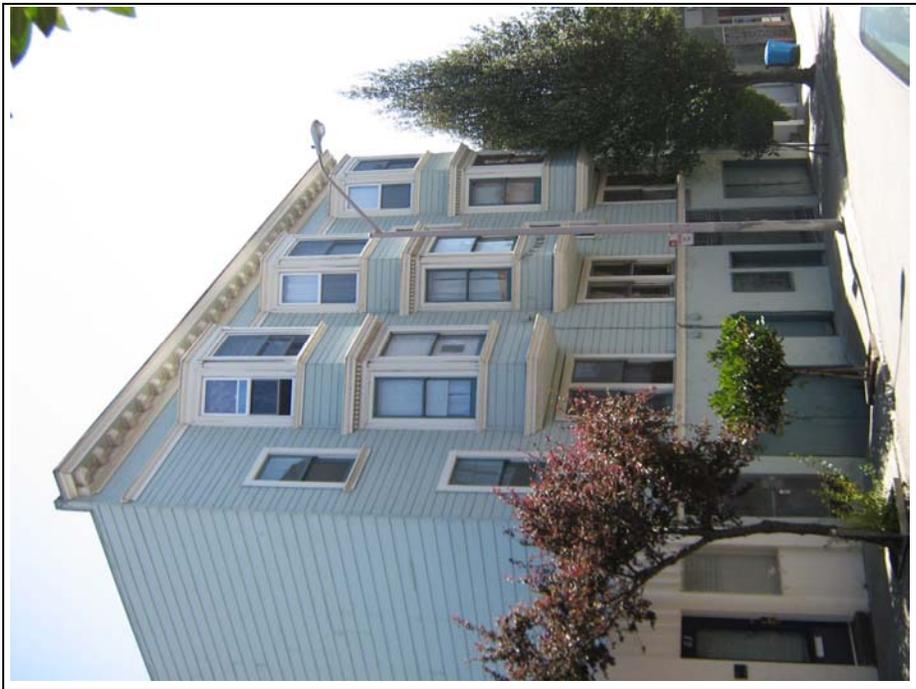
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 3505-024

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

65-75 Brady Street is located on a 50' x 100' lot on the northeast side of Brady Street, between Colton and Otis Streets. Built in 1906, 65-75 Brady Street is a 4-story, wood frame, ten-unit set of enclosed Romeo flats designed in the Classical Revival style. The U-shaped plan building, clad in stucco, channeled wood, and rustic wood siding, is capped by a flat roof. The primary façade faces southwest and is 5 bays wide. The first story is clad in stucco and features the recessed main entrance in the fourth bay accessing six of the nine units via an interior staircase. A secondary recessed entrance is set in the first bay and accesses the remaining three units. The second and fourth bays contain garages with double-leaf, wood doors. The third bay contains two modern pedestrian entrances and a single double-hung, wood sash window. The upper stories are clad in channeled wood siding. The second story features a pair of wood, double-hung windows in the second, third, and fifth bays. The third and fourth stories have semi-hexagonal bay windows with molded bases in the second, third, and fifth bays with double-hung wood and vinyl sash. The third-story windows have dentil cornices. The stairway bays have single, flush windows with double-hung wood sash set between the story heights on the second and third stories. All window have wooden window surrounds. The primary facade terminates in an entablature with block modillion cornice set on a low parapet. Side elevations are clad in shiplap siding. The building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP 3: Multiple Family Property

*P4. Resources Present: Building Structure Object Site District Element of District Other



P5b. Photo: (view and date)
View from northwest
8/31/2006

*P6. Date Constructed/Age and Sources: Historic
1906
SF Assessors Office

*P7. Owner and Address:
Donald F Hesse & Maria Eitz
1215 6th Ave
San Francisco, CA

*P8. Recorded by:
Page & Turnbull, Inc.; AH, TS
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
8/31/2006

*P10. Survey Type:
Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (list)

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6L

Page 1 of 3 *Resource Name or # (Assigned by recorder) 65-75 Brady Street

B1. Historic Name 65-75 Brady Street
B2. Common Name 65-75 Brady Street
B3. Original Use multi-unit residential B4. Present Use: multi-unit residential

* B5. Architectural Style Classical Revival

*B6. Construction History

65-75 Brady Street was constructed in 1906. Two single car garages have been inserted at the first story of the building. The first story of the building has been reclad in stucco. Several original windows have been removed and replaced by vinyl sash windows within the past 25 years.

*B7. Moved? No Yes Date: _____ Original Location: _____

*B8. Related Features none

B9a. Architect unknown . Builder Elvin Bros

*B10. Significance: Theme 1906 Earthquake and Fire Reconstruction Area: South of Market

Period of Significance 1906-1929 Property Type multi-unit residential, enclosed Applicable Criteria n/a

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

In regard to California Register Criterion 1 (History/Events) this property is considered under the 1906 Earthquake and Fire Reconstruction context of the Historic Context Statement, Market & Octavia Neighborhood Plan Area, since it is both an identified building type (residential/Romeo Flats) and dates from the Period of Significance (1906-1929) of that context. Based on appearance, the building was also evaluated under Criterion 3 (Design/Construction). There is no indication the property is eligible for listing in the California Register under Criterion 2 (Important Persons) or Criterion 4 (Information Potential).

Criterion 1:

65-75 Brady Street was constructed in 1906, six months after the earthquake and fire which destroyed this block. Prior to the earthquake, the lot was owned by Emile Bernard and contained a small one-story dwelling with a one-story stable at the rear. (continued)

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References: Historic Context Statement, Market & Octavia Neighborhood Plan Area, Page & Turnbull, Inc. July 20, 2007
Sanborn Maps, San Francisco City Directories, Edwards Abstracts, 11/1/1906.

B13. Remarks

*B14. Evaluator Kelley & VerPlanck

*Date of Evaluation 5/1/2010

(This space reserved for official comments)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

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Resource Name or # (Assigned by Recorder) 65-75 Brady Street

*Recorded by: Kelley & VerPlanck

Date 5/1/2010

Continuation Update

B10: Significance (continued)

After the disaster, the property changed ownership, and the present building was first owned by V. G. Bonaly, owner and operator of Bonaly Real Estate, Insurance and Collections, with offices nearby at 461 Valencia Street. Bonaly hired the Elvin Brothers as contractors for this building. Constructed as rental units, the building has been occupied over the years by a variety of men, women, and families. The 1953 City Directory lists the occupations of residents as largely service employees, as well as two seamen. The building continues in use as a multi-unit residential building.

The 1906 Earthquake and resultant fire destroyed the entire South of Market area. Rebuilding proceeded at varying rates throughout the area, often with residential rebuilding preceding industrial rebuilding due to necessity, relative ease of construction, and relative speed of insurance settlement. However, the area gradually became much more industrial than it had been. During this period, the nature of the residential rebuilding changed. Where there were once single-family dwellings, new multi-unit buildings replaced them. 65-75 Brady Street, with its 1906 construction date, South of Market location and building typology clearly demonstrates an association with this broad pattern of San Francisco history.

Criterion 3:

Although there is no architect of record for 65-75 Brady Street, the building's form as well as its quality of execution suggest that the Elvin Brothers were experienced and sophisticated residential builders.

The Classical Revival style began to emerge in the United States during the last quarter of the nineteenth century, particularly in the wake of the World's Columbian Exposition in Chicago in 1893. The style became popular during the Progressive Era for major public buildings and churches, gradually disseminating down to residential buildings during the first decade of the twentieth century. Characteristics of the Classical Revival style include symmetrical massing and façade arrangement, typically massive scale (for most non-residential buildings), masonry cladding or stucco scored to resemble masonry, and the incorporation of classically inspired elements derived from both Classical Roman and Italian Renaissance architecture, including segmental arched openings, full-height piers and pilasters rendered in one of the classical orders, quoins, prominent door and window hoods, classical entablatures and stringcourses, modillioned cornices, and details such as cartouches or garlands on the spandrel panels and friezes. For public assembly or civic buildings, full classical porticos or domes were often used. In San Francisco, the Civic Center was designed in a monumental Classical Revival style known as the "American Renaissance."

65-75 Brady Street is a moderately preserved example of the Classical Revival multi family building type. However, the building does not rise to the level of a building that embodies the "distinctive characteristics of a type, period or method of construction."

Integrity:

65-75 Brady Street has undergone alterations including the insertion at the first story of two single car garage entrances, the recladding of the first story in stucco, and the removal of several original windows and replacement with vinyl sash windows. The building retains the following aspects of integrity: location, design, association, feeling and setting, and partially retains the aspects of materials and workmanship.

Conclusion:

65-75 Brady Street does not appear eligible for listing in the National Register of Historic Places, the California Register of Historical Resources or local designation under any criterion. Although the building location, construction date and typology reflect an association with the 1906 Earthquake and Fire and Reconstruction period of significance, alterations to the facade have severed the building's ability to accurately express that association. Additionally, the building does not rise to the level of a building that embodies the "distinctive characteristics of a type, period or method of construction." Nor is it the work of a master, nor does it possess high artistic values.

(continued)

CONTINUATION SHEET

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Resource Name or # (Assigned by Recorder) 65-75 Brady Street

*Recorded by: Kelley & VerPlanck

Date 5/1/2010

Continuation Update

B10: Significance (continued)

However, as a moderately well-preserved example of a multi-unit residential building designed in the Classical Revival style and constructed in 1906 in the South of Market area, the the building retains sufficient character defining features to merit special consideration in local planning.

Character Defining Features:

Character defining features include its four story height and rectangular massing, recessed terrazzo entrance stairs, paired wood sash double hung windows at the second story, double height canted bays with double hung predominantly wood sash windows at the third and fourth stories, channeled wood siding, molded window bases, dentil window cornices, distinctive Romeo Flats fenestration pattern, and entablature with block modillion cornice and low parapet.