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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

 *Resource Name or #: (Assigned by recorder) 1361 Bush Street

P1. Historic name of building (if any): Monarch Garage
P2. Location: *a: County San Francisco ☐ Not for Publication ■ Unrestricted
*b. USGS 7.5' Quad _____ Date _____ T ___; R ___; ___¼ of ___¼ of Sec ___; _____B.M.
c. Address 1361 Bush Street City San Francisco Zip 94109
d. UTM: Zone _____; _____mE/ _____ mN *e. Assessor's parcel #: Block 669, lot 12A

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

This is a two-story brick masonry garage incorporating (according to a published building notice) steel structural elements. The façade is dominated by an overscaled central parapet that is pedimented in shape and is topped by a profiled cornice. A large classical cartouche decorates this pediment immediately beneath the peak. In the second story, a central arched window is flanked by tripartite rectangular windows. All of these windows have replacement metal sash or frames. The spandrel between the two stories and the first story area of the end piers have non-original rustication. In the second story, the pressed brick facing has been painted blue. In the first story, what was once a large open area for vehicle entry has been filled in for office use.

*P3b Resource Attributes: HP6 – two-story commercial building

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

P5b. Description of Photo: (View, date, accession #)
View looking south
June 2009

*P6. Date Constructed/Age and Source: ■ Historic ☐ Prehistoric ☐ Both
1914; published building notice

*P7. Owner and Address:
TSE-CHAN CHIU LIN
2068 14TH AVE
SAN FRANCISCO CA 94116

*P8. Recorded by: (Name, affiliation, and address)
William Kostura
P. O. Box 60211
Palo Alto, CA 94306

*P9. Date Recorded:
August 2009

*P10. Survey Type: (Describe)
intensive

P11. Report Citation*: (Cite survey report.) William Kostura. *Van Ness Auto Row Support Structures*. San Francisco Department of City Planning, 2010.

*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)

Photograph of 1361 Bush Street from the Planning Department's 1976 historic buildings survey

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) 1361 Bush Street

B1. Historic Name: Monarch Garage
B2. Common Name: _____
B3. Original Use: public garage B4. Present Use: offices (?)
***B5. Architectural Style:** _____
***B6. Construction History:** (Construction date, alterations, and date of alterations)
Built in 1914. Windows replaced and pent roofs removed after 1982.

***B7. Moved?** ■ No ☐ Yes ☐ Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:**
none

B9a. Architect: Grace Jewett b. Builder: unknown
***B10. Significance: Theme** auto industry **Area** San Francisco
Period of Significance n/a **Property Type** public garage **Applicable Criteria** n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

History

This garage was built in 1914 for owners Alice Mertz et. al. to designs by architect Grace Jewett. A building notice from 1914 stated the garage would be brick and steel in construction, with a cement floor, metal window sash, steel roof trusses, a pressed brick exterior, and interior finish of pine. It added "This building will contain a completely equipped machine shop, office, and storage space."

The building was occupied as a public garage from 1914 to 1941, under at least six proprietors during that period. It was known as the Monarch Garage until 1933 and thereafter as the Imperial Garage. During at least two of these years (1933, 1940) the space in this building was shared with auto repair shops. The building had a capacity of 75 cars.

William L. Hughson's auto painting shop was in this building during 1945-1950, followed by Stop 'N Time Brake Service (1953) and Neal McNeil's auto wholesale house (1964). *(See Continuation Sheet, p. 3)*

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

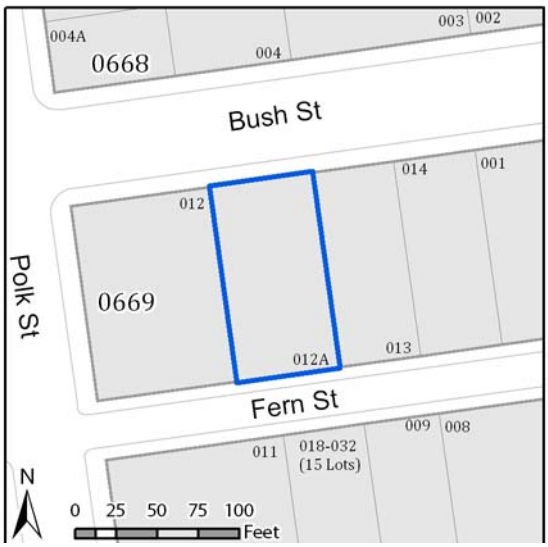
***B12. References:**
Building and Industrial News, March 18, 1914, p. 14, col. 2
Crocker-Langley and Polk's city directory, and PT&T reverse directory listings, 1915-1964
1929 Sanborn insurance map (Monarch Garage; 75 car capacity)
DCP 1976 survey photo

B13. Remarks:

***B14. Evaluator:** William Kostura
Date of Evaluation: August 2009

(This space reserved for official comments.)

(Sketch map with north arrow



History (continued)

A photograph taken by the Planning Department for its 1976 survey of historic buildings reveals that this building originally had industrial steel sash in the second story windows, and cornices or pent roofs with block modillions over the rectangular windows. It also shows that the current rustication in the spandrel and end piers is non-original.

The architect, Grace Jewett, practiced in San Francisco from 1912 to 1923. After Julia Morgan, she was one of the three most important woman architects in San Francisco's history, along with Ida McCain and Gertrude Comfort Morrow. Jewett designed apartment buildings and a small number of industrial buildings as well as houses and flats. Among her more important works is the Regina Apartments at 972 Bush Street (1913). In 1924 she moved to Los Angeles.

Integrity

The building's major design motif, the large pedimented parapet, remains intact, and the placement of the windows remains the same, and so this building retains integrity of design and association, if only barely. The building also retains integrity of location. The loss of the original window sash and pent roofs, and the addition of rustication, has resulted in lost integrity of materials, workmanship, and feeling. The setting of the building remains partially intact.

Evaluation

This is one of more than 100 buildings along the Van Ness Avenue corridor that have a history as automobile support structures, and that are being evaluated for possible historic significance according to the criteria of the California Register of Historical Resources. With a few exceptions, these buildings were auto showrooms, public garages, auto repair shops, auto parts and supplies stores, and auto painting shops. The time period that is being studied is from the initial years of the automobile industry in San Francisco through 1964. Among the factors that have been considered when evaluating a building are its date of construction, its longevity of auto-related use, the importance of its occupants in local auto industry history, integrity, and architectural quality. These factors, and how they apply to evaluations of buildings, are discussed in a cover report, *Van Ness Auto Row Support Structures, 1908-1964*.

This building is one of the oldest public garages in the study area (only two are older), and is undoubtedly one of the oldest in the city as well. Its longevity of use as a garage, from 1914 to 1941 (27 years) is good, and its longevity of overall automobile use (1914 to 1964) is excellent. Nevertheless, the alterations to this building are very substantial. If either the original window sash or the pent roofs remained the integrity would be substantially better. Because of their loss, seven public garages in the study area that date to the 1910s, and several others from the 1920s, have much better integrity. For these reasons this building does not appear to be eligible for the California Register of Historical Resources under criteria 1, 2, or 3.