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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3CS
Other Listings _____
Review Code _____ Reviewer _____ Date _____

 *Resource Name or #: (Assigned by recorder) 1267 Bush Street

P1. Historic name of building (if any): Inverness Garage (#2)
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 Location: *a: County San Francisco ☐ Not for Publication ■ Unrestricted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 1267 Bush Street City San Francisco Zip 94109
d. UTM: Zone _____; _____mE/ _____ mN *e. Assessor's parcel #: Block 279, lot 16

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

This is a two-story-plus-basement garage building. The basement level is reinforced concrete, while the upper stories are brick masonry, with a front of tan colored face brick. A profiled cornice with a row of dentils stretches the full width of the building, just below the parapet. The façade is divided into four bays, each with a large arched opening. Brick headers form the arches of the openings, and keystones are also formed of brick. The bay at far left (to the east) is devoted to a vehicle entrance with a roll-up metal door, topped by an arched second story window. The other bays are devoted to windows, two stories in height, that are divided by wooden mullions into smaller lights. The great majority of the sash in these windows are wooden, while five others are of replacement metal. The sills are formed of brick headers. Blue panels of unknown material have replaced glass in the upper lights of the first story. A second vehicle entry, also with a roll-up garage door, can also be found in the basement level, at far tight (to the west).

*P3b Resource Attributes: HP8 – industrial 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
1917-1918; building permit

*P7. Owner and Address:
SHINAZIA LLC
1267 BUSH ST
SAN FRANCISCO CA 94107

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

*P9. Date Recorded: July 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)

Detail of cornice, brickwork, and window. Six lights in this window are filled with blue panels instead of glass. In the bottom row of lights, the middle light has modern steel sash within the wooden frame. Aside from the blue panels and this steel sash, this window appears to be unaltered.

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 3CS

***Resource Name or #** (Assigned by recorder) 1267 Bush Street

B1. Historic Name: Inverness Garage (#2)

B2. Common Name: _____

B3. Original Use: public garage

B4. Present Use: auto repair

***B5. Architectural Style:** Classical Revival

***B6. Construction History:** (Construction date, alterations, and date of alterations)

Built in 1917-1918.

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

***B8. Related Features:**

none

B9a. Architect: William Helbing b. Builder: William Helbing

***B10. Significance: Themes** automobile industry, architecture **Area** San Francisco

Periods of Significance 1917-1918; 1919-1964 **Property Type** auto garage **Applicable Criteria** 1, 3

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

History

This building was built in 1917-1918 for owner of record Jennie Helbing, for expected use as a garage and machine shop. Plans, according to the permit, were "by owner." The architect and builder William Helbing is listed on the building permit as her agent, and undoubtedly he designed and built this garage as a speculative investment for his family.

This building was used as a public garage from 1919-1938, and again during 1944 and 1954-1964. Turnover in proprietorship was for the most part rapid, especially in the early years; owners included Herman and Son (1919), E. Jack King (1920), Crooks and Hanaran (1921), Fred Martin (1922), Kurtovich and Dedier (1924-1928), M. M. Vartian (1929-1934), T. A. Brandhofer (1935), C. L. DePedro (1936-1938), Edward Smith (1944), and John E. Baranek (1954-1960). The business was called the Inverness Garage during 1935-1938 and again during 1954-1960.

(See Continuation Sheet, page 3.)

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

***B12. References:**

Building permit #78694 (October 15, 1917), at S. F. Building Inspection Dept., 1660 Mission Street

Crocker-Langley and Polk's city directory, and PT&T reverse directory, for occupants of this building, 1919-1964

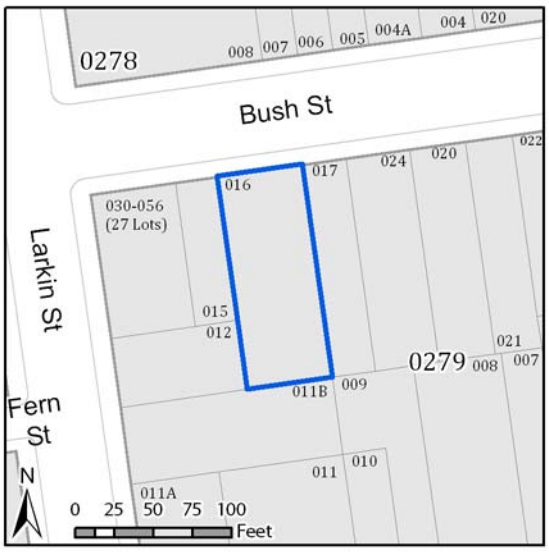
B13. Remarks:

***B14. Evaluator:** William Kostura

Date of Evaluation: July 2009

(This space reserved for official comments.)

(Sketch map with



History (continued)

This was the second garage in San Francisco to bear the name "Inverness." The first was at 1565 Bush. When the proprietor of that garage, Al Brandhofer, moved his business to this building in 1935, he took the name with him and it remained attached to this building well past the time Brandhofer was here.

At other times this was the auto repair shop of Morris Sudikow (1939-1941), John E. Beranek (1945-1953), and William Hughson (1960-1972 and afterward). Counting the fifteen years he ran a repair shop and garage here, from 1945-1960, Beranek was the longest-term proprietor in this building.

The last proprietor during the period being studied, William Hughson, owned a Ford dealership at the time, and this building was used as auto repair support for his Ford sales. He had two auto sales locations at this time: across the street from this building, at 1270 Bush/1200 Larkin, and at 1400 Van Ness. Hughson had a history of involvement in the auto industry dating back to 1903. He was a long-time partner in Hughson and Merton, manufacturers' agents for auto tires and parts, and sold Ford autos from various locations in the study area of this report. He died in 1967, at age 97, and his business continued under his name. Three other buildings associated with Hughson (besides this building, 1270 Bush, and 1400 Van Ness) still stand: 550 Van Ness, where Hughson sold autos in 1909-1913, and two buildings that served as his auto painting shops.

The designer and builder of this building, William Helbing, was active in San Francisco as a builder from the 1890s through at least 1929. He began by building Victorian-style houses, but by 1906 he was building downtown commercial buildings and substantial apartment buildings. By the 1920s he was building tall steel frame and reinforced concrete apartment buildings. He was prolific, and often built on his own account as well as for others as a contractor. He generally designed the buildings he built (especially those he owned), and many of them are very attractive. Some of his better-known and more important buildings include Sam's Grill, at 364 Bush (1907); the York Hotel, at 940 Sutter (1925); six-story apartments at 801-809 Van Ness (1927); and six-story apartments at 2127 Broadway (1929).

Integrity

Aside from the use of blue panels in the place of window glass, and the use of replacement metal for five window sash, the façade of this building is little changed. It retains integrity of location, design, materials, workmanship, setting, feeling, and association.

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

(Continued on page 4.)

Evaluation (continued)

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*.

Among automobile-related buildings in the study area of this report, 1267 Bush Street was built at an early date (1917-1918). Its use as a public garage was early (beginning in 1919) and had excellent longevity (a total of 30 years). Its use as an auto repair shop was moderately late (beginning in 1939) and had moderate longevity (about 14 years to 1964). Total auto use of this building from construction to 1964 was about 46 years. Because of the early construction date of this building and the longevity of its automobile-related uses, this building appears to be eligible for the California Register at the local level under Criterion 1, for its overall use a public garage and auto repair shop. The Period of Significance under this criterion is 1919-1964.

This building does not appear to be eligible for the California Register under Criterion 2, association with persons. Only one of the proprietors at this building, William Hughson, was historically important in his own right, and other buildings survive that are associated with earlier aspects of his career.

Under Criterion 3, design, this building appears to be eligible for the California Register at the local level. With its two vehicle entrances and large expanses of windows, this building is easily recognizable as an automobile garage or repair shop, and it is a fine example of such a building type. The arched openings are well-proportioned, and the brick walls provide texture. It is also a fine example of an early commercial building by William Helbing, an architect and builder of some importance. The Period of Significance under this criterion is 1917-1918, the time of construction.

Character defining features

The character defining features of this building include its brick walls and brickwork, the arcaded composition, the cornice, and all original window sash. The five replacement metal sash and the blue panels that have replaced glazing are not contributing features.