

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 2 *Resource name(s) or number (assigned by recorder) 77-83 Colton St.

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 Location: Not for Publication Unrestricted *a. County: San Francisco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: 77-83 Colton St. 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): 3505-026

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

77-83 Colton Street is located on a 28.5' x 60.5' lot on the southeast side of Colton Street between Colusa Place and Brady Street. Built in 1908, 77-83 Colton Street is a 2-story, wood-frame set of 4 enclosed Romeo flats originally designed in the Classical Revival style. The rectangular-plan building, clad in wood shingle, shiplap, T-111, and vinyl siding, sits on a concrete perimeter foundation and is capped by a flat roof. The primary façade faces north and is 3 bays wide. The central bay of the first floor features a gated recessed entry with a stucco surround and cornice with bead molding. The building has two entrances fitted with modern wood doors. The right and left bays feature barred sliding metal sash windows with architrave surrounds and unified sills. The second story has identical windows in the right bay, and two modern wood casement sash in the left bay. The center bay has a pair of metal, sliding sash windows above the entrance, set between the first and second story heights. The primary façade terminates in a modillion cornice. The side elevations are clad in shiplap and T-111 siding and have light wells with variously-sized metal sliding sash windows. The rear elevation is clad in vinyl siding and has metal sliding sash windows and a square picture window in the left bay of the second story. Four metal vent pipes protrude above the roof at the rear of the building. The building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple family property

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



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

*P6. Date Constructed/Age and Sources: Historic
1908
SF Assessors Office

*P7. Owner and Address:
Gary Sutton
77 Colton St
San Francisco, CA 94103

*P8. Recorded by:
Page & Turnbull, Inc.
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)

State of California & The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary# _____
HRI # _____
Trinomial _____

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*Resource Name or # (Assigned by recorder) 77-83 Colton St.

*Recorded by: Page & Turnbull

*Date 8/31/2006

Continuation Update



Detail, upper story and roofline



View of rear (northeast) and northwest elevations

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 2 *NRHP Status Code 6Z
*Resource Name or # (Assigned by recorder) 77-83 Colton Street

B1. Historic Name 77-83 Colton Street

B2. Common Name 77-83 Colton Street

B3. Original Use multi-unit residential B4. Present Use: multi-unit residential

* B5. Architectural Style Classical Revival

*B6. Construction History
Constructed in 1909. Replacement aluminum windows within the past 40 years Reclad with wood shingle, T-111 and vinyl siding within the past 40 years. Entrance doors replaced with contemporary wood doors

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

*B8. Related Features none

B9a. Architect Philip Poverman . Builder unknown

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

Period of Significance 1906-1929 Property Type Romeo Flats (enclosed stair) 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. There is no indication the property is eligible for listing in the California Register under Criterion 2 (Important Persons), Criterion 3 (Design/Construction), or Criterion 4 (Information Potential).

Criterion 1:

77-83 Colton Street was constructed in 1909 on a lot that had previously been occupied by a small one-story dwelling, presumably destroyed in the 1906 earthquake and fire which leveled this area. The property owner was Charles E. Green, secretary and manager of the Crocker Estate Co. and vice-president of Crocker National Bank. Green hired architect Philip Poverman to construct this four unit enclosed balcony Romeo flat building. (continued)

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

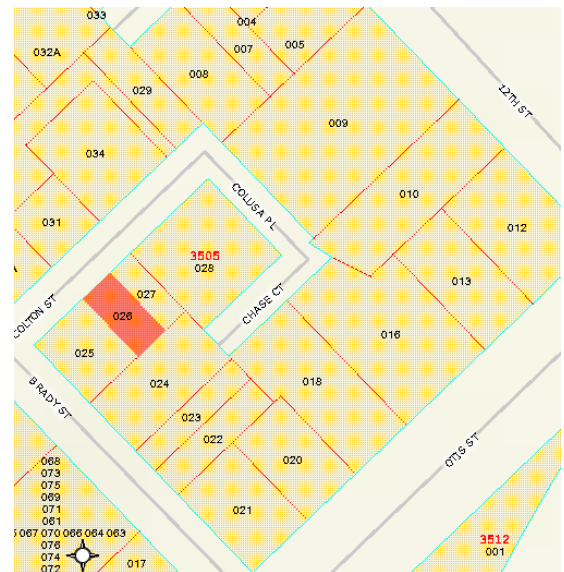
*B12. References: Historic Context Statement, Market & Octavia Neighborhood Plan Area, Page & Turnbull, Inc. July 20, 2007
Sanborn Maps, San Francisco City Directories, Edwards Abstracts, 3/12/1909.

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) 77-83 Colton Street

*Recorded by: Kelley & VerPlanck

Date 5/1/2010

Continuation Update

B10: Significance (continued)

Poverman has no other known buildings in San Francisco. Over the years the City Directories have listed a variety of renters at this address. The building continues to serve as a multi-unit residential building.

The 1906 Earthquake and resultant fire leveled 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 less difficulty settling insurance claims. Additionally, the type of residential building changed; where there were once single-family dwellings, new multi-unit buildings were put in their place. 77-83 Colton Street, with its 1909 construction date, South of Market location, and building typology (residential/Romeo Flats), is associated with this broad pattern of San Francisco history.

Integrity:

77-83 Colton Street has undergone alterations including the removal of original windows and the replacement with contemporary aluminum sash sliding windows, the removal or covering of the original cladding at the primary facade and recladding in wood shingle, the recladding of areas of the secondary facades in T-111 and vinyl siding, and the removal of original doors and replacement with contemporary doors. Additionally, the area around the building has changed significantly, and the building is surrounded by large parking lots on three sides. The building retains integrity of location, and partially retains integrity of association, feeling, materials, workmanship and design. The building does not retain integrity of setting.

Conclusion:

77-83 Colton Street does not appear to be eligible for the National Register of Historic Places, California Register of Historical Resources or local designation under any criterion under any criterion. Although the Romeo flats building typology, 1909 construction date and South of Market location all establish an association with the 1906 Earthquake and Fire and Reconstruction period of significance, the extensive alterations to the primary facade of the building render it unable to accurately express this association. Additionally, these alterations prevent the building from accurately embodying the characteristics of the building type, period of construction, or method of construction. Furthermore, the building does not represent the work of a master or possess high artistic value.