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) 87 Elgin Park

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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 87 Elgin Park 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): 3502-087

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

87 Elgin Park is located on a 25' x 75' lot on the east side of Elgin Street, between McCoppin Street and Duboce Avenue. Built in 1906, 87 Elgin Park is a 4-story, wood frame, multiple family residential building originally designed in the Mission Revival style. The rectangular-plan building, clad in smooth stucco, is capped by a parapted gambrel and flat roof. The primary façade faces west and is 2 bays wide. The first floor features a recessed entry with an arched opening in the left bay, and the right bay contains a garage with arched opening and small window. The recessed entry has a multi-light glazed wood door with transom and sidelights. The second and third floors are characterized by semi-hexagonal bay windows with in the right bay and single, flush windows in the left bay. The third floor is capped by an intermediate cornice with end brackets. The fourth floor features centered pair of windows. All windows have undivided, double-hung wood sash. The primary façade terminates in a shaped gable parapet with end piers and coping. The front (east) portion of the building is full four stories high, and has a gambrel roof. The rear (west) half of the building is three-stories high and has a flat roof, indicating that the fourth story may be a later addition. 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

P5a. Photo

P5b. Photo: (view and date)
View from west
8/30/2006

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

*P7. Owner and Address:
Michael S Goldstein
87 Elgin Park
San Francisco, CA

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

*P9. Date Recorded:
8/30/2006

*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 Primary #
DEPARTMENT OF PARKS AND RECREATION HRI No.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

Page 1 of 2 *Resource Name or # (Assigned by recorder) 87 Elgin Park Street

B1. Historic Name 87 Elgin Park Street

B2. Common Name 87 Elgin Park Street

B3. Original Use residential/single family dwelling B4. Present Use: residential/flats

* B5. Architectural Style Mission Revival Style (modified)

*B6. Construction History
constructed in 1907 as one and one half story over an exposed basement: by 1950 two and one half stories over an exposed basement, reclad in smooth stucco, garage inserted, shaped parapet added

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

*B8. Related Features none

B9a. Architect Rousseau & Son . Builder unknown

*B10. Significance: Theme 1906 Earthquake and Fire Reconstruction Area: The Mission

Period of Significance 1906-1929 Property Type residential/flats 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/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:
87 Elgin Park Street was constructed in 1907 on a lot which formerly featured a one-story over exposed basement dwelling. This block was leveled by the 1906 Earthquake and resultant fire, and in 1907 the property owner, Sophie Bauer, who had owned the lot since at least 1894, hired the architecture firm of Rousseau & Sons to construct a new home at 87 Elgin Park Street.(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, San Francisco Block Books, Edwards Abstracts, 04/12/1907.

B13. Remarks

(Sketch Map with north arrow required.)

*B14. Evaluator Kelley & VerPlanck
*Date of Evaluation 5/1/2010

(This space reserved for official comments)

B10: Significance (continued)

Rousseau & Sons, later Rousseau & Rousseau, was founded by Charles M. Rousseau (1848-1918) with his sons, Charles J. Rousseau, Arthur Rousseau, and Oliver Rousseau. The firm designed primarily apartment buildings and hotels between 1906 and the 1920s. Eventually, Charles J. Rousseau left to practice independently, and Arthur Rousseau moved into real estate development, building, among other buildings, the Crystal Palace at 8th and Market streets. By 1937, Oliver Rousseau was practicing independently, and went on to gain renown as a developer in the Sunset neighborhood of San Francisco.

For the new building at 87 Elgin Park Street, Rousseau & Sons constructed a one- and one-half-story over an exposed basement single family dwelling. Although Sophia Bauer owned the lot, the listed first owner of this building was Charles Bauer, who has no listed occupation in City Directories from this time. The 1914 Sanborn Map describes the building as one- and one-half-stories. Between that time and the time of the 1950 Sanborn, the building acquired an additional story. It is likely it was raised to add the story, and that the present stucco facade and parapet date from that time. The parapet conceals an unusual gambrel roof which is probably original. The 1950 Sanborn map also describes the building as having three flats.

By 1936, the Bauer family was no longer associated with the property, and the City Directory lists Mrs. Bertha McDonald as the occupant of the building. She still resided here in 1940. The 1953 City Directory continues to list Mrs. Bertha McDonald as a resident of the building, along with other tenants.

The northern portion of the Mission District, an area generally bounded by Market, Dolores, Twentieth, and Howard (now South Van Ness) streets, was destroyed in 1906. First, the quake demolished many buildings resting on filled land. Later, the firestorm devoured any structures that had survived the temblor, which completed the devastation of the northern Mission. Reconstruction occurred in several waves. 87 Elgin Park Street was constructed during the first and by far the biggest wave, which began in 1906 and extended into 1908. This period was characterized by furious, widespread construction of housing and commercial buildings to meet the immediate needs of the district's populace. Many structures built during the initial wave of reconstruction were smaller cottages or stores intended to suffice until larger, more permanent structures could be built. The 1913-14 Sanborn maps indicate that the parts of the Mission District that lay within the Market and Octavia Survey Area were almost entirely rebuilt with two- and three-story frame flats. A typical scenario involved the construction or purchase of a building by an earthquake insurance claimant, who would then live in the top unit while renting the lower unit(s) to others to pay his or her mortgage. 87 Elgin Park Street, with its 1907 construction date, Mission location, and building typology, clearly demonstrates an association with this broad pattern of San Francisco history.

Integrity:

87 Elgin Park Street suffers significantly reduced integrity due to alterations, including the alteration of the height of the original building from one- and one-half stories over an exposed basement to two- and one-half stories over basement/garage, recladding in stucco, the addition of a shaped parapet, and the insertion of a garage at the first story. Additionally, the building has changed use, from a single family dwelling to a multi-unit residential building. 87 Elgin Park Street retains the following aspects of integrity: location and setting. The building does not retain integrity of association, feeling, workmanship, design or materials.

Conclusion:

87 Elgin Park Street does not appear to be eligible for the National Register of Historic Places, California Register of Historical Resources or local designation under any criterionThe building's 1907 construction date, Mission location, and original building typology (single family dwelling) indicate an association with the 1906 Earthquake and Fire and Reconstruction period of significance. However, the reconfiguration both of the height and the facade have severed the building's ability to adequately express its association with that period. Additionally, the facade alterations render the building no longer able to embody the distinctive characteristics of its original style, building type, or method of construction. Furthermore, the building does not represent the work of a master, nor does it possess high artistic value.