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) 88 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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 88 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): 3502-086

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

88 Elgin Park is located on a 22' x 75' lot on the west side of Elgin Street, between Duboce Avenue and McCoppin Street. Built in 1915, 88 Elgin Park is a 4-story, wood frame, 6 unit, multiple family residential building. The rectangular-plan building, clad in wood shiplap of siding, sits on a brick, perimeter foundation and is capped by a flat roof. The primary façade faces east and is 2 bays wide. The first floor features a recessed entry porch with single column support and hipped door hood clad in vertical wood siding in the right bay and a garage in the left bay. The recessed entry is sheathed in marble and includes a single glazed wood door. The second floor includes a slightly projecting, rectilinear bay window in the left bay with paired windows and a single, flush window in the right bay. The third and fourth floors include a deeply projecting rectilinear bay window in the left bay, and a single flush window and metal fire escape in the right bay. All windows have undivided, double-hung wood sash. The primary façade terminates in a deeply projecting eave with a single fluted bracket at the right end of the overhang. The building appears to be in good condition and contributes to the potential Mission Reconstruction District addition (see DPR 523 L form).

*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 east
8/30/2006

*P6. Date Constructed/Age and Sources: ☒ Historic
1915
SF Assessors Office

*P7. Owner and Address:
Estate of Jeanne C Burbank
245 Victoria St
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
DEPARTMENT OF PARKS AND RECREATION

Primary #
HRI No.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

Page 1 of 2 *Resource Name or # (Assigned by recorder) 88 Elgin Park Street

B1. Historic Name 88 Elgin Park Street

B2. Common Name 88 Elgin Park Street

B3. Original Use residential/flats B4. Present Use: residential/flats

* B5. Architectural Style vernacular

*B6. Construction History
Constructed 1913. Facade probably reclad. Cornice ornament removed. Building raised & garage inserted at first story.

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

*B8. Related Features none

B9a. Architect William Kleeman, Designer . 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:

88 Elgin Park Street was constructed in 1913 by William Kleeman for James Hagan, owner of Hagan & Co. Undertakers. The undertaking parlor was located adjacent at 134 Duboce Avenue. These flats appear to have provided rental income for Hagan, as he is never listed as a resident of the building. By 1920, ownership had passed to Sara Regan, who also used it as a rental property. The 1920 Census lists Clarence Fields, a machinist, and his wife Eliza residing at the property. (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, Daily Pacific Builder, 09/03/1913

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)

The 1936 Directory lists Victor Cann, a steamfitter, and his wife Esther here.

The location formerly featured a two-story building with a partially exposed basement containing two flats. This block was leveled during the 1906 Earthquake and resultant fire and that earlier building is presumed destroyed at that time. At the time of the 1913 Sanborn map, the lot contained a one-story lumber shed, possibly used by Hagan for storage of caskets or casket This building was constructed as a three-story over basement set of three flats. The 1950 Sanborn map describes the building as a three-story building over an exposed basement. There were six tenants listed at the building in the 1953 City Directory. Today the building continues in use as a multi-unit residence.

The northern portion of the Mission District, an area generally bounded by Market, Dolores, 20th, 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 in the Mission occurred in several waves. 88 Elgin Park Street was constructed during the second wave, a less frantic, yet more sustained, period of reconstruction that continued through 1916. Most of the building stock within the Market and Octavia Survey Area occurred during this era of reconstruction. Similar to the adjoining parts of the South of Market area, the majority of the residential construction was designed in the Classical Revival, Craftsman, Mission, and Spanish Colonial Revival styles. 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. 88 Elgin Park Street, with its 1913 construction date, Mission location, and building typology, demonstrates a clear association with this broad pattern of San Francisco history.

Integrity:

88 Elgin Park Street appears to have undergone alterations including insertion at the first story of a garage, addition of a portico over the entrance, and the removal of any original cornice detail. The building retains integrity of location and setting, but only partial integrity of association, design, materials, workmanship, and feeling.

Conclusion:

88 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 criterion under any criterion. The 1913 construction date, Mission location and building typology (residential flats) indicate an association with the 1906 Earthquake and Fire Reconstruction historic context. However, the building suffers reduced integrity and is not an important exemplar of that context.