

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) 49 Grace 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 Location: Not for Publication Unrestricted *a. County: San Francisco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: 49 Grace 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): 3509-027

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

49 Grace Street is located on a 27.5' x 56.67' lot on the northeast side of Grace Street between Mission and Howard Streets. Built in 1907, 49 Grace Street is a 2-story, wood-frame, single-family dwelling. The rectangular-plan building, clad in stucco on the façade and wood, shiplap siding on secondary elevations, is capped by a flat roof. The foundation is not visible from the street. The primary façade faces southwest and is 3 bays wide. The main entry is centered on the first story of the elevation, accessed via a parallel run of concrete steps with stepped concrete parapet wall. The entry is sheltered by an enclosed entry porch with shed roof, side elevation entry with wood door, and metal frame awning sash on the front face. The porch is set above enclosed interior space lit with metal sliding ribbon sash. A garage addition is set flush with the entry porch and staircase in the left bay and features double-leaf, glazed wood doors. The bays flanking the entry on the first story have a single double-hung metal window in each bay with plain board surrounds. The façade terminates in a deeply projecting cornice. The exposed northwest elevation of the building has a single centered window opening with wood casement sash and shingled spandrel and transom panels. The building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property

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



*P5b. Photo: (view and date)
View from southwest
9/6/2006

*P6. Date Constructed/Age and Sources: Historic
1907
SF Assessors Office

*P7. Owner and Address:
Choksombatchai, Raveevan
49 Grace St
San Francisco, CA 94103

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

*P9. Date Recorded:
9/6/2006

*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)

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

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*Resource Name or # (Assigned by recorder) 49 Grace Street

B1. Historic Name 49 Grace Street

B2. Common Name 49 Grace Street

B3. Original Use duplex B4. Present Use: duplex

*B5. Architectural Style modified Italianate cottage

*B6. Construction History
Constructed between 1906 and 1913. Reclad in stucco. Windows replaced with contemporary metal frame windows. Entry porch added to primary facade. Single car garage has been inserted at basement level.

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

*B8. Related Features none

B9a. Architect unknown . Builder unknown

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

Period of Significance 1906-1929 Property Type _____ 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:

49 Grace Street was constructed between 1906 and 1913 on land that had long been owned by the Sullivan family. In 1869, Cornelius Sullivan, listed as a laborer, established a water tap at this location for a one-story duplex, addressed as 19 and 19 1/2 Grand Street. That building was presumably destroyed in the 1906 earthquake and fire, which leveled this block. (continued)

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

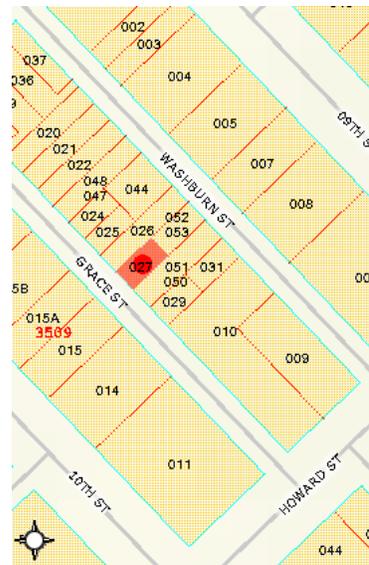
*B12. References: Historic Context Statement, Market & Octavia Neighborhood Plan Area, Page & Turnbull, Inc. July 20, 2007
Sanborn Maps, San Francisco City Directories, San Francisco Block Books

B13. Remarks

(Sketch Map with north arrow required.)

*B14. Evaluator Kelley & VerPlanck

*Date of Evaluation 5/1/2010



(This space reserved for official comments)

CONTINUATION SHEET

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Resource Name or # (Assigned by Recorder) 49 Grace Street

*Recorded by: Kelley & VerPlanck

Date 5/1/2010

Continuation Update

B10: Significance (continued)

The Sullivan family seems to have quickly rebuilt a similar structure, which was described on the 1913 Sanborn Map again as a one-story duplex with a slightly different footprint. City Directories point to the use of this building as a rental income property for the Sullivan family, at this time headed by Kate Sullivan. After 1910, there are no Sullivans listed at the property. The building is in use today as a 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. 49 Grace Street, with its circa 1906 construction date, South of Market location and building typology (residential/flats) is associated with this broad pattern of San Francisco history.

Integrity:

49 Grace Street has undergone alterations including re-cladding with stucco, insertion at the basement level of a single car garage, addition at the primary facade of an entry porch and stair, and replacement contemporary metal sash windows. Additionally, the building suffers reduced integrity of setting, as it is one of the only remaining residential buildings on the block. The building retains integrity of location, and partially retains integrity of association, setting and feeling. It does not retain integrity of design, workmanship or materials

Conclusion:

49 Grace 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 building's construction date, building typology and South of Market location all reflect an association with the 1906 Earthquake and Fire and Reconstruction period of significance, the building has been significantly altered and no longer clearly expresses its association with the period.