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) 387-399 Grove St./373 Grove 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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 373 Grove St. City: San Francisco Zip: 94102

d. UTM: Zone: 10 mE/ mN (G.P.S.)

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 0809-014

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

373 Grove St. is the one of two buildings located on a 137.50' x 120' lot on the south side of Grove Street, between Franklin and Gough Streets (see DPR A form for 395 Grove St.). The second building is located to the west on the corner of Grove and Gough Streets. Built in 1906, 373 Grove St. is a 3-story, wood frame, commercial building. The rectangular-plan building, clad in brick, is capped by a gable roof. The primary façade faces north and is 3 bays wide. The first story features a central recessed entrance capped by a shouldered segmental arch. The porch shelters a glass door under a transom. Each adjacent bay contains a modern arched plate glass window. The upper 2 stories are characterized by an arched paired window in each bay with 8-over-8, double-hung wood sash. The façade terminates in a gabled parapet with piers at each corner. The parapet is lined with a simple cornice and a belt course below the roofline. A downspout runs down each side of the facade. A metal fire escape is centered on the upper stories. The building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP6. 1-3 Story Commercial Building

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

P5b. Photo: (view and date)
View from north
9/12/2006

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

*P7. Owner and Address:
Max Limited LLC
Maria D. Mc Varish
292 Ivy St #B
San Francisco, CA

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

*P9. Date Recorded:
9/12/2006

*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 3CS

Page 1 of 2 *Resource Name or # (Assigned by recorder) 373 Grove Street

B1. Historic Name Neustadter Brothers Standard Shirt Factory

B2. Common Name 373 Grove Street

B3. Original Use Commercial Building B4. Present Use: Commercial Building

* B5. Architectural Style

*B6. Construction History
373 Grove Street was constructed in 1901. Alterations include stucco cladding and first story windows at an unknown date.

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

*B8. Related Features none

B9a. Architect Frank Shea . Builder Frank J Klimm

*B10. Significance: Theme Gilded Age Merchant Builders Area: Hayes Valley

Period of Significance 1870-1906 Property Type Commercial Applicable Criteria 1 and 3

(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 (Industrial) and dates from the Period of Significance (1906-1929) of that context. Based on its appearance as an intact industrial building it appears to have significance under Criterion 3 (Design/Construction). There is no indication the property is eligible for listing in the California Register under Criterion 2 (Important Persons) or Criterion 4 (Information Potential).

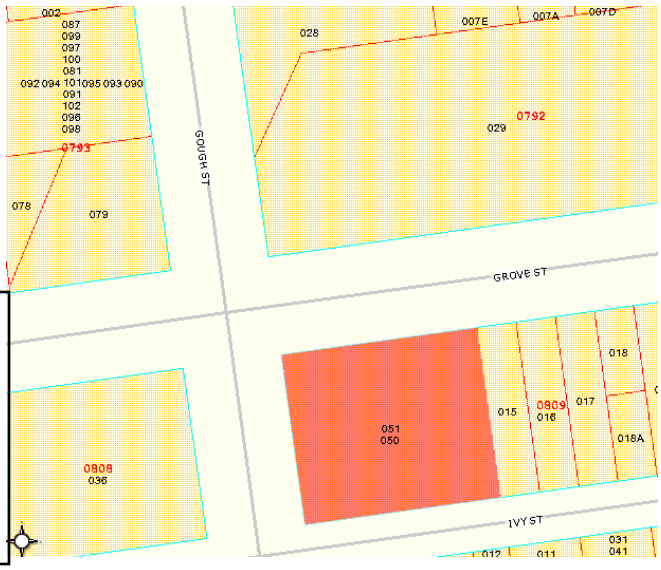
Criterion 1:
373 Grove Street was designed by Frank Shea and constructed in 1906-1907. It was first owned by Neustadter Brothers Standard Shirt Factory.
(continued)

B11. Additional Resource Attributes: (List attributes and codes) HP6. 1-3 Story Commercial Building

*B12. References: Historic Context Statement, Market & Octavia Neighborhood Plan Area, Page & Turnbull, Inc. July 20, 2007 San Francisco Block Books SF Call, June 20, 1906 Edwards Abstracts Jan 21, 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)

Prior to the 1906 earthquake, the surrounding parcels consisted mainly of residential homes and flats. After the quake, the neighborhood transitioned to a mixed commercial, industrial, and residential area prior to the adoption of citywide zoning regulations in 1921. According to 1899 Sanborn map, the lot was owned by the Neustadter Bros. Prior to the quake, the Standard Shirt Factory occupied a large site on the corner of Grove and Gough streets with 373 Grove Street being used for factory storage, operations, packing, and cutting. Both buildings burned during the 1906 earthquake and were quickly rebuilt. In 1913, the subject building was still owned by the Shirt Factory and was used for storage on the first floor and operations on the second and third floors. The 1950 Sanborn map shows that the building was used for storage and offices by an unknown tenant, while the adjacent former shirt factory was vacant.

The Neustadter Bros., Jacob, Henry and David, came to San Francisco during the early Gold Rush years and founded their men's fine furnishings company. They also manufactured the "standard" shirt and "boss of the road" waist overalls (work pants) at the adjacent Gough and Grove factory. Their goods were sold throughout the United States and in Canada. Their five-story retail store stood on Sansome and Pine streets. The company went out of business sometime in the 1940s or 1950s. Records regarding the company were not located for the period after 1904.

Criterion 3:

Frank T. Shea (d. 1929) was born in Illinois and educated in California and at the Ecole des Beaux-Arts in Paris. He acted as the City Architect in San Francisco from 1906-1908. He was renowned for the churches he built throughout San Francisco for the Catholic Archdiocese, including St. Paul's (1911), St. Vincent de Paul, and Star of the Sea. Shea also designed the City Hall dome, destroyed in the 1906 earthquake. He worked with his brother, William D. Shea, under the firm name Shea & Shea.

373 Grove Street was constructed as a factory and warehouse for the Neustadter Bros. Because of this function, the building was constructed with clear working space for easy circulation of materials, and heavy floor plates to ensure an adequate base for mounting machinery. Warehouse/manufacturing buildings in San Francisco typically occupy the entire lot, have rectangular massing, brick or concrete construction, large rectangular or arched fenestration with multi-light steel industrial style windows, and are either capped by a flat roof,a shallow gable or a barrel vault on trusses.

373 Grove Street exhibits several characteristics of a commercial warehouse and factory. It occupies the entire lot, is built of brick, has rectangular massing, large rectangular or arched fenestration with multi-light steel industrial style windows, and is capped by a shallow gable parapet.

Integrity:

373 Grove Street appears to have undergone few changes aside from the insertion of modern plate-glass windows and a glass door on the first floor level. Otherwise, it retains its character-defining features, including its three-story height and rectangular massing, fenestration pattern with arched paired windows in each bay with 8-over-8, double-hung wood sash in the upper stories, and gabled parapet with piers at each corner. The property retains the following aspects of integrity: location, design, setting, materials, workmanship, feeling and association.

Conclusion:

373 Grove Street appears eligible for the California Register of Historical Resources under Criterion 1 (History/Events) and Criterion 3 (Design/Construction) as an intact example of a commercial warehouse and factory building constructed during the Period of Significance (1906-1929) of the 1906 Earthquake and Fire Reconstruction. Despite some alterations, the building clearly expresses its association with a broad pattern of San Francisco's history, and with its with its large, arched fenestration pattern and gable parapet embodies the distinctive characteristics of its type, period and method of construction.

Character Defining Features:

Character-defining features include its three-story height and rectangular massing, fenestration pattern with arched paired windows in each bay with 8-over-8, double-hung wood sash in the upper stories, and gabled parapet with piers at each corner.