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) 519-521 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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 519-521 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): 0807-027

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

519-521 Grove St. is located on a 25' x 60' lot on the south side of Grove Street, between Octavia and Laguna Streets. Built ca. 1885, 519-521 Grove St is a 3-story, wood frame, multiple family building containing 2 flats originally designed in the Stick/Eastlake style. The rectangular-plan building, clad in mineral cement or asbestos shingles, is capped by a parapeted gable roof. The foundation is not visible from the street. The primary façade faces north and is three bays wide. The basement story features a garage with paneled wood door in the left bay. The center and right bays contain a straight flight of steps set parallel to the building leading up to the main entry on the first story. A wood door is set under the steps. The first story is characterized by double-hung, wood window in the left and center bays with arched top sash, paneled surrounds, and lintels with scroll sawn panels and central bullet ornament. The right bay contains a pair of recessed, glazed wood doors capped by arched plate glass transoms. The doors are framed by paneled pilasters and fluted brackets supporting an entablature door hood. The door hood frieze has similar ornament to the window lintels. The upper story contains a single window in each bay identical to those on the first story. The façade terminates in a parapet lined with coping. A metal chimney vent is set at the northeast corner of the roof. The building has been altered, but appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP 3: Multiple Family Property

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

P5b. Photo: (view and date)
View from north
9/13/2006

*P6. Date Constructed/Age and Sources: ☒ Historic
1900; rev. ca. 1885
SF Assessor; Sanborn Maps

*P7. Owner and Address:
John Jr & Gladys M Jefferson
John Jr & Gladys M Jefferson
585 - 2nd Ave
San Francisco, CA

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

*P9. Date Recorded:
9/13/2006

*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 6L

Page 1 of 2 *Resource Name or # (Assigned by recorder) 519-521 Grove Street

B1. Historic Name 519-521 Grove Street

B2. Common Name 519-521 Grove Street

B3. Original Use Multiple Family Property B4. Present Use: Multiple Family Property

* B5. Architectural Style Stick/Eastlake

*B6. Construction History
519-521 Grove Street was constructed in 1868. A garage was added at an unknown date. Other alterations include the front entry steps and porch.

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

*B8. Related Features none

B9a. Architect unknown . Builder unknown

*B10. Significance: Theme Early American Settlement Area: Hayes Valley

Period of Significance 1848-1870 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 Early American Settlement context of the Historic Context Statement, Market & Octavia Neighborhood Plan Area, since it is both an identified building type (Residential) and dates from the Period of Significance (1848-1870) 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).

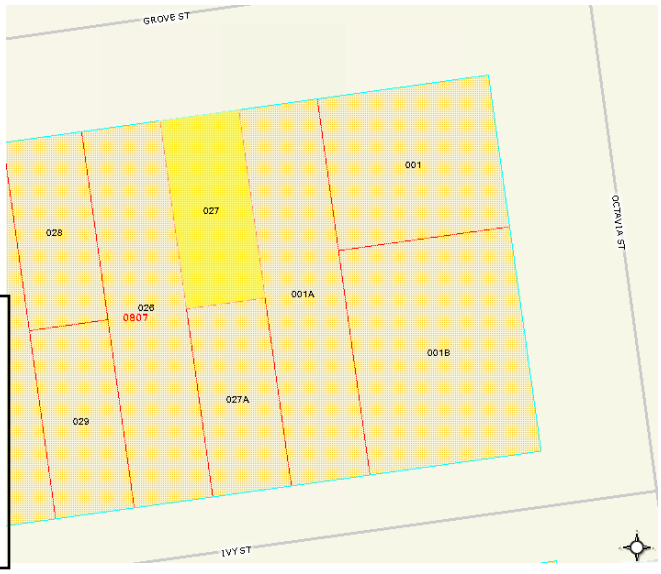
Criterion 1:
519-521 Grove Street was constructed in 1868 by an unidentified builder for Morris Levi, who owned and operated an express wagon service. By 1878, the property was owned by Morris Danhauser, a tailor, and his wife. Their tenants were David and Tobias Brilliant, who were peddlers. The 1880 Census records the Danhauser family still at this address, as well as a shoemaker, Simon Coleman, and his family. (continued)

B11. Additional Resource Attributes: (List attributes and codes) HP 3: Multiple Family Property

*B12. References: Historic Context Statement, Market & Octavia Neighborhood Plan Area, Page & Turnbull, Inc. July 20, 2007

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)

In 1910, the property was occupied by Fannie Danhauser, her daughter Sarah and Sarah's husband Abe Stein, a barber. In 1920, Abe Stein was listed as the owner of the property and resided here with his wife Sarah. Both the 1936 and 1940 City Directories list H. T. Weeks at this address. The 1953 City Directory lists William Murphy at this address.

The 1899 Sanborn map shows the building in place and the surrounding neighborhood consisting of two- and three-story single-family residences and flats, most with basements. The neighborhood was largely unaffected by the 1906 Earthquake and fire, and the 1913 Sanborn map records very little change in the area. By 1950, a few smaller flats buildings on the block had been demolished to make way for large multiple-story apartment buildings, and a large clinic had moved into the neighborhood just west of the subject property. The building was constructed as residential flats, a use pattern which it retains today.

Hayes Valley was platted in three separate surveys that took place in 1859, 1860, and 1861. At first, entire blocks were sold to speculators who held onto the property until the demand for residential lots increased to the point where development became worthwhile. The 1869 Coast Survey and Geodetic map indicates that the core of Hayes Valley had been developed, especially along a corridor following Hayes Street and extending roughly a block in either direction north to Grove Street and south to Fell Street. Some of the oldest remaining residential structures in San Francisco continue to survive in this area, particularly along the narrow side streets that bisect most of the blocks. 519-521 Grove Street, with its 1868 construction date, Hayes Valley location, and building typology, has a clear association with this broad pattern of San Francisco history.

Integrity:

Alterations include the addition of a garage and stairs at the basement level, mineral cement or asbestos shingle re-cladding, and the likely removal of its original ornament (aside from the doors and windows) and cornice. The building retains integrity of location, setting, and association. It retains partial integrity of materials, feeling, design, and workmanship.

Conclusion:

519-521 Grove Street does not appear eligible for the National Register of Historic Places, California Register of Historical Resources or local designation under any criterion. However, if it retained integrity, 519-521 Grove Street would appear eligible for the California Register of Historical Resources under Criterion 1 (History/Events) as an example of an residential building constructed during the Period of Significance (1848-1870) of the Early American Settlement context. Alterations render it currently ineligible for listing in the California Register of Historic Resources. Nevertheless, the building retains enough of its original character-defining features to aid in its restoration, especially if the shingles were removed and the patterns of the removed ornament used to replicate missing features. This factor, combined with its early date of construction, suggests that the property warrants special consideration in local planning.

Character Defining Features:

The property retains the following character-defining features: three-story height and rectangular massing; setback from street; fenestration pattern with double-hung, wood sash windows with arched top sashes, paneled surrounds, and lintels with scroll sawn panels and central bullseye ornament; recessed, glazed wood doors capped by arched plate glass transoms and framed by paneled pilasters and fluted brackets supporting an entablature door hood and frieze which has ornament similar to the window lintels; and parapet.