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) 485 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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 485 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): 0808-021

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

485 Grove St. is located on a 25' x 80' lot on the south side of Grove Street, between Gough and Octavia Streets. Built in 1908, 485 Grove St. is a 3-story, wood frame, multiple family dwelling containing 2 flats designed in the Mediteranean Revival style. The rectangular-plan building, clad in flush and drop wood siding, is capped by a flat roof. The foundation is not visible. The primary façade faces north and is 2 bays wide. The basement story features a garage with double-leaf, paneled, glazed wood doors in the right bay. The left bay contains two runs of terrazzo steps leading to the main entrance on the first story. The main entrance is sheltered by a recessed entry porch with pilaster surround, corner brackets, cornice and red clay tiles. The building has two entrances fitted with wood doors with transoms. The left bay of the first story contains a semi-hexagonal bay window with fixed center sash and double-hung, wood side sash. The window continues on the second story and has an egg and dart and modillion cornice and hipped roof with red clay tile roofing. The left bay of the second story contains paired double-hung, wood sash. The primary facade terminates in a plain parapet. Side elevations are clad in drop wood siding. 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

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

*P6. Date Constructed/Age and Sources: ☒ Historic
1908
SF Assessors Office

*P7. Owner and Address:
Pleimann David P 1997 Liv T
David P Pleimann
485 Grove St
San Francisco, CA

*P8. Recorded by:
Page & Turnbull, Inc.
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 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) 485 Grove Street

B1. Historic Name 485 Grove Street

B2. Common Name 485 Grove Street

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

* B5. Architectural Style Mediterranean Revival

*B6. Construction History

485 Grove Street was constructed in 1908. Alterations include garage, stucco cladding at an unknown date.

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

*B8. Related Features none

B9a. Architect R H Walker . Builder _____

*B10. Significance: Theme 1906 Earthquake and Fire Reconstruction Area: Hayes Valley

Period of Significance 1906-1929 Property Type Residential 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) 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:

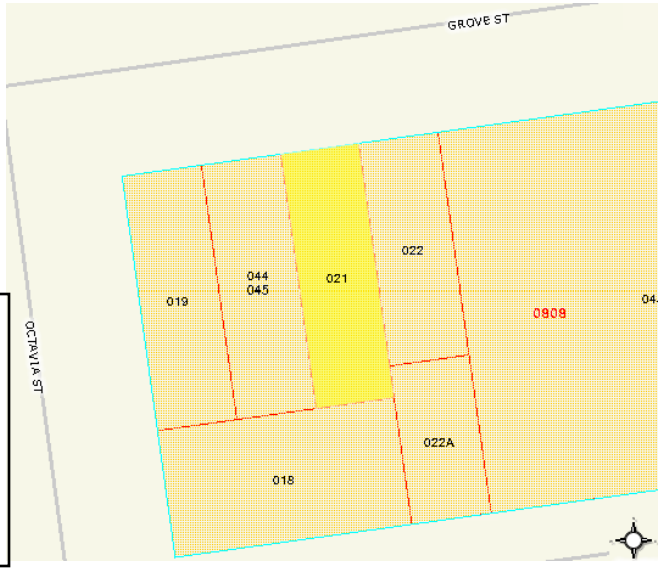
485 Grove Street was designed by R. H. Walker and constructed in 1906 for Mary Cain, a widow who lived at 1750 Ellis Street. According to the 1899 Sanborn map, the property was occupied by a two-story building containing two flats, with similar cottages and flats in the surrounding neighborhood. (continued)

B11. Additional Resource Attributes: (List attributes and codes) HP3. Multiple Family Property

*B12. References: Historic Context Statement, Market & Octavia Neighborhood Plan Area, Page & Turnbull, Inc. July 20, 2007
Edwards Abstracts June 19, 1908.

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)

485 Grove Street is located in the area that was destroyed by fire after the 1906 Earthquake. The 1913 Sanborn map shows the current property with similar types of flats and factories located in the neighborhood. The 1950 Sanborn map shows that the neighborhood was becoming more residential, with parcels that once contained factories now vacant.

Integrity:

485 Grove Street has undergone alterations, likely in the 1920s, including the addition of a garage, re-cladding in stucco, and addition of Mediterranean Revival ornamentation such as the entry porch with pilaster surround, corner brackets, cornice and red clay tiles, and egg and dart and modillion cornice and hipped roof with red clay tile roofing. It retains character-defining features including height and massing and fenestration pattern with semi-hexagonal bay window with fixed center sash and double-hung, wood side sash. 485 Grove Street retains the following aspects of integrity: location and setting, as it has not been moved and adjacent buildings were likely constructed during the same time period. It does not retain integrity of design, materials, workmanship, feeling or association.

Conclusion:

485 Grove Street does not appear eligible for the National Register of Historic Places, California Register of Historical Resources or local designation under any criterion. Although the construction date, building location and original building typology demonstrate an association with the 1906 Earthquake and Fire Reconstruction context, it no longer accurately expresses this association due to significant alterations to the exterior. As the building no longer conveys its original appearance, it does not clearly express an association with any broad pattern of events in San Francisco history or the State of California, significant persons or the distinctive characteristics of a type, period, or method of construction, nor does it represent the work of a master or possess high artistic values.