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) 470 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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 470 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): 0793-073

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

470 Grove St. is located on a 27.50' x 68.9' lot on the north side of Grove Street, between Octavia and Gough Streets. Built in 1924, 470 Grove St is a 3-story, wood frame, multiple family building designed in the Classical Revival style. The rectangular-plan building, clad in smooth stucco, is capped by a flat roof. The primary façade faces south and is 3 bays wide. The first story is clad in scored stucco simulating masonry and features a gated recessed porch in the left bay capped by a shouldered arch. The building has a single entrance with a glazed wood door with sidelights. The center bay contains a recessed garage with a paneled overhead door. The right bay contains a small, divided wood casement window and basement entrance with flush wood door. The upper two stories are characterized by a chamfered bay windows in each bay. The bay windows have sliding metal windows with transoms and recessed spandrel panels on the third story. Cartouches with bunting ornament are set between each bay on the upper stories as well as above each bay window. The façade terminates in a projecting cornice. The building appears to be in good condition and contributes to the potential Hayes Valley Residential Historic District update (see DPR 523 D form).

*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 south
11/6/2006

*P6. Date Constructed/Age and Sources: ☒ Historic
1924
SF Assessors Office

*P7. Owner and Address:
Matsumoto William Mamoru
470 Grove St Apt 1
San Francisco, CA

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

*P9. Date Recorded:
11/6/2006

*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)

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) 470 Grove Street

B1. Historic Name 470 Grove Street

B2. Common Name 470 Grove Street

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

* B5. Architectural Style Classical Revival

*B6. Construction History
470 Grove Street was constructed in 1924. Alterations include replacement of windows with sliding metal windows with transoms at an unknown date.

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

*B8. Related Features none

B9a. Architect plans by owner . Builder George D. Gilmour

*B10. Significance: Theme 1906 Earthquake and Fire Reconstruction Area: Western Addition

Period of Significance 1906-1929 Property Type Residential/apartment building 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/apartment building) 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:

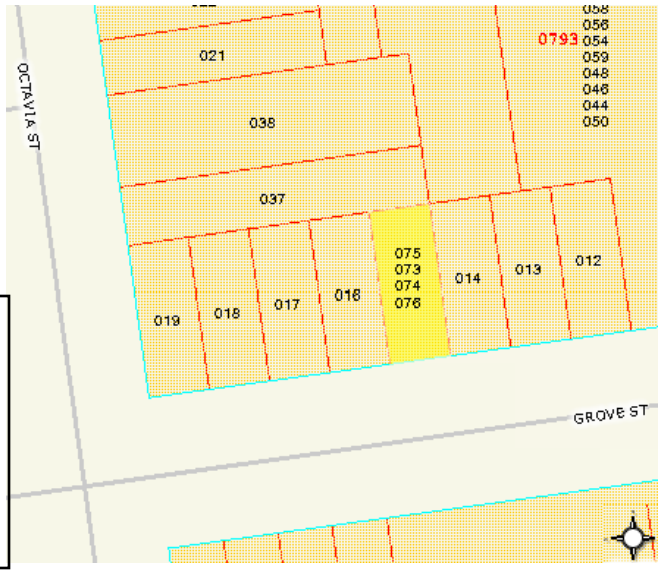
470 Grove Street was designed by the owner, William Meyer, a laundry worker, and constructed in 1924 by the builder George D. Gilmore. Meyer and his wife, Mary, lived here immediately after construction. By 1936, the property was rented to Harry Bradshaw, A. Portola and Myrtle Van Dell. In 1940, A. Potola and T. J. O'Leary were listed as residing here. In 1953, an apprentice plumber named John Fox, as well as Victor Graff and Jack Mendelhall, were listed at this address. (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, October 24, 1924.

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 1899 Sanborn Map shows that the parcel had been occupied by two 1-1/2-story cottages and surrounded by similar cottages, flats, a factory and commercial buildings. According to the 1913 Sanborn map the parcel was occupied by a one-story building that housed a printer. The present building was constructed as a residential/apartment building, a use that continues today.

Although the Western Addition was largely undamaged by the 1906 Earthquake and resultant fire, the neighborhood was transformed from a middle-class zone of single-family homes before the quake into a more densely populated area of multi-family apartments and flats. Within the surviving sections of the Western Addition/Hayes Valley, little destruction occurred. Rather, every available space seems to have acquired infill construction. In addition to the conversion of single-family dwellings into multi-family housing, the 1913-15 Sanborn map indicates that larger lots were subdivided and flats built alongside older houses. Additionally, the 1950 Sanborn maps indicate that notable amounts of infill development had taken place in the time since the 1913-15 maps were drawn, with former livery stables and laundries being proven especially susceptible to redevelopment.

470 Grove Street is an example of an apartment building, a type of building that became common in this area during the 1906 Earthquake and Fire and Reconstruction period of significance. Apartment buildings are generally located on a large lot with an arrangement of multiple living units on each floor, all accessed through a common lobby. The majority of apartment buildings constructed at this time were designed in Revival styles, including Classical, Mission, and Spanish Colonial Revival, as well as Craftsman style.

Although 470 Grove Street's location and building typology reflect a general association with the 1906 Earthquake and Fire and Reconstruction period of significance, the 1924 construction date places the building outside of the primary scope of this broad pattern of San Francisco's history.

Integrity:

Alterations include the replacement of the original wood windows with sliding aluminum windows with transoms in the upper stories. Otherwise, the building appears little altered. The building retains integrity of location, design, setting, workmanship, feeling and association. It only partially retains integrity of materials due to replacement of the window sash with sliding metal windows surmounted by transoms in the upper stories.

Conclusion:

470 Grove Street does not appear eligible for listing in the National Register of Historic Places, the California Register of Historical Resources or local designation under any criterion. Although the building location and typology reflect a general association with the 1906 Earthquake and Fire and Reconstruction period of significance, the 1924 construction date places the building outside of the primary scope of this broad pattern of San Francisco's history. Nor does the building embody the distinctive characteristics of a type, period or method of construction. It is not the work of a master, nor does it possess high artistic values.