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 2 *Resource name(s) or number (assigned by recorder) 351-353 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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 351-353 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): 0809-017

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

351-353 Grove St. is located on a 27.50' x 120' through-block lot on the south side of Grove Street fronting on Ivy at the rear between Franklin and Gough Streets. Built in 1929, 351 Grove St. is a 4-story, wood frame, multiple family property designed in the Art Deco style. The rectangular-plan building, clad in stucco, is capped by a flat roof. The foundation is not visible. The primary façade faces north toward Grove Street, while a secondary façade is oriented south to Ivy Street. The Grove Street façade is 3 bays wide. The first story features a central recessed entry porch capped by a stucco arched pediment containing a cartouche. The porch shelters double-leaf, glazed wood doors. The entryway is flanked by small double-hung, wood windows. The end bays contain glazed, paneled wood doors. The second story is characterized by paired 6-over-6, double-hung, wood windows in the end bays and a pair of smaller, 4-over 4 light windows in the center bays. The upper two stories feature full-height geometric panel pilasters separating the end bays from the rest of the elevation. The first two stories are separated from the lower by a belt course with stepped geometric drop ornaments set below each pilaster. Each bay on the upper stories contains a double-hung, wood with decorative muntin patterns in the top sash. A metal fire escape is centered on the upper two stories. The façade terminates in a (continued)

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

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

P5a. Photo

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

*P6. Date Constructed/Age and Sources: ☒ Historic
1929
SF Assessors Office

*P7. Owner and Address:
Raul & Valerie Arriaza
4248 23rd 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)

P3a. Description, continued.
parapet with higher walls in the end bays. The Ivy Street elevation is 4 bays wide. The first story features a garage in the left bay, a secondary entrance and square fixed sash window in the left center bay, a double-hung wood sash window in the third bay and a recessed secondary entrance in the right bay. The upper stories have a single double-hung vinyl sash in each bay. The elevation ends in a modest projecting cornice. The building appears to be in good condition.

Ivy Street (south) elevation

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HRI No.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

Page 1 of 2 *Resource Name or # (Assigned by recorder) 351-353 Grove Street

B1. Historic Name 351-353 Grove Street

B2. Common Name 351-353 Grove Street

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

* B5. Architectural Style Art Deco

*B6. Construction History
351-353 Grove Street was constructed in 1929.

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

*B8. Related Features none

B9a. Architect _____ . Builder _____

*B10. Significance: Theme Depression, World War II, Postwar Aftermath Area: _____

Period of Significance 1929-1961 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 Depression, World War II, Postwar Aftermath 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 (1929-1961) of that context. Based on its appearance, the building is also considered under California Register 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).

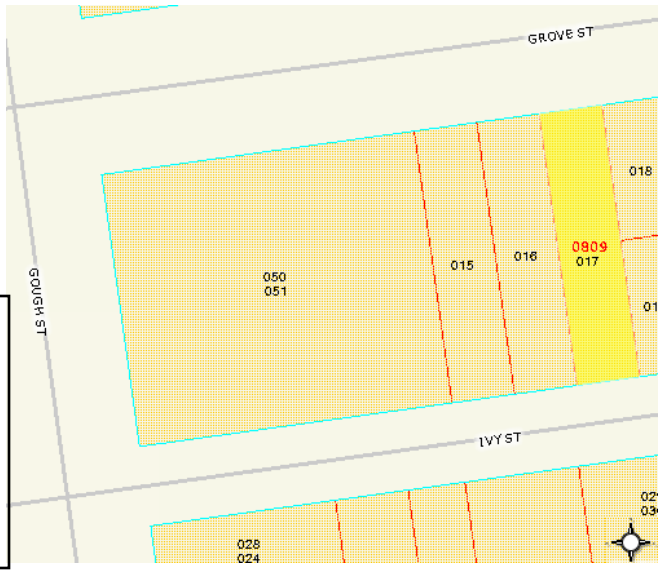
Criterion 1:
351-353 Grove Street was constructed in 1929. 1909 Block Books indicate that the property was owned by Louis Haas. There is a water tap record for J. Grannon prior to 1900 (date not fully readable). (continued)

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

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)

On August 21, 1915 James and Rachel Rolleri sold the property to Natalie Rolleri and Emilio (last name is illegible). On June 7, 1916, Joseph and Linda Scamarino sold it to Luigi Crescio. On June 29, 1916, Luigi Crascio sold it to Henry Von Winkel, who likely constructed or remodeled the present building. On October 14, 1955, Aram Miron acquired the property. On October 16, 1956, the property was acquired by Harold Kong. According to the 1899 Sanborn map, the parcel was occupied by a two-story building containing two flats and a two-story cottage at the rear. The surrounding neighborhood was composed of similar buildings with a large shirt factory on the corner of Gough and Grove streets. 351-353 Grove Street is located in the area that burned in the fire after the 1906 Earthquake. The 1913 Sanborn Map shows that the parcel was occupied by a one-story window shed or factory/repair shop. The 1950 Sanborn map shows the present building as three-stories plus a basement, containing 14 apartments.

Criterion 3:

During the late 1920s and early 1930s, the "modernistic" Art Deco style was widely embraced by the American public. The Art Deco style saw its genesis in the United States in the years following the 1925 Exposition des Arts Decoratifs in Paris. In Europe, sources of inspiration for this first truly "modern" architecture came from the machine and a variety of exotic sources, particularly the ancient ziggurat-building cultures of the Middle East such as Assyria, Babylon and pre-Islamic Persia. In most of the United States, the Art Deco style evolved in a different direction, embracing a more solidly machine-based aesthetic embodied in the design of the Chrysler Building in New York. On the West Coast, the Art Deco style took on a wholly different guise, partially as a result of climate, culture and the state's proximity to Mexico and Central America. In a manner similar to European architects turning to Middle Eastern sources, several architects working in California turned to the Mayan and Aztec building traditions of Mexico and Central America for inspiration.

351-353 Grove Street exhibits some features of the Art Deco style, including full height geometric panel pilasters separating the end bays from the rest of the elevation and stepped geometric drop ornaments set below each pilaster; however, it does not appear to be the work of a master or exhibit high artistic value.

Integrity:

351-353 Grove Street appears to have undergone remodeling at an unknown date to transform it from a Classical Revival style building into an Art Deco style building. Evidence of this remodeling can be seen in the remaining Classical Revival decorative features at the first story entry that features a raised arch design with a classical revival shield in the tympanium. The upper stories appear to be done in the Art Deco style with full height geometric panel pilasters separating the end bays from the rest of the elevation and stepped geometric drop ornaments set below each pilaster. 351-353 Grove Street retains the following aspects of integrity: location and setting. It does not retain integrity of materials, design, workmanship, feeling or association.

Conclusion:

351-353 Grove 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. Although the construction date, building location, and original building typology demonstrate an association with the the Depression, World War II, Postwar Aftermath context, it no longer accurately expresses this association due to the 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 or significant persons. While it does embody some of the characteristics of the Art Deco style, it does not represent the work of a master or possess high artistic values.