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) 428 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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 428 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): 0793-009

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

428 Grove St. is located on a 25' x 68.75' lot on the north side of Grove Street, between Octavia and Gough Streets. Built in 1941, 428 Grove St is a 2-story, wood frame, multiple family building containing 2 units. The rectangular-plan building, clad in smooth stucco, is capped by a flat roof with shed parapet. The primary façade faces south and is 3 bays wide. The first story features a recessed garage with paneled overhead door in the center bay, flanked by two entrances. The left entrance is set within a gated recess and has a flush wood door. The right entrance is fitted with a paneled wood door. The upper story contains two 3-part wood windows with center divided fixed sash and divided, side casement sash. Both windows have narrow metal balconies. The façade terminates in a parapet with shed roof clad in asphalt shingles. Stuccoed parapets are set on either side of the parapet. A cylindrical metal vent is visible on the right side of the top of the roof. 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 south
11/6/2006

*P6. Date Constructed/Age and Sources: ☒ Historic
1941
SF Assessors Office

*P7. Owner and Address:
Mary S Lyons & Tom Pollock
428 Grove St
San Francisco, CA

*P8. Recorded by:
Page & Turnbull, Inc.; RB, 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
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) 428 Grove Street

B1. Historic Name 428 Grove Street

B2. Common Name 428 Grove Street

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

* B5. Architectural Style Vernacular

*B6. Construction History
428 Grove Street was constructed in 1941.

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

*B8. Related Features none

B9a. Architect Samuel C. Heiman . Builder _____

*B10. Significance: Theme Depression, World War II and Postwar Aftermath Area: Western Addition

Period of Significance 1921-1961 Property Type Residence 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 and Postwar Aftermath context of the Historic Context Statement, Market & Octavia Neighborhood Plan Area, since it is both an identified building type (Residence) and dates from the Period of Significance (1929-1961) of that context. There is no indication the property is eligible for listing in the California Register under Criterion 1 (History/Events), Criterion 2 (Important Persons), Criterion 3 (Design/Construction), or Criterion 4 (Information Potential).

Criterion 1:

428 Grove Street was designed by Samuel C. Heiman and constructed in 1941 for Martin Hahn, a machinist.

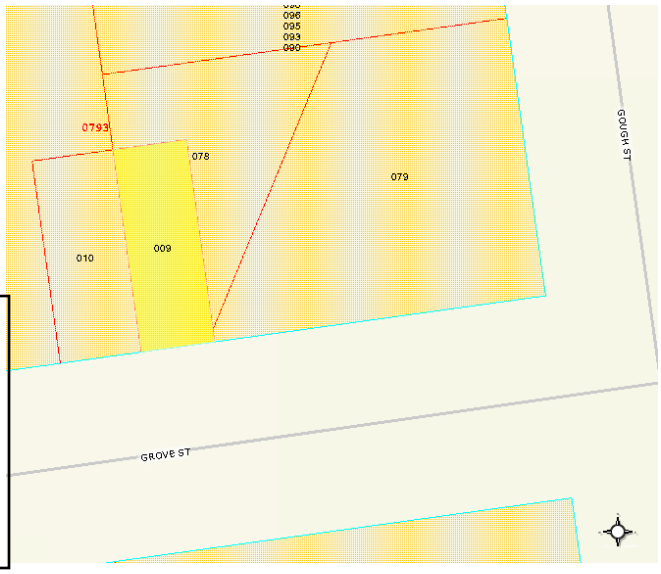
(continued)

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)

According to Sanborn Maps, the parcel appears to have been reconfigured at the time of the building's construction, possibly in anticipation of the 1950s freeway projects, carving out a smaller parcel from two corner parcels. Sanborn maps indicate that the current property was constructed on the site of a Chinese laundry and a two-story building containing four flats.

Very little privately funded new construction occurred in the greater Western Addition or its constituent neighborhood of Hayes Valley during the Depression or the Second World War. As suggested by historic photographs of the area, most of the neighborhood remained residential in character with rows of pre-1906 single-family dwellings and flats and later apartment buildings with commercial spaces on the bottom floor. The 1950 Sanborn maps records the construction of several major new City and State-sponsored institutional buildings associated with the nearby Civic Center or with major religious and fraternal organizations, most of which lay outside the boundaries of the Market and Octavia Survey Area. Additionally, many of the older dwellings that appear on the 1915 Sanborn map as single-family dwellings had been converted into multi-family properties by the time the 1950 map was published.

Samuel C. Heiman was an architect in San Francisco's City Architect's Office. His notable buildings include the Health Department Headquarters at 101 Grove Street, the Lodi post office (1936), as well as residences in many San Francisco neighborhoods.

Integrity:

428 Grove Street does not appear to have undergone any substantial alterations. The building retains the following character-defining features: its two-story height and massing; smooth stucco cladding; fenestration pattern with three-part wood windows with center divided fixed sash and divided, side casement sash; narrow metal balconies; and parapet with shed roof. The property retains the following aspects of integrity: location, design, materials; workmanship, feeling, and association. The property has lost integrity of setting as it is now adjacent to and across from surface parking lots and parking structures.

Conclusion:

428 Grove Street does not appear does not appear to be eligible for the National Register of Historic Places, California Register of Historical Resources or local designation under any criterion under any criterion. Although intact and constructed during the period of significance of the Depression, World War II and Postwar Aftermath context, its association with that pattern of events is not significant. Despite its high level of integrity, 428 Grove Street is not an important example of its type, period or method of construction. Furthermore, it is not the work of a master, nor does it possess high artistic values. However, due to its possible association with the freeway projects in the Western Addition during the 1950s, the building merits special consideration in local planning.

Character Defining Features

Character-defining features include its two-story height and massing; smooth stucco cladding; fenestration pattern with three-part wood windows with center divided fixed sash and divided, side casement sash; narrow metal balconies; and parapet with shed roof.