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) 1745-1755 Market 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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 1745-1755 Market St. City: San Francisco Zip: 94103

d. UTM: Zone: 10 mE/ mN (G.P.S.)

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 3503-003

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

1745-1755 Market Street is located on a triangular corner lot on the south side of Market Street between Valencia Street and the Hwy 101 Central Skyway offramp. Built in 1909, 1745-1755 Market Street is a four-story, wood frame, residential-over-commercial building with masonry veneer. Clad in stucco, the building has an irregularly shaped plan and a flat, parapeted roof. The primary façade is thirteen bays wide and is oriented north towards Market Street. The secondary façade is fifteen bays wide and oriented east toward Valencia Street. The raised basement story on both elevations several heavily altered storefronts with modern metal frame doors and windows. The storefront at the north end of the Market Street elevation retains a recessed entry and arched storefront windows. Other notable features include paired, glazed doors at 10 Valencia Street and glass block ornament at the corner storefront. The heavily altered upper stories on both primary elevations have semi-hexagonal bay windows at regular intervals. Fenestration consists of variously sized window openings fitted with one-over-one light, wood, double-hung sash. The building terminates in a plain parapet.

The building appears to be in fair condition.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple family property; HP6. 1-3 story commercial building

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

P5a. Photo

P5b. Photo: (view and date)
View from north
8/11/2006

*P6. Date Constructed/Age and Sources: ☒ Historic
1909
SF Assessors Office

*P7. Owner and Address:
Faiq & Diana Khouri Family
% Faiq I & Diana Khouri
816 California Wy
Emerald Hills, CA

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

*P9. Date Recorded:
8/11/2006

*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)

View of Valencia Street elevation from south

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #
HRI No.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

Page 1 of 2 *Resource Name or # (Assigned by recorder) 1745-1755 Market Street

B1. Historic Name Valmar Apartments

B2. Common Name 1745-1755 Market Street

B3. Original Use residential/apartments and commercial B4. Present Use: residential/apartments and

* B5. Architectural Style modified Classical Revival

*B6. Construction History

1745-1755 Market Street was constructed in 1909. Original storefronts at the Valencia Street elevation have been reconfigured and original storefront fenestration has been replaced with contemporary metal frame windows and doors. Original cladding has been either removed or covered by

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

*B8. Related Features none

B9a. Architect Charles Colley . Builder unknown

*B10. Significance: Theme 1906 Earthquake and Fire Reconstruction Area: Market Street Corridor

Period of Significance 1906-1929 Property Type residential/apartments and 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/apartments and commercial) 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), or Criterion 4 (Information Potential).

Criterion 1:

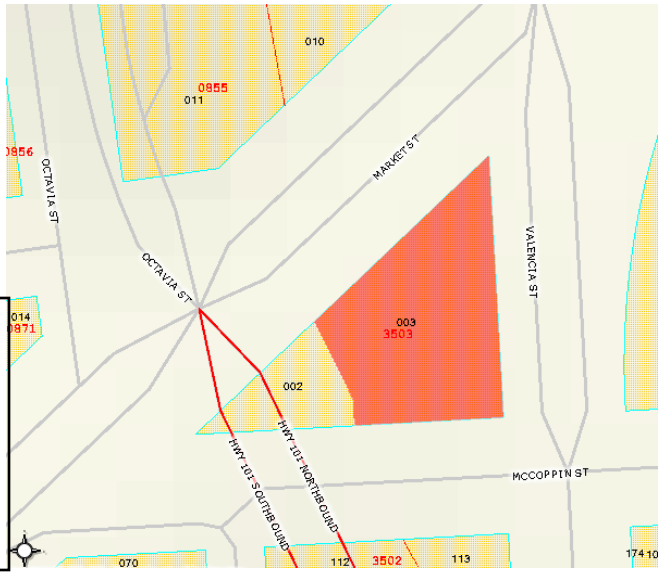
1745-1755 Market Street was constructed in 1909 on a lot formerly occupied by a series on small one- and two-story buildings, including, among others, a blacksmith shop, a dwelling, and an office building, as well as a large pile of salvaged lumber at the interior of the lot. (continued)

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References: Historic Context Statement, Market & Octavia Neighborhood Plan Area, Page & Turnbull, Inc. July 20, 2007
Sanborn Maps, San Francisco City Directories, Edwards Abstracts 6/1/1909.

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)

This block was leveled by the 1906 Earthquake and resultant fire, and in 1909 the property owner, the Mission Investment Company, hired the architect Charles Colley to design a new apartment building. Charles J. Colley (1850-1928) was originally from Wisconsin, and worked as a millwright and carpenter prior to setting up practice as an architect. With partner Emil S. Lemme, Colley worked on the 1895 version of the Cliff House, replacing the original structure which had burned in 1894. Colley's strength seems to have been in the role of superintendent and in running jobs. Prior to working with Lemme, he had worked with a partner named Gould on various buildings in Woodland, California and in San Francisco. In the years after the earthquake, Colley designed numerous residential hotels and apartment buildings with the Rousseau Brothers, including the Alta Casa Apartments at the corner of California Street and Powell Street (no longer extant). Colley continued to practice in San Francisco until his death at aged 78 in 1928. At 1745-1755 Market Street, Colley built a four-story apartment building, dubbed the Valmar (VALencia/MARket) by 1913 (Sanborn Map), featuring 37 apartments and six storefronts, including a drug store at the corner of Market Street and Valencia Street, and a restaurant at the corner of Valencia Street and McCoppin Avenue. In the 1950s the building seems to have housed a generally even mixture of male and female tenants (City Directory). Through the years the arrangement of the storefronts had been significantly altered, though the building still operates as apartments over commercial storefronts.

The 1906 Earthquake and resultant fire leveled the entire South of Market area. Rebuilding proceeded at varying rates throughout the area, often with residential rebuilding preceding industrial rebuilding due to necessity, relative ease of construction, and less difficulty settling insurance claims. Additionally, the type of residential building changed; where there were once single-family dwellings, new multi-unit building sprang up in their place.

Integrity:

1745-1755 Market Street has undergone extensive alterations including the removal or covering of original cladding with stucco, the reconfiguration of the original storefronts, the removal of original storefront fenestration and replacement with contemporary anodized aluminum doors and windows, and the alteration of the vertical terminus of the building and replacement with a plain stucco frieze. Additionally, the building suffers reduced integrity of setting, as a highway off-ramp now abuts the rear of the building. The building retains certain character-defining features, including its four-story height and irregularly shaped massing, double-hung wood sash windows, and recessed entry, glazed door and arched lobby windows (currently used as an additional storefront) along the Market Street elevation. Additionally, despite alterations, the building retains continuity of use. 1745-1755 Market Street retains integrity of location, and partially retains the aspects of association, feeling, setting, materials and design. The building does not retain integrity of workmanship.

Conclusion:

1745-1755 Market Street does not appear to be eligible for the National Register of Historic Places, California Register of Historical Resources or local designation under any criterionAlthough its building location, typology and date of construction indicate a strong association with the 1906 Earthquake and Fire and Reconstruction period of significance, significant alterations to the building sever the building's ability to eloquently express that association. Additionally, these alterations render the building unable to embody the distinctive characteristics of a type, period or method of construction. Furthermore, the building does not represent the work of a master, nor does it possess high artistic value.