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) 1580-1598 Market St.

P1. Other Identifier: Miramar Apartments

*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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 1580-1598 Market 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): 0836-010

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

1580-1598 Market Street is located on a square lot at the northeast corner of Market and Franklin Streets. Built in 1917, 1580-1598 Market Street is a seven-story, steel-frame, apartment and-commercial building designed in the Classical Revival style. Commonly known as the Miramar Apartments, the building has an roughly E-shaped plan created by blocks of apartments and interior light wells. The brick-clad structure rests on a concrete perimeter foundation and is capped by a flat roof. The primary façade faces south and is eleven bays wide. The first story contains four altered storefronts with modern metal-frame doors and storefront windows below high vertically divided transoms at the second story level. The light wells for the apartments begin at the third story level, and the story is separated from those below with an and above by cornices. Light wells are fronted at the third story by a dentilated triangular pediment supported by Tuscan colonettes. The upper stories have symmetrical fenestration consisting of one-over-one light metal sash with flat arch lintels and keystones. The seventh floor windows have molded surrounds and label molding, but no keystones, or segmental arch lintels. Storefront entries feature aluminum, glass doors beneath transoms. The façade ends with a modillion cornice and parapet. The building appears to be in good 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 south
8/14/2006

*P6. Date Constructed/Age and Sources: ☒ Historic
1917
SF Assessors Office

*P7. Owner and Address:
Mercy Housing California Xv
1360 Mission St #300
San Francisco, CA

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

*P9. Date Recorded:
8/14/2006

*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)

Franklin Street (east) elevation

State of California The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI No.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 3CS

 *Resource Name or # (Assigned by recorder) 1580-1598 Market Street

B1. Historic Name Miramar Apartments

B2. Common Name 1580-1598 Market Street

B3. Original Use Multi-Family Residential/Commercial B4. Present Use: same

* B5. Architectural Style Classical Revival

*B6. Construction History
1580-1598 Market Street was constructed in 1911. Alterations include storefronts and metal sash windows on the upper stories.

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

*B8. Related Features none

B9a. Architect G. Albert Lansburgh . Builder Rickson Erhart Eng.

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

Period of Significance 1906-1926 Property Type _____ Applicable Criteria 1 and 3

(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 (1906-1926) 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).

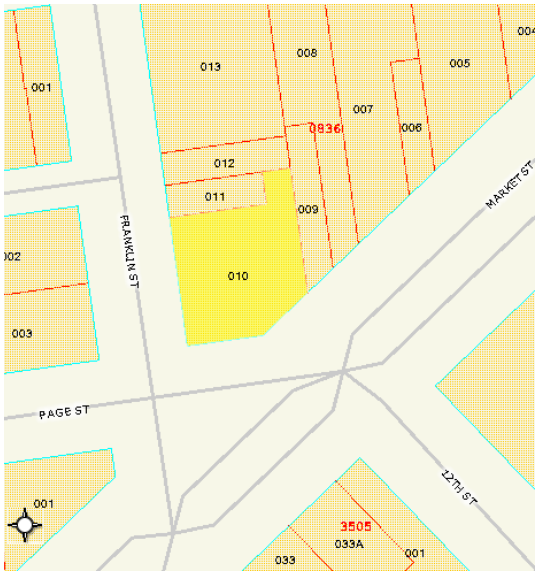
Criterion 1:
1580-1598 Market Street was designed by G. Albert Lansburgh and constructed by Rickson Erhart Engineers in 1911. According to the 1906 and 1909 Block Books, the parcel was owned by Marion Leventritt. (continued)

B11. Additional Resource Attributes: (List attributes and codes) HP3: Multiple Family Property; HP6: 1-3 Story

*B12. References: Building & Engineering News, December 5, 1911
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)

The 1886 Sanborn map shows that the parcel was mostly vacant except for a small shop. The surrounding neighborhood was filled with two-story dwellings on Franklin and Oak streets and shops on Market Street. The 1913 Sanborn map shows the current building, then known as the Raymond Apartments, with 100 apartments. Adjacent buildings consisted of one-story shops, though the block was mostly vacant, due to the destruction of the 1906 Earthquake and Fire. The 1950 Sanborn map shows that the block was built-out, with many buildings used for auto-related businesses, although many are vacant.

1580-1598 Market Street is an example of the post-earthquake relocation and reconstruction trends in Hayes Valley when multiple family buildings were constructed to house the many refugees that poured into the area. Because there were no citywide zoning regulations, residential, industrial and commercial buildings could be built wherever the property owner desired, resulting in the jumbled mix-use character of this block of Hayes Valley.

Criterion 3:

Gustave Albert Lansburgh (1876-1969) was born in Panama and came to San Francisco with his family in 1882. He was educated at UC Berkeley and the Ecole des Beaux Arts in Paris, returning to San Francisco in 1906. Notable buildings include the Gunst Building at 3rd and Mission (demolished), the Gunst Building at Geary and Powell, and the Koshland Building at Market and California. He was a renowned theater and auditorium architect, collaborating on the design for the War Memorial Opera House and designing the interior. He also consulted with Arthur Brown Jr. on the design of Temple Emmanuel in San Francisco's Presidio Terrace neighborhood.

The Classical Revival style began to emerge in the United States during the last quarter of the nineteenth century, and became especially popular in San Francisco and the rest of California after the turn of the 20th century. Characteristics of the Classical Revival style include ornamental plaster in the form of neoclassical motifs, such as a cartouche and garlands in the upper portion of gables or on the spandrels panels of the bay windows, neoclassical pilasters at the corners or on the bay windows, bold neoclassical porticos supported by fluted Corinthian columns, and large classically detailed cornices visually supported by modillions. 1580-1598 Market Street exhibits characteristics of the Classical Revival style such as: cornices; light wells fronted by a dentilated triangular pediment supported by Tuscan colonettes; symmetrical fenestration pattern with flat arch lintels and keystones; seventh floor windows with molded surrounds and label molding; modillion cornice; and parapet.

Integrity:

1580-1598 Market Street appears to have undergone few substantial alterations besides the four storefronts with modern metal-frame doors and storefront windows and replacement with aluminum-sash windows in the upper stories. 1580-1598 Market Street retains the following character-defining features: seven-story height and E-shaped massing; brick cladding; high vertically divided transoms at the second story level; light wells at third story that are separated from those below and above by cornices; light wells fronted by a dentilated triangular pediment supported by Tuscan colonettes; symmetrical fenestration pattern with flat arch lintels and keystones; seventh floor windows with molded surrounds and label molding; modillion cornice; parapet; and flat roof.

Conclusion:

1580-1598 Market Street appears to be eligible for listing in the California Register of Historical Resources under Criterion 1 (Event) as a building that embodies the trend of postquake reconstruction in the mid-Market area. In addition to destroying this section of Market Street, the 1906 Earthquake displaced thousands of San Franciscans. After the quake residential builders took advantage of the demand for housing by erected dozens of large-scale apartment buildings along Market Street and along parallel and intersecting streets. Constructed at the tail-end of the the immediate postquake reconstruction era, this building is one of the largest and most ambitious built during this era. It also appears eligible for listing in the California Register under Criterion 3 (Design/Construction) as an intact and well-preserved example of a Classical Revival apartment building constructed during the Period of Significance (1906 -1929) of the 1906 Earthquake and Fire Reconstruction context. (continued)

B10: Significance (continued)

The building clearly expresses its association with a broad pattern of San Francisco's history, and embodies the distinctive characteristics of its type, period and method of construction. The property also represents the work of a master architect Gustave Lansburgh and possesses high artistic values.

Character Defining Features:

Character-defining features include: seven-story height and E-shaped massing; brick cladding; high vertically divided transoms at the second story level; light wells at third story that are separated from those below and above by cornices; light wells fronted by a dentilated triangular pediment supported by Tuscan colonettes; symmetrical fenestration pattern with flat arch lintels and keystones; seventh floor windows with molded surrounds and label molding; modillion cornice; parapet; and flat roof.