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) 1884-1886 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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 1884-1886 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): 0871-006

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

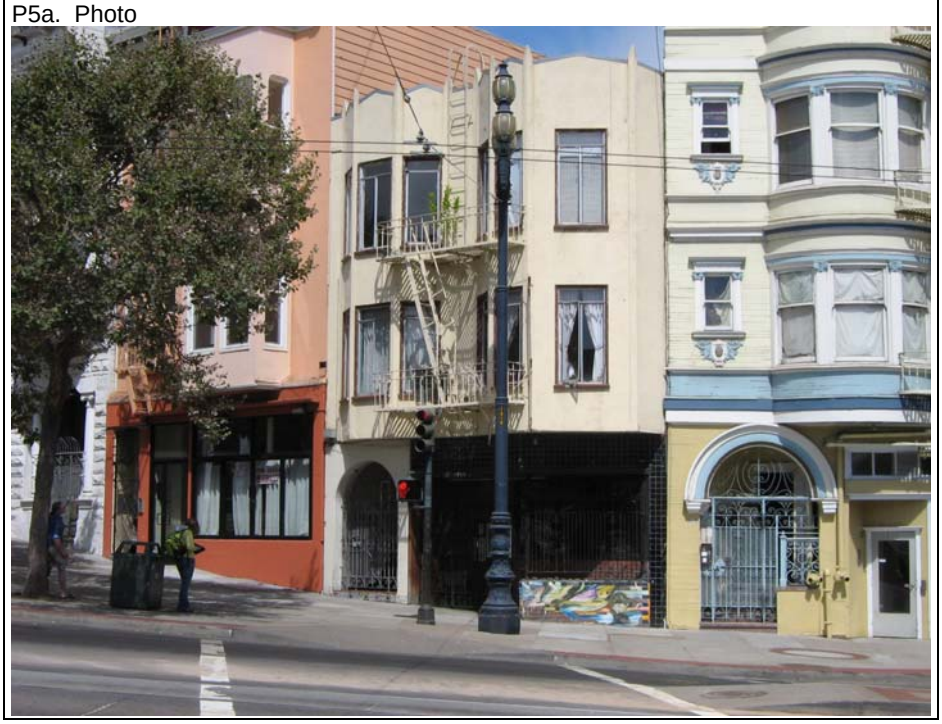
1884-1886 Market Street is located on an irregularly shaped lot on the north side of Market Street between Laguna and Octavia Streets. Constructed in 1932 and designed in the Art Deco style, it is a three-story, wood-frame, multiple-family residential-over-commercial building. The rectangular plan building clad in smooth stucco, rests on a concrete, perimeter foundation and is capped by a flat, parapeted roof. The south-facing primary façade is two bays wide. The first story features a recessed, arched entrance to the residential units in the left bay and a recessed storefront in the right bay. The right bay is clad in black tile and brick and has a modern metal door and plate-glass window. The residential entry has an arched, wooden door with molded surround, sidelights, and a transom. The upper stories have a semi-hexagonal bay window in each bay accented with applied, pointed metal strips that extend beyond the cornice line. The window openings have metal casement and sliding windows with transoms. A fire escape is set between the bay windows. The façade terminates in a parapet with pointed arches above each bay.

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 south
8/11/2006

*P6. Date Constructed/Age and Sources: ☒ Historic
1932
SF Assessors Office

*P7. Owner and Address:
Wallace Cheung
767 8th Ave
San Francisco, 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)

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) 1884-1886 Market Street

B1. Historic Name 1884-1886 Market Street

B2. Common Name 1884-1886 Market Street

B3. Original Use Commercial/Multiple Family Residence B4. Present Use: Commercial/Multiple Family

* B5. Architectural Style Art Deco

*B6. Construction History
1884-1886 Market Street was constructed in 1932. Alterations include the storefront and modern metal casement and sliding windows with transoms

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

*B8. Related Features none

B9a. Architect Irvine & Ebbets . Builder Lager & Vol Franz

*B10. Significance: Theme Depression, World War II and Postwar Aftermath Area: Hayes Valley

Period of Significance 1929-1961 Property Type Commercial/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)

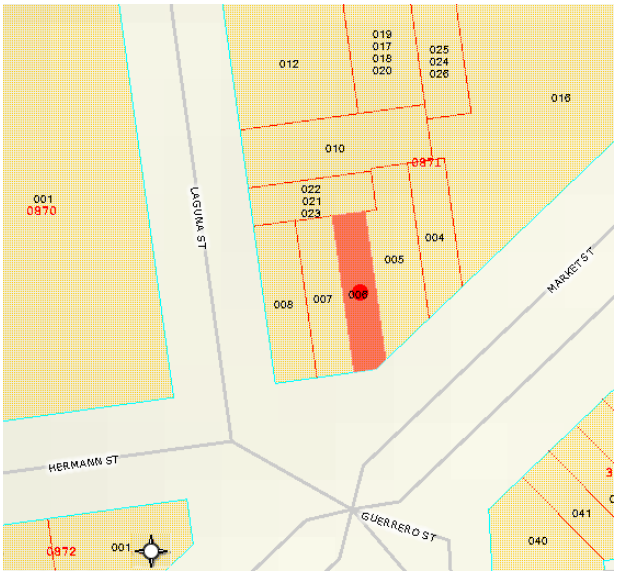
In regard to California Register Criterion 1 (History/Events) this property is considered under the Depression, World War II and Postwar Aftermath context of the Historic Context Statement, Market & Octavia Neighborhood Plan Area, since it is both an identified building type (Residential/Commercial) and dates from the Period of Significance (1929-1961) of that context. Although the residential over commercial building type is not specifically identified in the Historic Context Statement of the Market & Octavia Neighborhood Plan Area, it is clear from examples given under the Residential building type that this category was understood to include residential over commercial. 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).(continued)

B11. Additional Resource Attributes: (List attributes and codes) HP3. Multiple family property; HP6. 1-3 story

*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)

Criterion 1:

1884-1886 Market Street was designed by architects Irvine & Ebbets and constructed in 1932 by builders Lager & Vol Franz. The identified first owner, Nick H Cochilas, operated a restaurant at the first story and lived above. According to City Directories, State College Sweet Shop & Lunch Counter was located in the building from 1936-1953. The City Directories list a variety of residential renters through the 1930s, 1940s and 1950s. The building was constructed as residential flats over commercial, a use which it maintains today.

Architect Richard R. Irvine and developer Lawrence O. Ebbets worked together to design and build houses and apartment buildings, largely in the Marina area. Their partnership dissolved in 1930.

The 1899 Sanborn map shows that much of the block was vacant with a few flats and shops along with one large, single-family dwelling. The 1913 Sanborn map shows that the parcel was vacant, with three-story shops with flats above located on adjacent parcels. The 1950 map shows the present building. Vacant lots in the surrounding neighborhood had mostly been infilled with large apartment buildings, many of which presumably housed students attending the California State Teacher's College. As evidenced by the Sanborn maps, very little privately funded construction occurred in Hayes Valley during the Depression or Second World War, although notable amounts of infill development took place.

Integrity:

1884-1886 Market Street appears to have undergone some alterations, particularly to the storefront, which is recessed and has a projecting bulkhead at the right end and a metal grille enclosing a small open area. The storefront has a stucco bulkhead, modern metal door and plate-glass window. Other alterations include modern metal casement and sliding windows with transoms on the upper stories.

Some character-defining features remain, including smooth stucco cladding, semi-hexagonal bay window in each bay accented with applied, pointed metal strips that extend beyond the cornice line. The building retains integrity of location and partially retains integrity of design, setting and feeling. It no longer retains integrity of materials, workmanship, or association.

Conclusion:

1884-1886 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 criterion. Although the construction date and building location demonstrate an association with the Depression, World War II and Postwar Aftermath context, it no longer accurately expresses this association due to the alterations to the exterior alterations. As the building no longer conveys its original appearance at the time of construction, 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, nor does it represent the work of master architects. It no longer embodies the distinctive characteristics of a type, period, region, or method of construction and it does not possesses high artistic values.