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) 1400-1428 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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 1400-1428 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): 0835-001

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

1400-1428 Market Street is located on a triangular lot on the north side of Market Street at the intersection of Fell Street. Built in 1907 and remodeled in the Art Deco style, 1400-1428 Market Street is a five-story residential hotel and commercial building. The triangular-plan building, clad in stucco and masonry, has a flat roof. The primary façade faces south toward Market Street and is fifteen bays wide. A secondary façade extends along Fell Street and is seven bays wide. Both elevations have the same organization and materials. The building has storefronts on the first story clad in stucco, with recessed entryways and modern, aluminum-frame glazed doors and windows. The second story, also clad in stucco, has a continuous band of modern, metal-frame windows. The upper stories are clad in stucco scored to look like ashlar masonry. The fenestration is symmetrical and consists of nine-over-nine light, double-hung, metal-sash, windows with plain surrounds. The upper stories have pilasters with Corinthian capital reliefs at the ends of the elevations and evenly dividing the bays. The building has no decoration at the roofline. Large, modern illuminated signs are attached to the Market Street and Fell Street elevations. This property is also numbered 15 Fell Street. The building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP3: Multiple Family Property; HP7: 3+ Story Commercial Building

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

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

*P6. Date Constructed/Age and Sources: ☒ Historic
1907
SF Assessors Office

*P7. Owner and Address:
Patel Anil Kumar T & Sunita
855 Francisco Blvd E
San Rafael, 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)

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CONTINUATION SHEET	Trinomial	

Page 2 **of** 2 ***Resource Name or #** (Assigned by recorder) 1400-1428 Market St.

***Recorded by:** Page & Turnbull ***Date** 8/11/2006 ☒ Continuation ☐ Update

Market Street (north) elevation

View from corner of Market and Fell Street, looking 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) 1400 Market Street

B1. Historic Name Grand Central Hotel

B2. Common Name 1400 Market Street

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

* B5. Architectural Style Art Deco

*B6. Construction History
1400 Market Street was constructed in 1906 and the storefronts, windows, stucco cladding and large signage was altered at an unknown date.

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

*B8. Related Features none

B9a. Architect William Helbing . Builder _____

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

Period of Significance 1906-1929 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 1906 Earthquake and Fire Reconstruction context of the Historic Context Statement, Market & Octavia Neighborhood Plan Area, since it is both an identified building type (Commercial/Residential) 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 1 (History/Events), Criterion 2 (Persons), Criterion 3 (Design/Construction), or Criterion 4 (Information Potential).

Criterion 1:

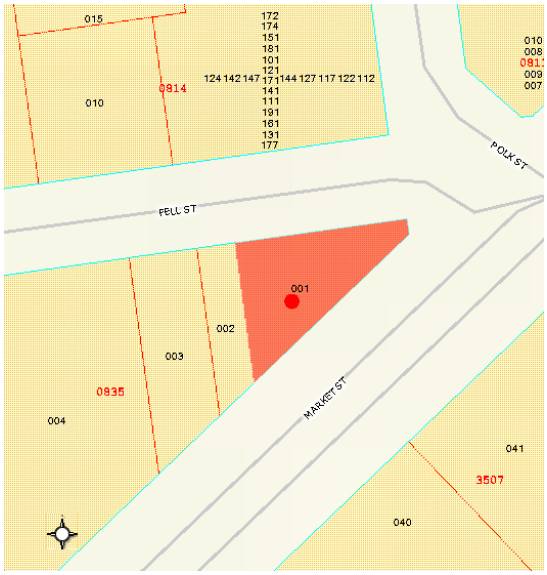
1400 Market Street was designed and constructed by William Helbing in 1906. William Helbing was a prolific San Francisco developer between the aftermath of the 1906 Earthquake and The Depression. Operating as the Helbing Co., he primarily built apartment buildings and hotels. Helbing was trained as an engineer and often acted as owner, designer, and builder on his projects. (continued)

B11. Additional Resource Attributes: (List attributes and codes) HP3. Multiple Family Property; HP7. 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)

The 1886 Sanborn map shows that this parcel was occupied by the Christenson & Lord lumber yard. The rest of the block was occupied by flats and shops. The 1913 Sanborn map shows that the subject building was in place and called the Grand Central Hotel. It had shops on the first floor with guest rooms above. The adjacent lot was vacant and the rest of the block was occupied by a two-story building that housed auto-related businesses. The 1950 Sanborn map shows the existing hotel with shops below. The rest of the block was occupied by two-story shop buildings. During the 1930s the exterior of the building was stripped and replaced with scored stucco with simple, stylized Corinthian pilasters at the corners and at regular intervals along the facade.

Integrity:

In regard to integrity, the building appears to have undergone significant alterations since its construction in 1906, including modern, aluminum-frame glazed doors and windows in storefronts on the first story. The upper stories of the building have been remodeled in a simplified manner. Additionally, large, modern illuminated signs are attached to the Market Street and Fell Street elevations. 1400 Market Street retains the following aspects of integrity: location and setting. The building does not retain integrity of materials, design, workmanship, feeling and association due to the alterations described above.

Conclusion:

1400 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 1906 Earthquake and Fire Reconstruction 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 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 embody the distinctive characteristics of a type, period, region, or method of construction, represent the work of a master, or possesses high artistic values.