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) 1670-1680 Market St.

P1. Other Identifier: Gaffney Building

*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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 1670-1670 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): 0854/005

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

1670-1680 Market St. is located on a 60'x86' lot on the north side of Market Street, between Gough and Rose Streets. Built in 1923, the Gaffney Building is a six-story, steel frame, apartment and commercial building designed in the Renaissance Revival style. The rectangular-plan building, clad in stucco, and is capped by a flat roof. The primary façade faces south and is seven bays wide. The first floor features two storefronts and an entrance to the residential units set in the right bay. The storefronts have tiled water tables and window enframements and original wood frame storefront windows. A high, divided, straight, transom with arched openings and turned spindle muntins runs across both storefronts. The entrance to the residential units has a shouldered, arched opening and a door hood on brackets with a shouldered pediment. A panel reading "Gaffney Building" is centered above the first story level. The upper five stories have bay windows the second, fourth, and sixth bays with paneled spandrels, colonnettes with spiral fluting, and molded friezes. The bays and alternating window openings have modern casement windows with transoms. The elevation terminates in an entablature with molded medallion frieze and modillion cornice.

The building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP3: Multiple Family Property, HP6: 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
1923
SF Assessors Office

*P7. Owner and Address:
Levinson Family Revocable T
Fred Levinson
55 Raycliff Ter
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)

Detail of first story

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 4D
Other Listings _____
Review Code _____ Reviewer _____ Date / /

Page 1 of 1

*Resource Name or #: 854/5

P1. Other Identifier: Antiques

*P2. Location: ☐ Not for Publication ☒ Unrestricted a. County San Francisco

b. USGS 7.5' Quad San Francisco North Date 1980 T 02N; R 05W; ___ 1/4 of NE 1/4 of Sec 9; MDM B.M.

c. Address 1670-1680 Market Street City San Francisco Zip 94102

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appropriate)
Assessor's Parcel Number: 854/5

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

The historic Lady Hub Apartments are a six-story, reinforced concrete apartment building over commercial at the obtuse-angled northeast corner of Market and Haight Streets, with 90% of the frontage on Market. The lot extends to Rose Street (an alley) in the rear, and the side lot lines are perpendicular to Rose, diagonal to Market. Cladding is stucco. The Haight Street elevation (westerly) has one single-windowed bay at each floor. The Market Street elevation is symmetrical, four single windows alternating with three tiers of polygonal bay windows. The deep modillioned cornice and molded frieze do not follow the plan of the bay windows, but they do bend around Haight Street. The entry to the apartments appears original: it has plain piers supporting an arched vestibule entry and an entablature, and above is a curvalinear pediment on long console brackets. Designed by Walter Falch, the building was rated C in the Heritage survey. Owners Gaffney & Luce ran the Hub Market wholesale meats in the store space. In spite of storefront alterations, it possesses integrity as to location, design, setting, materials, workmanship, and association. It is a contributor to The Hub District, which may become eligible for the National Register when more of its history is known.

*P3b. Resource Attributes: (List attributes and codes) HP3. Multiple Family Property; HP7. Tall Commercial Bldg

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

Date of Photo: 08/03/1997

Photo Number: AB321/14A

P5b. Description of Photo: (View, date, etc.)
Haight (left) and Market Street elevations, looking north

*P6. Date Constructed/Age and Sources: ☐ Prehistoric ☒ Historic ☐ Both
1923
per Bldg Permit App #112851

*P7. Owner and Address:
Levinson Family Revoc. Trusst
% West Coast Property Management
710 Van Ness Av., S.F. 94102
P--Private

*P8. Recorded by: (Name, affiliation, address)
Anne Bloomfield
Bloomfield Architectural History
2229 Webster Street
San Francisco, CA 94115

*P9. Date Recorded: 08/22/1997

*P10. Survey Type: (Describe)
Intensive
Mid-Market Redevelopment Project

*P11. Report Citation: (Cite survey report/other sources or "none") Bloomfield, Anne, Historic Architectural Survey Report for the Mid-Market Redevelopment Project, San Francisco, 1997.

*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 3CS

Page 1 of 3 *Resource Name or # (Assigned by recorder) 1670-1680 Market Street

B1. Historic Name Gaffney Building

B2. Common Name 1670-1680 Market Street

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

* B5. Architectural Style Renaissance Revival

*B6. Construction History
1670-1680 Market Street was constructed in 1923. Alterations include window openings with modern casement windows with transoms.

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

*B8. Related Features none

B9a. Architect Walter C. Falch . Builder G. P. N. Jensen

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

Period of Significance 1906-1926 Property Type Residential Applicable Criteria 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).

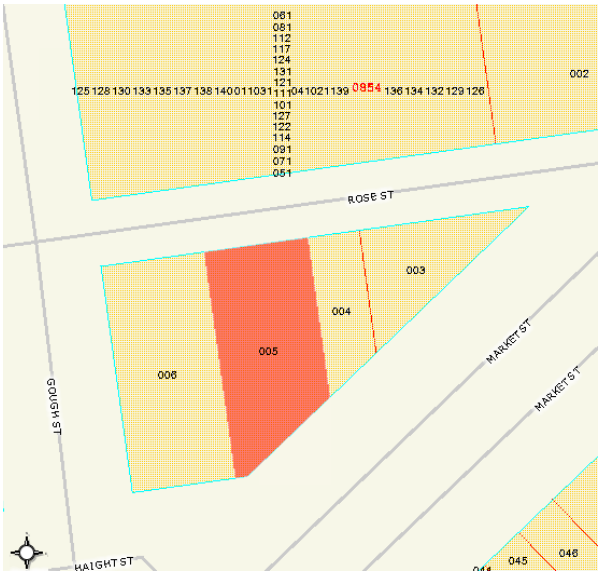
Criterion 1:
1670-1680 Market Street, known as the Gaffney Building, was designed by Walter C. Falch and constructed by G. P. N. Jensen in 1923. The first owner is identified as Luce & Gaffney, a company that specialized in wholesale and retail meats.
(continued)

B11. Additional Resource Attributes: (List attributes and codes) HP3: Multiple Family Property, HP6: 3+ Story

*B12. References: Edwards Abstracts, January 9, 1923
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 the 1886 and 1889 Sanborns maps, the parcel was occupied by a small, two-story building containing shops on the ground floor and lodgings above and a hay and feed store. Adjacent buildings were also one- to three-stories used for similar purposes. This block was destroyed during the 1906 Earthquake and Fire. The 1913 Sanborn map shows that a portion of the parcel was vacant with the a hay and feed store and several adjacent one-to-three story shops on adjoining lots. The 1950 Sanborn map shows the current building constructed on the vacant lot and former hay and feed store lots with the same adjacent shops.

City Directories from the 1930s, 1940s, and 1950s list the Hub Apartments as housing an equal number of male and female tenants. The 1936 and 1940 Directories identify Gaffney and Luce Butchers, Hub Market, and the Hub Tavern as occupying the first story storefronts, while the 1953 Directory identifies the first story storefronts as housing the Hub Bakery, Hub Market, Hub Tavern, and James B. Gaffney Meats. Today, the building houses retail businesses on the first story, while the upper stories continue to operate as apartments.

Destroyed during the 1906 Earthquake and Fire, this section of Market Street was rebuilt after the disaster. Due to the demand for housing among the legions of displaced San Franciscans, builders and property developers erected dozens of larger masonry apartment buildings, particularly along Market Street and adjoining streets. In this way the neighborhood was transformed from a middle-class neighborhood of single-family homes before the quake into a more densely populated area of multi-family apartments and flats.

Although 1670-1680 Market Street's location and apartment building typology reflect a general association with the 1906 Earthquake and Fire and Reconstruction period of significance, the 1923 construction date places the building outside of the primary scope of the period of significance and renders it unable to accurately embody this broad pattern of San Francisco's history.

Criterion 3:

Walter C. Falch worked for the architecture firm Bliss & Faville in 1910, and practiced independently from 1911 through the 1940s. He was a member of the American Institute of Architects from 1927-1929. Notable buildings include the Mill Valley City Hall (1937).

1670-1680 Market Street is a well-preserved and intact example of a multiple-family apartment building designed in the Renaissance Revival design. With its stucco cladding, storefronts with tiled bulkheads and window enframements and original wood frame storefront windows and high, divided, straight, transom windows with arched openings and turned spindle muntins runs, entry with shouldered arched opening, and a door hood on brackets with a shouldered pediment, upper stories with bay windows in the second, fourth, and sixth bays with paneled spandrels; colonnettes with spiral fluting, and molded friezes, and entablature with molded medallion frieze and modillion cornice, the building embodies the distinctive characteristic of a type, method or period of construction.

Integrity:

The Gaffney Building appears to have undergone no alterations since its construction in 1923. Character-defining features include its six-story height and massing, stucco cladding, storefronts with tiled bulkheads and window enframements and original wood frame storefront windows and high, divided, straight, transom with arched openings and turned spindle muntins; entry with shouldered, arched opening and a door hood on brackets with a shouldered pediment; upper stories with bay windows in the second, fourth, and sixth bays with paneled spandrels, colonnettes with spiral fluting, and molded friezes; and entablature with molded medallion frieze and modillion cornice. The building retains the following aspects of integrity: location, design, setting, materials, workmanship, feeling, and association.

Conclusion:

The building appears to be eligible for listing in the California Register of Historical Resources under Criterion 3 (Design/Construction) as a well-preserved and intact example of a multiple-family renaissance Revival style apartment building. The building retains sufficient integrity to allow it to embody the distinctive characteristics of its type, period and method of construction.

(continued)

B10: Significance (continued)

Character Defining Features:

Character defining features include: six-story height and massing, stucco cladding; storefronts with tiled water tables and window enframements and original wood frame storefront windows and high, divided, straight, transom with arched openings and turned spindle muntins; entry with shouldered, arched opening and a door hood on brackets with a shouldered pediment; upper stories with bay windows in the second, fourth, and sixth bays with paneled spandrels, colonnettes with spiral fluting, and molded friezes; and entablature with molded medallion frieze and modillion cornice.