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) 1870 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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 1870 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): 0871004

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

1870 Market Street is located on an irregularly shaped lot on the north side of Market Street between Laguna Street and Octavia Boulevard. Constructed in 1953, 1870 Market Street is a one-story, concrete block, commercial building originally constructed as a garage located at the rear of the lot. The building sits on a concrete, slab foundation and has a flat roof. The one bay-wide primary elevation faces south, and is hidden behind fencing. The original bay opening has been infilled with a door and continuous bank of windows.

The building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) 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
1953
SF Assessors Office

*P7. Owner and Address:
Dale Risden
3424 Crane Way
Oakland, 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) 1870 Market Street

B1. Historic Name 1870 Market Street

B2. Common Name 1870 Market Street

B3. Original Use Commercial Building B4. Present Use: Commercial Building

* B5. Architectural Style n/a

*B6. Construction History
1870 Market Street was constructed in 1954. Original bay opening has been infilled with a door and continuous bank of windows; fencing.

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

*B8. Related Features none

B9a. Architect n/a . Builder n/a

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

Period of Significance 1929-1961 Property Type Commercial 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 (Commercial) and dates from the Period of Significance (1929-1961) 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/Construction), or Criterion 4 (Information Potential).

Criterion 1:
In 1952, a permit was filed by owner Circle Investment Co. for a three-story building plus basement designed by architect H.C. Bauman for use as apartments and stores. It appears that this permit was never executed. In 1954, a permit was filed by owner C.V. Risden for a one-story building without a basement to be used for sales and service, presumably for automobiles. This appears to be the original permit for the current building.(continued)

B11. Additional Resource Attributes: (List attributes and codes) HP6. 1-3 Story commercial building

*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)

Sanborn maps from 1886 show that the block was occupied by three buildings. The 1899 Sanborn map shows that the parcel is occupied by a two-story building fronting Market Street with two small, one-story buildings in the rear. The 1913 Sanborn map shows a two-story building wire works factory occupying the parcel. The 1950 Sanborn map shows that the parcel is vacant, awaiting construction of the present building. The building appears to be currently operating as a residential or commercial space.

The Postwar Era in Hayes Valley is largely characterized by federal interventions, both in housing and highway development. 1870 Market Street shows no direct association with this broad pattern of San Francisco history.

Integrity:

The building has undergone substantial alterations since it was constructed. The original bay opening has been infilled with a door and continuous bank of windows and the building is concealed behind a fence. The building retains integrity of location, as it has not been moved. However, it no longer retains integrity of design, setting, materials, workmanship, feeling or association.

Conclusion:

1870 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. 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.