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) 1874-1878 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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 1874-1878 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): 0871-005

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

1874-1878 Market Street is located on an irregularly shaped lot on the north side of Market Street between Laguna and Octavia Streets. Constructed circa 1910 and designed in the Classical Revival style, it is a four-story, wood-frame multiple-family residential- over-commercial building. Clad in flush and channeled wood siding, the building has a reinforced concrete, perimeter foundation and a flat roof. The south-facing primary façade is four bays wide. The first-floor features a recessed, arched entry in the south end bay accessing the living units above and diagonally-set second entrance to the living units on the first floor. The arched entry has egg-and-dart molding, terrazzo steps, and an iron gate. The upper stories of the façade are characterized by round bay windows in the second and fourth bays with pediments inset with cartouches on the fourth story. Pilasters divide the window openings on the bays. Recessed porches with Corinthian columns are set between the bays on the second and third stories. Bands of cornices divide each story across the elevation. The sash are primarily one-over-one light, double-hung wood windows with molded surrounds. The façade terminated in deeply projecting cornice. Secondary elevations are utilitarian in design and clad in wood channel siding. The windows on secondary elevations have modern, metal frame, double-hung sash. 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
8/11/2006

*P6. Date Constructed/Age and Sources: ☒ Historic
1900; rev. ca. 1910
SF Assessor; Sanborn Maps

*P7. Owner and Address:
Dorntge Family Lvg Trust
Millard & Michelle Domtge,
1321 Acton Street
Berkeley, 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
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) 1874-1878 Market Street

B1. Historic Name 1874-1878 Market Street

B2. Common Name 1874-1878 Market Street

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

* B5. Architectural Style Classical Revival

*B6. Construction History
1874-1878 Market Street was constructed in 1910. Alterations include modern, metal frame, double-hung sash on secondary elevations, storefront, stucco-clad base.

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

*B8. Related Features none

B9a. Architect n/a . Builder n/a

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

Period of Significance 1906-1929 Property Type Commercial/Residential 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 (Commercial/Residential) and dates from the Period of Significance (1906-1929) 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. Based on its appearance, the building is also considered under California Register Criterion 3 (Design/Criteria). There is no indication the property is eligible for listing in the California Register under Criterion 2 (Important Persons) 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:

1874-1878 Market Street was constructed circa 1907 for Herman Cohn, a manufacturer of overalls. No architect or builder is known. Cohn owned this lot from at least 1894. Prior to the 1906 Earthquake and fire, the lot contained a two-story, single-family dwelling. This lot is just outside of the fire zone, and it is not clear if the two-story dwelling was destroyed in the Earthquake, or if Cohn demolished it in order to build a larger building. The 1907 San Francisco City Directories list Cohn as residing at this address. It is also given as his business address. The 1910 Census records list Cohn, his wife Hannah, and their children, along with 14 roomers, living here. The 1913 Sanborn map shows the current building in place. In May 1914, Herman Cohn sold the property to Hannah Cohn, his wife. In 1936, the City Directory lists Durnell's Printers at the first story, and E. Larson renting. The 1940 City Directory lists Verden Realty Co. at the first story, and describes the building as the Maylong Apartments. The 1953 City Directory lists Viking Sporting Goods at the first story and Hjalmar Haarala as a renter. The building was constructed as residential over commercial, a use pattern which it retains today.

Hayes Valley largely escaped destruction during the 1906 Earthquake and resultant fire. Earthquake refugees set up camp in the area not long after the fires were extinguished, such as the temporary camp erected on vacant ground at Market and Laguna streets. As the influx of refugees began to create a demand for permanent housing, many single-family dwellings were converted to multi-family housing, and larger lots were subdivided and flats built alongside older homes.

1874-1878 Market Street is also an example of an apartment building, a type of building that is widespread in the Hayes Valley and Market Street corridor area. Apartment buildings are generally located on a large lot with an arrangement of multiple living units on each floor with access to individual units provided through a central lobby. The majority of apartment buildings constructed at this time were designed in the Classical Revival style. Other popular styles included Craftsman, Mission, and Spanish Colonial Revival.

1874-1878 Market Street, with its circa 1907 construction date, Hayes Valley/Market Street corridor location, and building typology, clearly expresses an association with a broad pattern of San Francisco history, in this case the immediate post-quake reconstruction of the city after the 1906 Earthquake and Fire.

Criterion 3:

Although there is no architect of record for 1874-1878 Market Street, the sophisticated design and construction of the building suggest that it was designed and constructed by an experienced architect or builder.

1874-1878 Market Street is a four-story apartment building over a commercial storefront designed in the Classical Revival style. The Classical Revival style 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 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.

1874-1878 Market Street exhibits characteristics of the Classical Revival Style in its ornamentation including pediments inset with cartouches on the fourth story, pilasters dividing the window openings on the bays, bands of cornices dividing each story across the elevation, and recessed porches with Corinthian columns on the second and third stories; and deeply projecting cornice. The building embodies the distinctive characteristics of a type, period and method of construction. (continued)

B10 Significance (continued)

Integrity:

1874-1878 Market Street appears to have undergone few substantial alterations, mostly to the first story, which is re-clad in rough textured stucco. The storefront retains its original transom but now consists of a metal sash plate glass window and a reconfigured entry door and stucco bulkhead. Additional alterations include modern metal frame double-hung sash on secondary elevations. Character-defining features include height and massing; recessed, arched entry with egg-and-dart molding on the ground floor; the upper stories' fenestration pattern with round bay windows and double-hung, wood-sash windows with molded surrounds; Classical revival ornamentation including pediments inset with cartouches on the fourth story, pilasters dividing the window openings on the bays, bands of cornices dividing each story across the elevation, and recessed porches with Corinthian columns on the second and third stories; deeply projecting cornice and flat roof. 1874-1878 Market Street retains the following aspects of integrity: location, design, materials, workmanship, feeling, and association. The building partially retains integrity of setting, as many of the surrounding buildings have been demolished or heavily altered.

Conclusion:

1874-1878 Market Street appears to be eligible for listing in the California Register of Historical Resources under Criterion 1 (Event) as an example of the post-earthquake relocation and reconstruction trends in Hayes Valley when single-family dwellings were replaced by multiple family buildings constructed to house the many refugees that poured into the area. 1874-1878 Market Street also appears to be eligible under Criterion 3 (Design/Construction) as an intact and well-preserved example of a Classical Revival apartment building, embodying the "distinctive characteristics of a type, period, region or method of construction."

Character Defining Features:

Character-defining features include: height and massing; recessed, arched entry with egg-and-dart molding on the ground floor; upper stories fenestration pattern with round bay windows and double-hung, wood-sash windows with molded surrounds; Classical revival ornamentation including pediments inset with cartouches on the fourth story, pilasters dividing the window openings on the bays, bands of cornices dividing each story across the elevation, and recessed porches with Corinthian columns on the second and third stories; deeply projecting cornice and flat roof.