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) 1693-1695 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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 1693-1695 Market St. City: San Francisco Zip: 94103

d. UTM: Zone: 10 mE/ mN (G.P.S.)

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 3504-038

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

1693-1695 Market Street. is located on a 34' x 124' lot on the south side of Market Street between Gough and Valencia Streets. Constructed in 1914 and designed in the Renaissance Revival style, it is a five-story, concrete-frame, residential-over-commercial building. Clad in a combination of stucco and brick, the building has a rectangular plan and a flat roof. The north-facing primary facade is four bays wide. The first floor storefronts are shaded by a boxed awning running the length of the elevation; the easternmost bay provides an entrance to the residential hotel rooms above, while a centered entrance provides access to the commercial space. The first and fourth bays of the upper 4 floors are characterized by wood bay windows with full-height wood awning sash, spandrel panels and fixed, recessed, half-round or square transoms. The second and third bays have modern casement windows with awning transom sashes. A fire escape stretches across the central bays on the second through fifth floors. The facade terminates in an entablature and double, arched parapet with decorative keystones above the first and fourth bays and a flagpole in the center.

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

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

*P6. Date Constructed/Age and Sources: ☒ Historic
1914
SF Assessors Office

*P7. Owner and Address:
Patel Gangaben A Rev 2000 T
Gangaben A Patel Trustee
3425 Glendora Dr.
San Mateo, CA

*P8. Recorded by:
Cielo Lutino; 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 3CS

*Resource Name or # (Assigned by recorder) 1693-1695 Market Street

B1. Historic Name Hotel Fallon

B2. Common Name Hotel Allen

B3. Original Use residential/hotel B4. Present Use: multi-unit residential/commercial

* B5. Architectural Style Renaissance Revival

*B6. Construction History
Constructed 1913-1914. Modern commercial storefront inserted at the first story within the past 50 years. Original upper story windows, middle bays, replaced

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

*B8. Related Features none

B9a. Architect C A Meussdorffer . Builder P Montague

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

Period of Significance 1906-1929 Property Type residential/commercial Applicable Criteria 1, 3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

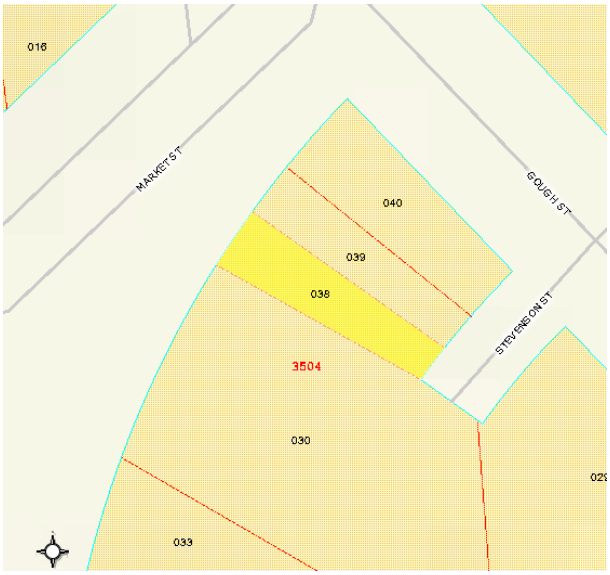
In regard to California Register Criterion 1 (History/Events) this property is considered under the 1906 Earthquake and Fire Reconstruction context of the Historic Context Statement, Market & Octavia Neighborhood Plan Area, since it is both an identified building type (multi-unit residential/commercial) 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/Construction). The building is also considered under Criterion 2 (Important Persons. There is no indication the property is eligible for listing in the California Register under Criterion 4 (Information Potential).
(continued)

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References: Historic Context Statement, Market & Octavia Neighborhood Plan Area, Page & Turnbull, Inc. July 20, 2007 Sanborn Maps, San Francisco City Directories, Building & Engineering News, August 13, 1913; Aril 15, 1914

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:

1693-1695 Market Street was designed by C.A. Meussdorffer and constructed for Carmel Fallon in 1913-1914 on a lot which formerly featured a one-story leather and canvas goods store, constructed after the 1906 Earthquake. Prior to the earthquake, the lot contained two two-story stores. The 1950 Sanborn Map describes the building at 1693-1695 Market Street as the Hotel Allen. The commercial storefront that currently characterizes the first story of the building apparently was inserted between 1950 and 1995. The building is currently used as a cafe at the first story and multi-unit residential hotel at the upper stories.

Rebuilding after the 1906 Earthquake proceeded at varying rates throughout the city. Many lots which had previously held single family dwellings or small commercial buildings were rebuilt, especially in the South of Market and Market Street Corridor areas, in a higher density use pattern. These higher density buildings took the form of residential hotels or apartment buildings. 1693-1695 Market Street clearly reflects its association with this shift in preferred building typologies and accurately reflects its association with the 1906 earthquake and Fire and Reconstruction period of significance.

Criterion 2:

Carmel Fallon was the daughter of Jose Castro, a wealthy landowner in Mexican California, and the divorced wife of Thomas Fallon who claimed San Jose for the United States during the Mexican-American War and later became a wealthy landowner also. She built and resided in the nearby Fallon Building, San Francisco Landmark #223. Although Carmel Fallon may be an important historic personage, her connection with this building was merely a financial one and the building is not eligible for listing on the California Register under Criterion 2.

Criterion 3:

Conrad A. Meussdorffer was born in San Francisco on October 25, 1871, the son of German immigrant parents who had settled here as pioneers in 1853. His father Konrad was an importer and a retailer of hats, with a store on Kearny Street. Meussdorffer started work in 1892 for the architectural firm of Salfield & Kohlberg, first as a draftsman, and was promoted to architect after two years. In 1895, he entered into a partnership with Victor de Prosse, mainly designing commercial buildings. By 1897, he had opened his own practice. Meussdorffer designed many upper class homes both in San Francisco and in Ross, where he lived, as well as large apartment buildings. His most notable buildings are: the St. Regis apartments at 1925 Gough, 2135 and 2205 Sacramento, 1830 Jackson, 2145 Franklin, 2000 Washington, and best known of all, 2006 Washington St.

1693-1695 Market Street is a moderately well preserved example of a multi-unit, mixed-use residential hotel designed in the Renaissance Revival style in the Market Street Corridor during the 1906 Earthquake and Fire and Reconstruction period of significance. The Renaissance Revival style emerged in the United States as early as 1840, and had become a popular choice for larger commercial buildings by the early decades of the twentieth century. Inspired by the architecture of sixteenth century Italy and France, the Renaissance Revival style that emerged in the United States was combined with additional elements from Ancient Greek and Roman architecture. Characteristics of the Renaissance Revival include arched openings, rusticated masonry laid with deep joints to give the appearance of massiveness, strong horizontal lines, finely detailed cornices and crisply drawn moldings, mixed cladding, often brick and terra cotta, highlighted rooflines often including a balustrade, regular fenestration patterns, and an academic reproduction of architectural detail. Both the overall effect and the specific architectural details of 1693-1695 Market Street embody the distinctive characteristics of the Renaissance Revival style. The building retains sufficient character defining features and integrity to embody the distinctive characteristics of the Renaissance Revival type, period and method of construction.

Integrity:

1693-1695 Market Street has undergone alterations including the insertion at the first story of a commercial storefront, and the removal of original windows at the middle bays of the upper stories and replacement with contemporary vinyl sash casement windows. (continued)

B10: Significance (continued)

The building retains many character-defining features, including its five-story height and rectangular massing, combination brick and stucco cladding, recessed residential entry at the left bay, four-story continuous canted bays with wood sash awning windows, spandrel panels and fixed, recessed, half-round or square transoms, fire escape at the central bays on the second through fifth floors, entablature and double, arched parapet with decorative keystones above the first and fourth bays and a flagpole in the center. 1693-1695 Market Street retains the following aspects of integrity: setting, location, and design, and partially retains the aspects of association, feeling, materials and workmanship.

Conclusion:

1693-1695 Market Street appears eligible for listing in the California Register under Criterion 1 (Events) as a building that embodies the context of post-quake reconstruction in the mid-Market area. The 1906 Earthquake and Fire destroyed the surrounding neighborhood as well as most of downtown San Francisco. The disaster displaced thousands of San Franciscans who needed to live somewhere. Builders and property developers responded to this demand by construction large-scale masonry apartment buildings and residential hotels. The building also appears eligible under Criterion 3 (Design/Construction) as a moderately well preserved example of a multi-unit residential building designed in the Renaissance Revival style. The building retains sufficient character defining features and integrity to accurately embody the distinctive characteristics of the Renaissance Revival type, period and method of construction.

Character Defining Features:

Character defining features include its five story height and rectangular massing, combination brick and stucco cladding, recessed residential entry at the left bay, four-story continuous canted bays with wood sash awning windows, spandrel panels and fixed, recessed, half-round or square transoms, fire escape at the central bays on the second through fifth floors, entablature and double, arched parapet with decorative keystones above the first and fourth bays and a flagpole in the center.