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) 1621 Market St.

P1. Other Identifier: Plumbers & Pipefitters Union Local No. 38

*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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 1621 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): 3505/032A

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

1621 Market St. is located on a 67' x 180' lot on the south side of Market Street, between 12th and Brady Streets. Built in 1923 and subsequently enlarged and remodeled in the 1970s, 1621 Market Street is presently a two-story, concrete frame, office building remodeled in a modern, utilitarian style. The rectangular-plan building, clad in stone aggregate panels, sits on a reinforced-concrete foundation and is capped by a flat roof. The primary façade, which is five bays wide, faces north. The first floor features two pedestrian entrances, one in the second bay in from the left and the other in the second bay in from the right. The balance of the façade is characterized by an asymmetrical arrangement of large fixed anodized aluminum windows, with balconies on the second floor. The façade terminates in a flat parapet ornamented with the name of the union that occupies the building in metal letters.

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 north
8/11/2006

*P6. Date Constructed/Age and Sources: ☒ Historic
1923
SF Assessors Office

*P7. Owner and Address:
United Assn. Journeymen & Apps.
1621 Market St
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)

State of California The Resources Agency
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Primary #
HRI No.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

Page 1 of 2 *Resource Name or # (Assigned by recorder) 1621 Market Street

B1. Historic Name 1621 Market Street

B2. Common Name 1621 Market Street

B3. Original Use Moose Lodge B4. Present Use: Union Hall and offices

* B5. Architectural Style International (modified)

*B6. Construction History
1621 Market Street was constructed in 1923. The building has been expanded and the facade was completely refurbished in the 1970s.

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

*B8. Related Features none

B9a. Architect O'Brien Bros . Builder unknown

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

Period of Significance 1906-1929 Property Type assembly building 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 (assembly building) 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 2 (Important Persons), Criterion 3 (Design/Construction), or Criterion 4 (Information Potential).

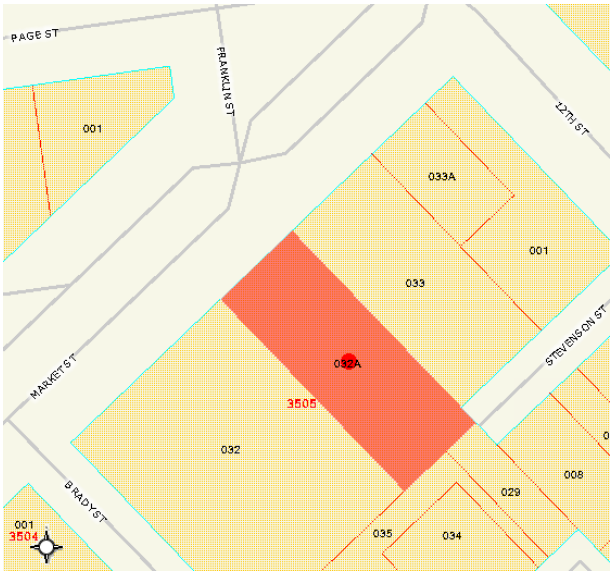
Criterion 1:
1621 Market Street was constructed in 1923 on a lot which previously featured several small one-story shops, including a cyclery, an enameler, and a printer. These small shops were likely built quickly after the 1906 earthquake and fire decimated this block. In 1923, the Loyal Order of Moose hired the architecture firm the O'Brien Brothers to design and build their new Lodge #26. (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, Daily Pacific Builder, 1/22/1923.

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 O'Brien Brothers firm was established in 1906 and consisted of brothers Albert L. O'Brien, C.J. O'Brien, and W.J. O'Brien. The firm specialized in designing commercial loft buildings and light industrial facilities. One of their more notable designs is the Palace Garage at 111 Stevenson Street. They designed at least fifty buildings in San Francisco, mostly in the 1910s and 1920s. The building at 1621 Market Street served as the Loyal Order of Moose Hall and Club through the 1940s, as well as providing office space for such firms as Pacific Telephone and Telegraph Company and C. J. Dunsleavy. The Loyal Order of Moose Lodge #26 moved after 1940 to new headquarters at the 800 block of Market Street, and is now located in Daly City. In 1945, the Steamfitters & Helpers Union offices were located at 1621 Market Street, and in 1947, when four Bay Area pipe-trade unions merged to form Local 38, 1621 Market Street became the union headquarters. In the 1970s, the building was renovated and the facade was completely refurbished. In 1996, the building was designated Joe Mazzola Place by the City and County of San Francisco in honor of the long tenure of the union leader. The building continues to serve as Local 38's headquarters, as well as a skilled labor training facility.

The 1906 Earthquake and resultant fire leveled this area of Market Street, and rebuilding proceeded at varying rates. The one-story buildings that were located at this lot directly after the quake typify the building trend directly after the area was cleared of rubble. Larger buildings, such as the one that was constructed in 1923 at this lot, typified that later years of the rebuilding period of significance, as insurance claims were settled and standard methods of construction eventually agreed upon. 1621 Market Street, with its 1923 construction date, Market Street corridor location, and building type (assembly hall), clearly demonstrates an association with this broad pattern of San Francisco history.

Integrity:

1621 Market Street has been completely refurbished and retains none of its character-defining features. Alterations include the expansion of the original footprint of the building, the removal or covering of the original facade finishes with concrete aggregate panels, and the installation of large asymmetrically arranged, fixed anodized aluminum windows and balconies. The building does retain its two-story height, its use pattern as an assembly building, and its historical association with the Plumbers and Steamfitters Union. The building retains the following aspects of integrity: location and setting, and partially retains the aspect of association. The building does not retain integrity of design, feeling, materials or workmanship.

Conclusion:

1621 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 under any criterion. Although the 1923 construction date and the Market Street Corridor location clearly reflect an association with the 1906 Earthquake and Fire and Reconstruction period of significance, the extensive alterations to the facade of the building have rendered it unable to express its association with that period. The building's association with labor leader Joe Mazzola occurred during the 1950s, a period no longer accurately represented by the refurbished facade of the building. The refurbishment has severed the building's connection to its architects, the O'Brien Brothers, and it no longer accurately represents the work of these prolific San Francisco architects. Additionally, the alterations prevent the building from embodying the characteristics of any historic architectural style or method of construction. Furthermore, the building does not represent the work of a master, nor does it possess high artistic value.