

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) 230 Oak 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 Location: Not for Publication Unrestricted *a. County: San Francisco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: 230 Oak St. City: San Francisco Zip: 94102

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

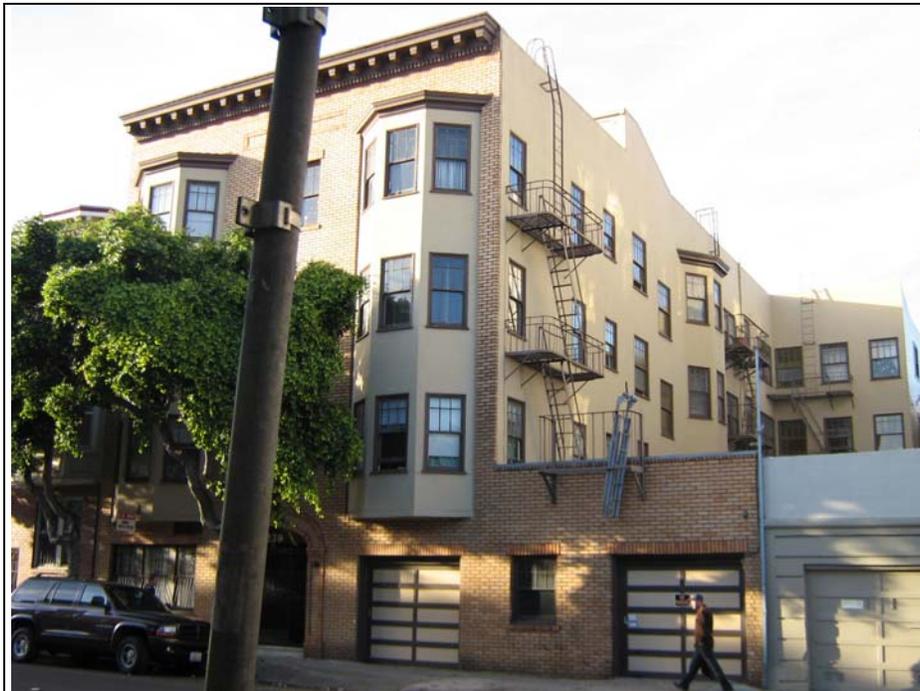
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 0832-005

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

230 Oak Street is located on a 55' x 120' through-block lot on the north side of Oak Street between Octavia and Gough Streets. Built in 1929, 230 Oak Street is a 4-story, steel or concrete-frame, multiple-family dwelling designed in the Classical Revival style. The L-plan building, clad in brick veneer and stucco, is capped by a flat roof. The foundation is not visible from the street. The primary façade, clad in yellow brick veneer, faces south toward Oak Street and is 3 bays wide. The first story contains three contiguous eight-over-one, double-hung, wood-sash windows with wooden window surrounds in the left bay. The center bay contains a gated, recessed entry porch with an arched opening. The opening has a brick surround with paneled jambs and arch with keystone. Marble steps recessed inside the porch lead to a single entrance with a single-light, wood door with sidelights. The right bay contains a garage with wood overhead door. The upper three stories feature continuous, semi-hexagonal bay windows with wooden window surrounds in the left and right bays. The bay windows are composed of six-over-one, double-hung, wood-sash windows and end with a modest cornice at the fourth-story level. The center bay contains paired six-over-one, double-hung, wood-sash windows with flat, brick lintels. A plain plaque is rendered in brick above the center bay at the fourth-story level. The primary façade terminates in a metal cornice with dentils and modillions. The exposed east elevation is clad in stucco and features symmetrical fenestration composed of 6-over-1, double-(continued)

*P3b. Resource Attributes: (list attributes and codes) HP3: Multiple family property

*P4. Resources Present: Building Structure Object Site District Element of District Other



P5b. Photo: (view and date)

View from south
10/31/2006

*P6. Date Constructed/Age and Sources: Historic
1929
SF Assessors Office

*P7. Owner and Address:
Benjamin & Denise Gage Rev
11246 El Camino Real #12
Burlingame, CA

*P8. Recorded by:
Page & Turnbull, Inc.
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
10/31/2006

*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)

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*Resource Name or # (Assigned by recorder) 230 Oak St.

*Recorded by: Page & Turnbull

*Date 10/31/2006



Continuation



Update

***P3a. Description: (Continued)**

hung, wood windows. A single-story garage with flat roof is attached to the east elevation on Oak Street. The garage is clad in yellow brick veneer and features a bay opening with overhead wood door and 6-over-1 double-hung, wood window with flat brick lintel. Secondary elevations are clad in drop wood siding. The rear elevation on Hickory St. has 6 garages and a pedestrian entrance on the first story and three semi-hexagonal bay windows with double-hung, wood sash and sets of 3 contiguous double-hung wood windows on the upper stories. The building appears to be in good condition.



Main entrance



Hickory St. (north) elevation

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6L

Page 1 of 2 *Resource Name or # (Assigned by recorder) 230 Oak Street

B1. Historic Name 230 Oak Street

B2. Common Name 230 Oak Street

B3. Original Use Multiple Family Property B4. Present Use: Multiple Family Property

* B5. Architectural Style Classical Revival

*B6. Construction History
230 Oak Street was constructed in 1929.

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

*B8. Related Features none

B9a. Architect B F Manning Staff . Builder _____

*B10. Significance: Theme 1906 Earthquake and Fire Reconstruction Area: Hayes Valley

Period of Significance 1906-1929 Property Type _____ Residence _____ 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 (Residential/apartment 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:

230 Oak Street was designed by B. F. Manning and constructed an unidentified builder in 1929 for the identified first owner, the Dowell Investment Company. According to the 1899 Sanborn Map, the parcel was occupied by a two-story flats building, with two-story plus basement cottages in the rear. The surrounding neighborhood was filled with similar building types. (continued)

B11. Additional Resource Attributes: (List attributes and codes) HP3. Multiple Family Property

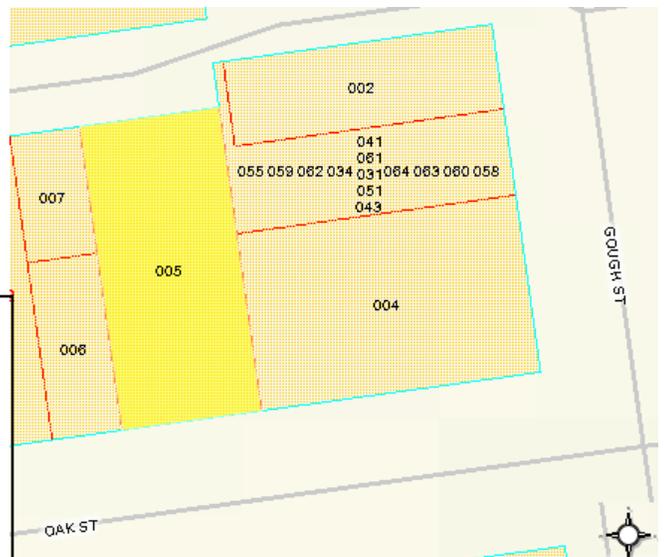
*B12. References: Historic Context Statement, Market & Octavia Neighborhood Plan Area, Page & Turnbull, Inc. July 20, 2007
Edwards Abstracts, January 31, 1929

B13. Remarks

(Sketch Map with north arrow required.)

*B14. Evaluator Kelley & VerPlanck

*Date of Evaluation 5/1/2010



(This space reserved for official comments)

CONTINUATION SHEET

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Resource Name or # (Assigned by Recorder) 230 Oak Street

*Recorded by: Kelley & VerPlanck

Date 5/1/2010

Continuation Update

B10: Significance (continued)

This block was devastated in the 1906 Earthquake and resultant fire, and the 1913 Sanborn map shows the parcel vacant, with a few flats and cottages to the west. The building at 230 Oak Street was constructed on this vacant lot in 1929. The 1936 City Directory describes this building as The Oneida Apartments, with a mix of male and female renters. The same is true in the 1940 and 1953 City Directories. The 1950 Sanborn map shows the current building with 27 apartment units, as well as an adjacent large apartment building.

230 Oak Street is a later example of the post-earthquake relocation and reconstruction trends in Hayes Valley when vacant land was sold by speculative owners and smaller one- and two-story shops and single family homes were demolished to make way for large multi-story flats and apartments that could house multiple families.

230 Oak Street is an example of an apartment building, a type of building that was widespread in various parts of San Francisco during the first decades of the twentieth century. 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 Revival styles, including Classical, Mission, and Spanish Colonial Revival, as well as the Craftsman style. The Art Deco style became popular during the late 1920s and 1930s.

Although 230 Oak Street's building typology and Hayes Valley location express an association with general reconstruction trends and the building boom of the mid-1920s, the construction date of 1929 renders the building unable to express a clear association with the 1906 Earthquake and Fire and Reconstruction period of significance.

Integrity:

230 Oak Street has undergone no substantial alterations since its construction in 1929. It retains character-defining features including: its height and massing; yellow brick veneer on the primary facade; fenestration pattern with semi-hexagonal bay windows and six-over-one, double-hung, wood-sash windows; and metal cornice with dentils and modillions. 230 Oak Street retains the following aspects of integrity: location, design, setting, materials, workmanship, feeling, and association.

Conclusion:

230 Oak Street does not appear eligible for the National Register of Historic Places, California Register of Historical Resources or local designation under any criterion. Although the building typology and Hayes Valley location express an association with the general reconstruction trend after the 1906 Earthquake and the building boom of the mid-1920s, the construction date of 1929 renders the building unable to express a clear association with the 1906 Earthquake and Fire and Reconstruction period of significance. However, despite falling outside of the primary scope of the period of significance, the building retains sufficient character defining features to merit special consideration in local planning, as an intact and well-preserved example of a multiple-story apartment building designed in the Classical revival style and constructed in 1929.

Character Defining Features:

Character-defining features include: its height and massing; yellow brick veneer on the primary facade; fenestration pattern with semi-hexagonal bay windows and six-over-one, double-hung, wood-sash windows; and metal cornice with dentils and modillions.