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) 33 Pearl 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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 33 Pearl 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): 3502-063

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

33 Pearl St. is located on a 29' x 80' lot on the east side of Pearl Street, between Market Street and Duboce Avenue. Built in 1917, 33 Pearl Street is a 4-story, wood frame, multiple family building containing 13 units. The rectangular-plan building, clad in brick and stucco, sits on a reinforced concrete, perimeter foundation and is capped by a flat roof. The primary façade faces west and is 2 bays wide. The first story is clad in yellow brick and features an arched, recessed entry porch in the left bay and an integrated garage with arched entry in the right bay. The entry porch is sheathed in marble on the interior and shelters a single glazed, wood entry door and fixed, divided wood window. The upper stories are clad in stucco and are characterized by identical, chamfered bay windows in each bay. The windows are fitted with metal sliding sash under divided, wood transoms. The fourth-story bay windows have a continuous cornice that extends to the ends of the elevation. The primary facade terminates in a parapet wall with a plain cornice. Side elevations are clad in wood shiplap siding. The building appears to be in good condition.

*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 west
8/30/2006

*P6. Date Constructed/Age and Sources: ☒ Historic
1917
SF Assessors Office

*P7. Owner and Address:
Topkis Family Trust
% Brian F & Patty L Topkis
1704 Union St
San Francisco, CA

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

*P9. Date Recorded:
8/30/2006

*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)

Detail, entrance

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #
HRI No.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

Page 1 of 2 *Resource Name or # (Assigned by recorder) 33 Pearl Street

B1. Historic Name 33 Pearl Street

B2. Common Name 33 Pearl Street

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

* B5. Architectural Style n/a

*B6. Construction History
33 Pearl Street was constructed in 1917. Alterations include yellow brick and stucco cladding, metal sliding sash under divided, wood transom windows.

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

*B8. Related Features none

B9a. Architect Clarence Tartan . Builder unknown

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

Period of Significance 1906-1929 Property Type Residential 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:
33 Pearl Street was designed by Clarence Tartan and constructed in 1917 on a lot that had contained a two-story single family dwelling prior to the 1906 Earthquake and fire. The identified first owner of the property was Luther J. Etter, an engineer who resided at the property with his wife Louise. Etter continued to reside at the address through the 1940s, along with a variety of renters. The building continues to operate as an apartment building.(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

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)

33 Pearl Street is located in an area that suffered considerable destruction in the 1906 Earthquake and Fire. First the earthquake demolished many buildings resting on filled land and later, the firestorm devoured any structures that survived the temblor, completing the devastation of the northern Mission. As thousands of earthquake refugees moved into the Mission District from the burned-out South of Market Area, doubling up with relatives, camping in parks, or moving into former single-family houses hastily divided into apartments, the demand for permanent housing became severe. Due to these intense population pressures, the Mission District was rapidly reconstructed after the quake. Residential builders quickly began the lucrative business of rebuilding multiple family flats within the destroyed sections of the Mission. Reconstruction in the Mission occurred in several waves. Although constructed in 1917, 33 Pearl Street can still be considered part of the second wave of sustained reconstruction that began in 1909 and continued through 1916. Most of the building stock in the Mission occurred during this era of reconstruction.

33 Pearl Street is also an example of an apartment building, a type of building that is widespread in the Mission district. 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 lobby. Often these apartment buildings were constructed on lots that were once occupied by a single-family home. The owners replaced the home with a more lucrative apartment building.

33 Pearl Street, with its 1917 construction date, Mission location, and building typology, clearly demonstrates an association with a broad pattern of San Francisco history.

Integrity:

33 Pearl Street appears to have undergone some alterations since its construction, most notably the removal of original wood windows and their replacement with metal sliding windows. Remaining character-defining features include an arched, recessed entry porch sheathed in marble on the interior and sheltering a single glazed, wood entry door and fixed, divided wood window; chamfered bay windows in each bay at upper stories; fourth story bay windows that have a continuous cornice that extends to the ends of the elevation; parapet wall with a plain cornice; and flat roof. 33 Pearl Street retains the following aspects of integrity: location and setting, and partially retains integrity of association, feeling, design. The building does not retain integrity of workmanship or materials.

Conclusion:

33 Pearl 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 of Historical Resources under any criterion. Although the 1917 construction date, Mission location and building typology reflect an association with the 1906 Earthquake and Fire and Reconstruction period of significance, significant alterations have severed the building's ability to accurately express that association. Additionally, the building does not embody the distinctive characteristics of its original style, building type, or method of construction. Furthermore, the building does not represent the work of a master, nor does it possess high artistic value.