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) 3-5 Pearl Street

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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 3-5 Pearl Street 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): 3502/068

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

3-5 Pearl Street is located at the southeast corner of Pearl and Market Streets. Built in 1906 and designed in the Classcial Revival style, it is a one-story, steel frame and brick commercial building. Clad in a combination of flush wood and stucco siding, the building has an irregularly shaped plan and a roof of 4 parallel gables. The primary elevation is five bays wide and faces Market Street. The secondary elevation is seven bays wide and faces Pearl Street. The first story has five entries, primarily fitted with modern metal and glass doors. Modern plate glass shop windows in metal frames predominate, though the building also retains some divided wood transoms above the windows, hidden under the modern awnings and signage. The building has a metal entablature with a row of dentils, a freize with a Greek key motif, and a molded cornice.

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
1906
SF Assessors Office

*P7. Owner and Address:
Ho Han-Ting
P.O. Box 590206
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)

View of Market Street (north) elevation

State of California The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI No.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

Page 1 of 2 *Resource Name or # (Assigned by recorder) 3-5 Pearl Street

B1. Historic Name 3-5 Pearl Street

B2. Common Name 3-5 Pearl Street

B3. Original Use commercial B4. Present Use: commercial

* B5. Architectural Style Classical Revival

*B6. Construction History
constructed between 1906 and 1908. Original entry doors and windows replaced with contemporary metal sash doors and windows. Building reclad in stucco. Watertable reclad in rusticated stucco.

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

*B8. Related Features none

B9a. Architect unknown . Builder unknown

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

Period of Significance 1906-1929 Property Type commercial 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 (commercial/single story retail) 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:

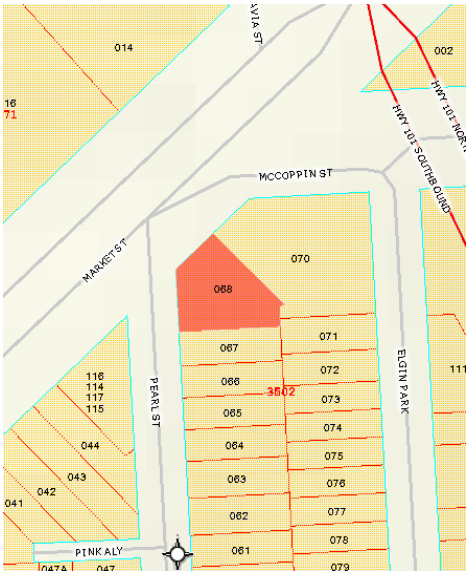
3-5 Pearl Street was constructed shortly after the 1906 Earthquake and resultant fire on a lot which formerly featured two buildings: a two-story dwelling at 3 Pearl Street, and a three-story building that wrapped the corner of Pearl and Market streets and featured a saloon and a store at the first story. These buildings were constructed in 1873, when William Emery established a water tap account for the property. (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, San Francisco Block Books.

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)

By 1894, the lot was owned by Catherine R. Koerner, wife of John N. Koerner, listed as a merchant at 3 Pearl Street in the 1894 City Directory. This block was leveled in the 1906 Earthquake and resultant fire, and the Koerner family, which remained in ownership of the lot through the 1920s, chose to quickly rebuild a series of one-story commercial buildings, as was common in the years directly after the earthquake. Although the architect and builder of 3-5 Pearl Street are unrecorded, the simple commercial structures that make up the lot housed a locksmith, a butcher, and a barber by 1908 (City Directories). The 1914 Sanborn Map describes the commercial tenants as a cigar factory (Meyer & Aschmeier) at 3 Pearl Street, a saloon at the corner storefront addressed 1 Pearl, a store at 1815 Market Street, and the San Francisco Wire Works at 1811 Market Street. In 1936 and 1940, the Rainbow Dyeing & Cleaning Service occupied one of the storefronts, and in 1950, the Sanborn Map indicates that there was a small store at 5 Pearl Street and a larger furniture store in the remaining storefronts. By 1953, Loomis Cleaning and Laundry Service was located at 5 Pearl Street. The building is currently occupied by three restaurants and a laundry service.

Quite common along Market Street and neighborhood commercial streets, single-story retail buildings were most commonly built after the 1906 Earthquake with the proceeds of insurance settlements. Based on simple construction techniques and lack of complex architectural detailing, it is apparent that many single-story retail buildings were erected quickly in order to establish a commercial presence on a given lot without a substantial outlay of funds. Called "taxpayer blocks" on the East Coast, this building type was designed to generate revenue as quickly as possible. Many were eventually demolished and replaced with larger, more permanent buildings with office or residential floors above. 3-5 Pearl Street, with its Market Street location, circa 1906 construction date, and building typology (commercial/single story retail) clearly demonstrates an association with this broad pattern of San Francisco history.

Integrity:

3-5 Pearl Street appears to have undergone significant alterations including the removal of most of the original fenestration and replacement with contemporary metal sash doors and windows, the removal or covering of portions of the original cladding, and the recladding of the facade in stucco, including rusticated stucco at areas of the water table. The building retains some of its character defining features, including its one-story height and irregular massing, areas of flush wood siding, unique four parallel gable roof configuration, some divided wood transoms above the windows, metal entablature with a row of dentils, a painted frieze with a Greek key motif, and a molded cornice. The building retains the following aspects of integrity: location, setting, and partially retains the aspects of feeling, association and design. The building does not retain integrity of workmanship or materials.

Conclusion:

3-5 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 criterionAlthough the construction date, Market Street Corridor location, and original building typology (commercial/single story retail) all indicate an association with the 1906 Earthquake and Fire and Reconstruction period of significance, the substantial alterations to the facade have severed the building's ability to eloquently express its association with that period. Additionally, the facade alterations render the building no longer able to 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.