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) 19 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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 19 Pearl St. City: San Francisco Zip: 94103

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

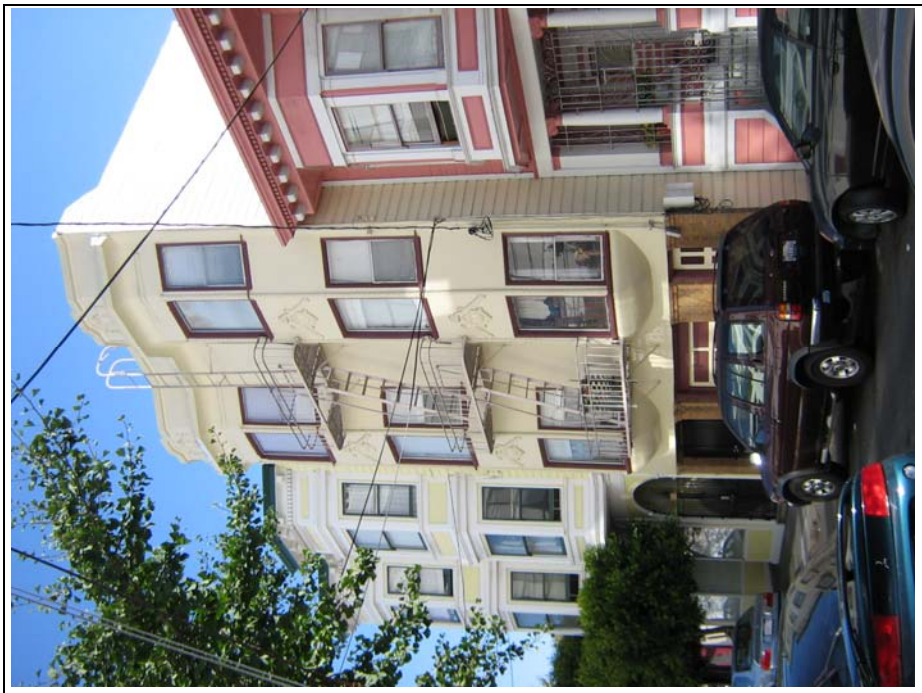
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 3502-066

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

19 Pearl Street is located on a 25' x 80' lot on the east side of Pearl Street, between Market Street and Duboce Avenue. Built in 1925, 19 Pearl Street is a four-story, wood frame, multiple-family residential building containing 6 units designed in the Mediterranean Revival style. The rectangular-plan building, clad in brick, stucco, and wood shiplap siding, is capped by a flat roof. The foundation is not visible from the street. The primary façade faces west and is two bays wide. The first floor is clad in brick and features a gated, recessed entry with a wood and glazed door in the left bay. A paneled garage door spans the left and right bays, and a basement entry with paneled wood door is set at the far right end of the elevation. The upper three floors are clad in stucco and are characterized by semi-hexagonal bay windows with double-hung, metal sash; full-height, spiral fluted ornament on the edges of the center face; and cartouche ornament on the spandrel panels. The primary facade terminates in a coved cornice and a shaped parapet wall with cartouche ornament centered over each bay. 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
1925
SF Assessors Office

*P7. Owner and Address:
Lui John Wah Sang
Po Box 411257
San Francisco, CA 94141

*P8. Recorded by:
Page & Turnbull, Inc. (CM)
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, cartouche and spiral fluted ornament on bay windows.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6L

 *Resource Name or # (Assigned by recorder) 19 Pearl Street

B1. Historic Name 19 Pearl Street

B2. Common Name 19 Pearl Street

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

* B5. Architectural Style Mediterranean Revival

*B6. Construction History

19 Pearl Street was constructed in 1925. Alterations include the replacement of original double-hung, wood sash windows with double-hung, metal sash windows

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

*B8. Related Features none

B9a. Architect John C. Hladik . Builder Stoneson Bros & Thorinson

*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/flats) and dates from the Period of Significance (1906-1929) of that context. Based on its appearance, the building is also considered under California Register Criterion 3 (Design/Construction). There is no indication the property is eligible for listing in the California Register under Criterion 2 (Important Persons) or Criterion 4 (Information Potential).

Criterion 1:

19 Pearl Street was designed by architect John C. Hladik and constructed in 1925 by builders Stoneson Bros & Thurinson. Prior to the 1906 Earthquake and resultant fire, this lot was occupied by a small, two-story, single-family dwelling that was set back from the street, a building typology common to the block. (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)

In 1925, the real estate agent Ralph C. Curryer, who lived and worked on 14th Avenue, was listed as the owner of the new building at 19 Pearl Street. In 1929, ownership of the property was transferred from Curryer to his wife Elsie L. Curryer. The Curryers never resided at this address and appeared to use the building as a rental property. The City Directories through the 1930s, 1940s and 1950s list a mixture of both men and women renting at 19 Pearl Street. The building continues to operate as a residential/flats building.

This area of the Mission was leveled by the 1906 Earthquake and fire. 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. Reconstruction in the Mission occurred in several waves. It appears that the two-story dwelling on the lot at 19 Pearl Street was destroyed in the 1906 earthquake and fire, as the 1914 Sanborn map shows the lot occupied by a one-story cottage, likely quickly constructed during the first wave to provide immediate housing after the quake that was intended to suffice until larger, more permanent buildings could be constructed. Residential builders later began the lucrative business of rebuilding multiple-family apartment buildings. 19 Pearl Street is part of the third wave of reconstruction that began in the 1920s, an era of increased prosperity and rampant real estate development nationwide following a brief hiatus during the First World War.

Although 19 Pearl Street's Mission location and residential flats building typology reflect a general association with the 1906 Earthquake and Fire and Reconstruction period of significance, the 1925 construction date places the building outside of the primary scope of this period of significance and therefore unable to accurately reflect this broad pattern of San Francisco's history.

Criterion 3:

John C. Hladik was born in Prague and came to San Francisco as a young man where he worked as an architect specializing in apartment buildings. Among his best-known buildings are the 16-story Crown Tower Apartments (1926) and a Spanish Revival high rise apartment building (1925), both located near Union Square. During his career, Hladik kept offices in the Monadnock Building. He died while on vacation in Guerneville, Sonoma County in 1928.

The Stoneson Brothers & Thorinson were one of the five "big builders" in San Francisco from the late 1920s on, building almost 2,500 homes in the Bay Area. Born in Victoria, Canada, Henry (1895-1958) and Ellis (1893-1952) Stoneson first began building houses in Alaska, British Colombia and in the state of Washington when they were only in their 20s. They came to San Francisco in 1920 with their friend Fred Thorinson, where they formed a partnership and began building houses on a small scale. The Stoneson Brothers also teamed with Thorison on the developments of a tract of homes in Crocker Amazon and on the developments of Westwood Highlands and Monterey Heights. In the 1930s and 1940s, they took advantage of Federal Housing Administration's loan guarantees to build houses on a larger scale. In the late 1930s, they began construction on the Lakeside development, a cluster of Regency-style homes served by a small commercial section called Lakeside Village. In 1949, the brothers broke ground on Stonestown, a 67-acre development that featured 783 rental units, a shopping center, medical building, and grocery store, becoming a whole new town in itself. Stonestown eventually became the fourth-largest apartment complex/shopping center in the United States. Ellis Stoneson died of a heart attack just one week prior to the official opening of Stonestown. (continued)

B10 Significance (continued)

The Mediterranean Revival style (sometimes referred to as Mediterranean/Italian Renaissance Revival Architecture) is an eclectic design style that was first introduced in the United States around the turn of the 20th Century, and came into prominence in the 1920s and 1930s. The style reflects the architectural influences of the Mediterranean coast: Italian, Byzantine, Moorish themes from southern Spain, and the south of France. Mediterranean Revival is generally characterized by stuccoed wall surfaces, flat or low-pitched terra cotta and tile roofs, arched fenestration, scrolled or tile-capped parapet walls, and articulated door and window surrounds with applied decoration.

19 Pearl Street is a modest if well-preserved example of residential flats designed in the Mediterranean Revival style. Nevertheless, it does not rise to the level of embodying the "distinctive characteristics of a type, period, region, or method of construction," nor does its design possess high artistic values.

Integrity:

19 Pearl Street appears to have undergone few substantial alterations. These include the replacement of original double-hung, wood sash windows with double-hung, metal sash windows. The building retains character-defining features including: height and massing; brick cladding at base with stucco on the upper stories and wood side elevations; shiplap siding; a gated, recessed entry with a wood and glazed door; fenestration pattern characterized by semi-hexagonal bay windows; Mediterranean Revival ornamentation consisting of full-height, spiral fluted ornaments on the edges of the center face of bay windows and cartouche ornaments on the spandrel panels; coved cornice and a shaped parapet wall with a cartouche ornament centered over each bay; and flat roof. The building retains the following aspects of integrity: location, design, setting, workmanship, feeling, and association, and partially retains integrity of materials.

Conclusion:

19 Pearl Street does not appear eligible for listing in the National Register of Historic Places, the California Register of Historical Resources or local designation under any criterion. Although the building's Mission location and residential flats building typology reflect a general association with the 1906 Earthquake and Fire and Reconstruction period of significance, the 1925 construction date places the building outside of the primary scope of this broad pattern of San Francisco's history and renders the building unable to express a clear association with that period. Nor does the building rise to the level of a building which embodies the distinctive characteristics of a type, period or method of construction. It is not the work of a master, nor does it possess high artistic values.

However, 19 Pearl Street is a noncontributing property within the California Register eligible Elgin Park-Pearl Street Reconstruction district. The building is also possibly significant as an early work of the Stoneson Brothers, one of San Francisco's biggest and most important merchant builders during the middle of the twentieth century. As a moderately preserved and intact example of a residential flats building designed in the Mediterranean Revival style, the building retains sufficient character defining features to merit special consideration in local planning.

Character Defining Features:

Character-defining features include: height and massing; brick cladding at base with stucco on the upper stories and wood side elevations; shiplap siding; a gated, recessed entry with a wood and glazed door; fenestration pattern characterized by semi-hexagonal bay windows; Mediterranean Revival ornamentation consisting of full-height, spiral fluted ornaments on the edges of the center face of bay windows and cartouche ornaments on the spandrel panels; coved cornice and a shaped parapet wall with a cartouche ornament centered over each bay; and flat roof.