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) 70 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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 70 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): 3502-052

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

70 Pearl St. is located on a 25' x 80' lot on the west side of Pearl Street, between Duboce Avenue and Market Street. Built in 1925, 70 Pearl St. is a 3-story, wood frame, multiple family dwelling containing 4 units designed in the Mediterranean Revival style. The rectangular-plan building, clad in smooth stucco, is capped by a flat roof. The foundation is not visible from the street. The primary façade faces east and is 2 bays wide. The ground floor features a basement entry in the left bay, the recessed main entrance in the center bay, and a garage in the right bay. The main entrance is centered on the second story, sheltered by a recessed entry porch with terrazzo steps and cartouche ornament above the entry. The building has two entrances with wood doors. The second story features semi-hexagonal bay windows in the outer bays with central, fixed wood picture sash with divided lights at the top of the pane and wood casement sash on the side faces. The third story features similar bay windows in both bays with cartouche ornament on the spandrels and pointed, crenellated rooflines. The primary facade terminates in a gabled parapet wall with end piers featuring keystone and flared ends. The parapet is lined in shaped coping and features a small cartouche ornament at the apex of the gable. 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 east
8/30/2006

*P6. Date Constructed/Age and Sources: ☒ Historic
1925
SF Assessors Office

*P7. Owner and Address:
Sasha & Maria M Monte
70 Pearl Street
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 showing bay window and roofline

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6L

Page 1 of 3 *Resource Name or # (Assigned by recorder) 70 Pearl Street

B1. Historic Name 70 Pearl Street

B2. Common Name 70 Pearl Street

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

* B5. Architectural Style Mediterranean Revival

*B6. Construction History
70 Pearl Street was constructed in 1925.

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

*B8. Related Features none

B9a. Architect n/a . Builder day labor

*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. 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:

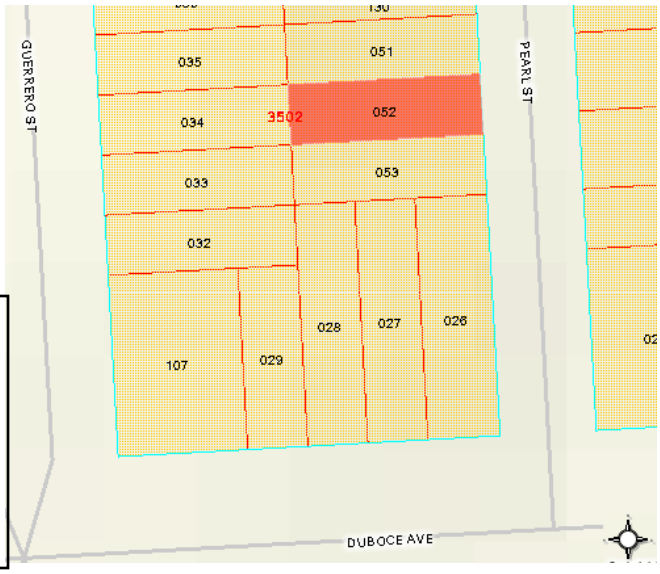
70 Pearl Street was constructed in 1925 by day labor. Prior to the 1906 Earthquake and fire, the lot was occupied by a two-story single-family dwelling set back from the street, a building typology common to the block at the time. In 1922, the lot was purchased by Otis and Lonnie Dell Knight. (continued)

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)

Otis Knight was a carpenter and may have been responsible for the design and construction of the building. Knight also owned and possibly designed and constructed the building at 72 Pearl Street, which is similar in form. It appears that Knight used the property for rental income, as he is not listed as a resident. The City Directories list a series of renters through the 1930s, 1940s, and 1950s. The building was constructed as rental flats and continues to operate as rental flats.

70 Pearl 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 in the aftermath of the disaster with small cottages and shops. Later residential builders quickly began the lucrative business of rebuilding multiple family apartment buildings, like 70 Pearl Street, often on lots that were once occupied by a single-family home. Reconstruction in the Mission occurred in several waves. 70 Pearl Street is part of the third wave 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 70 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 building's 1925 construction date places it outside of the primary scope of the period and renders it unable to accurately reflect that broad pattern of San Francisco's history.

Criterion 3:

70 Pearl Street is modest if well-preserved example of a residential/flats building designed in the Mediterranean Revival style. As part of a general return to traditionalism that occurred in housing between the two world wars, 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 French. Mediterranean Revival is generally characterized by stuccoed wall surfaces, flat or low-pitched terra cotta and tile roofs, arches, scrolled or tile-capped parapet walls and articulated door and window surrounds with applied decoration. Although an example of the style, 70 Pearl Street is a very modest example and does not embody the "distinctive characteristics of a type, period, region, or method of construction."

Integrity:

70 Pearl Street does not appear to have undergone any substantial alterations. Character-defining features include: height and massing; smooth stucco cladding; recessed main entrance with terrazzo steps and cartouche ornament above the entry; fenestration pattern with semi-hexagonal bay windows in the outer bays that contain central, fixed wood picture sash with divided lights at the top of the pane and wood casement sash on the side faces; crenelated parapet at bay windows; cartouche ornaments on the spandrels and the third floor level; gabled parapet wall with end piers featuring keystone and flared ends; a parapet lined in shaped coping and featuring a small cartouche ornament at the apex of the gable; and flat roof. 70 Pearl Street retains the following aspects of integrity: location, design, setting, workmanship, materials, feeling, and association.

Conclusion:

70 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 location and 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. Nor does the building embody the distinctive characteristics of a type, period or method of construction. It is not the work of a master,