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 1 *Resource name(s) or number (assigned by recorder) 54 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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 54 Pearl St. City: San Francisco Zip: 94103

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

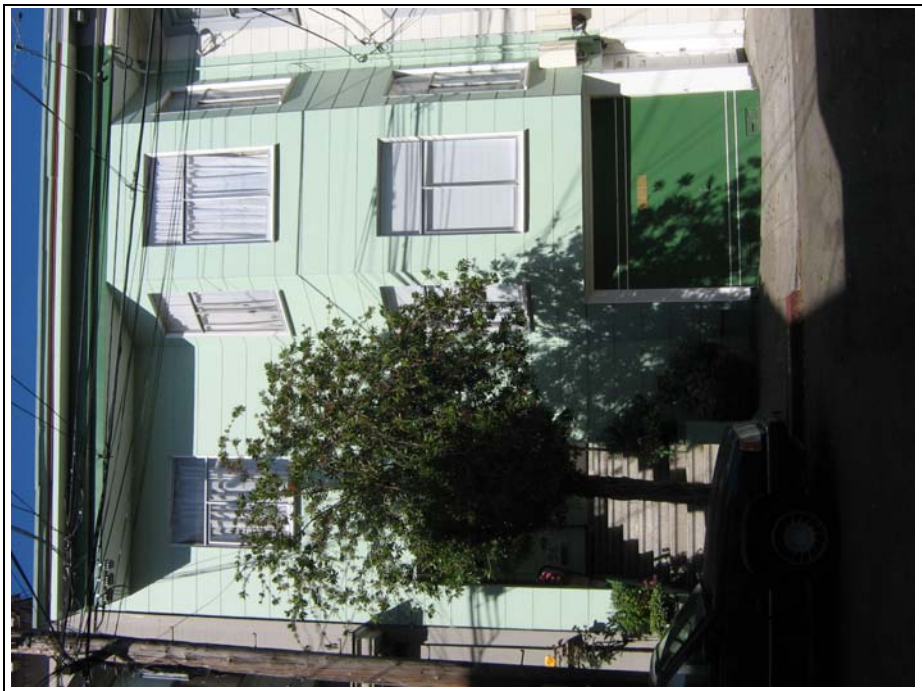
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 3502-050

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

54 Pearl St. is located on a 24' x 80' lot on the west side of Pearl Street, between Duboce Avenue and Market Street. Built in 1909, 54 Pearl St. is a 3-story, wood frame, multiple family dwelling containing 3 units originally designed in the Italianate style. The rectangular-plan building, clad in asbestos siding, 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 garage and basement entry in the right bay, and the left bay contains concrete steps leading to the main entrance on the second story. The second story features the main entrance in the left bay, sheltered by a recessed entry porch. The building has two entrances fitted with paneled, wood doors. The right bay contains a semi-hexagonal bay window with metal-frame, sliding sash with transoms. The bay window continues in the right bay of the third story, and is set opposite a single flush window with identical sash in the left bay. The primary facade terminates in a deep eave overhang and plain cornice. The building appears to be in good condition, but has been altered with the removal of most original architectural ornament. 54 Pearl Street is attached to, and a mirror image of, the adjacent property at 48-56 Pearl Street.

*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
1909
SF Assessors Office

*P7. Owner and Address:
Lori A Dutra
Lisa Radler, St Al.
56 Pearl 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)

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) 54-56 Pearl Street

B1. Historic Name 54-56 Pearl Street

B2. Common Name 54-56 Pearl Street

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

* B5. Architectural Style Italianate

*B6. Construction History

54-56 Pearl Street was constructed in 1909. Alterations include asbestos siding, garage, metal-frame, sliding sash windows, removal of most original architectural ornament with transoms at an unknown date.

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

*B8. Related Features none

B9a. Architect n/a . Builder Segurson Brothers

*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. 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:

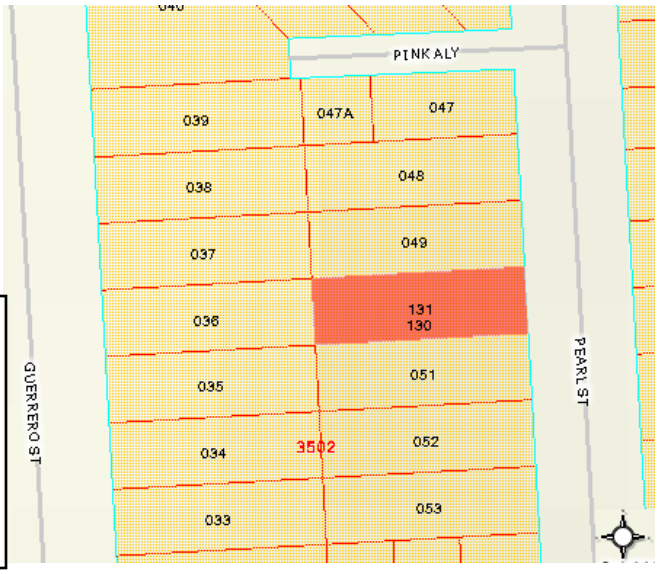
54-56 Pearl Street was constructed in 1909 by building contractors the Segurson Brothers. The firm was managed by Geo. M. & W.R. Segurson with offices located at 308 Guerrero Street. There is no known architect. (continued)

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)

The 1889 Sanborn map shows that the parcel on which 54-56 Pearl Street sits was occupied by a small two-story, single-family dwelling that was set back from the street and that appears to have been destroyed in the 1906 earthquake and fire, as the 1913 Sanborn map shows the present building. 54-56 Pearl Street is attached to, and a mirror image of, the adjacent property at 48-56 Pearl Street. According to 1894, 1906, 1909 and 1920 Block Books, the parcel was owned by Edward McGrath. 1909 and 1920 Block Books indicate that it was owned by Edward F. O'Day, grandson of Edward McGrath, who likely constructed the present building. Edward F. O'Day sold the property to Jed W. and Eleanor P. Wright on July 7, 1921. The Wrights sold the property to Herman F. & Marie Siekon on December 27, 1923.

54-56 Pearl Street is located in an area that suffered considerable destruction in the 1906 Earthquake and Fire. First the quake 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. 54-56 Pearl Street is part of the first and largest wave that began in 1906 and extended into 1908. This period is characterized by furious, widespread construction of housing and commercial buildings to meet the immediate needs of the district's populace. 54-56 Pearl Street, with its 1909 construction date, Mission District location, and building typology (residential/flats), clearly demonstrates an association with this broad pattern of San Francisco history.

Integrity:

54-56 Pearl Street Street appears to have undergone substantial alterations, including the application of asbestos siding, the insertion of a garage, the replacement of its original wood windows with aluminum sliding windows with transoms, and the removal of most original architectural ornament at an unknown date. Remaining character-defining features include its height and massing, and fenestration pattern with semi-hexagonal bay window. 54-56 Pearl Street Street retains the following aspects of integrity: location and setting. It does not retains integrity of design, workmanship, materials, feeling, or association.

Conclusion:

54-56 Pearl 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 1909 construction date, Mission District location, and building typology demonstrate an association with the 1906 Earthquake and Fire and Reconstruction period of significance, alterations have severed the building's ability to accurately express that association. 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.