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) 72 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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 72 Pearl St. City: San Francisco Zip: 94103

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

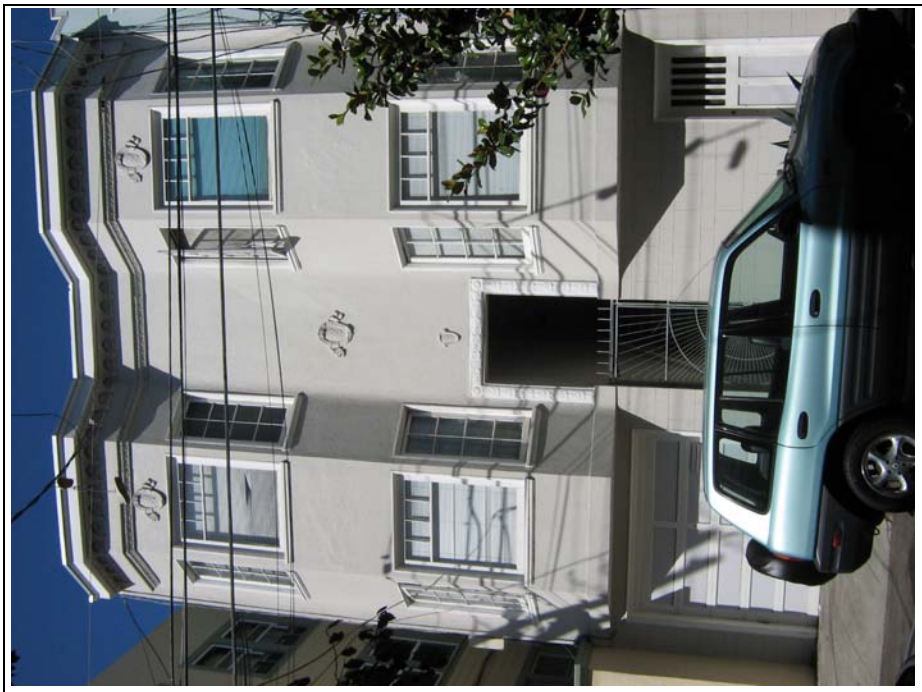
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 3502-053

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

72 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 1926, 72 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 is clad in scored stucco and features a garage in the left bay, the recessed main entrance in the center bay, and a basement entry in the right bay. The main entry on the second floor is sheltered inside a gated, recessed entry porch with molded stucco surround featuring an egg and leaf motif. A small cartouche is also set above the entry. The building has two entrances fitted with wood doors. The second and third stories feature semi-hexagonal bay windows in the outer bays with central, fixed wood picture sash with divided top lights and divided, wood casement sash on the side faces. The third-story windows have a single cartouche ornament above the center window. A single cartouche ornament is also set in the center bay between the story heights. The primary facade terminates in a molded architrave, plain frieze, and projecting cornice. 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
1926
SF Assessors Office

*P7. Owner and Address:
Likerman Survivors Trust
Herman M Kikerman Trustee
2101 Market 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 6L

 *Resource Name or # (Assigned by recorder) 72 Pearl Street

B1. Historic Name 72 Pearl Street

B2. Common Name 72 Pearl Street

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

* B5. Architectural Style Mediterranean Revival

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

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

*B8. Related Features none

B9a. Architect n/a . Builder owner

*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:
72 Pearl Street was constructed in 1925 by the owner, Otis Knight, a carpenter who may also have been responsible for the design of the building. Knight also owned and possibly designed and constructed the building at 70 Pearl Street, which is similar in form. (continued)

B11. Additional Resource Attributes: (List attributes and codes) HP3. Multiple Family Property

*B12. References: Edwards Abstracts, January 28, 1925
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)

Prior to the 1906 Earthquake and resultant fire, the lot was occupied by a two-story dwelling, a building typology common to the block at that time. The 1914 Sanborn map shows the lot occupied by a one-story cottage, likely quickly constructed after the quake to provide immediate housing. By 1936, the building was occupied by a renter named Allan Gordon, and in 1953, the City Directory lists W. Wollesen renting at this address. The building was constructed at rental flats, and continues to operate as rental flats.

72 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 after the quake. Residential builders later began the lucrative business of rebuilding multiple family apartment buildings, like 72 Pearl Street, within the destroyed sections of the Mission. Reconstruction in the Mission occurred in several waves. 72 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 72 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:

72 Pearl Street is a modest yet 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. The Mediterranean Revival style 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, 72 Pearl Street is a very modest example and does not embody the "distinctive characteristics of a type, period, region, or method of construction."

Integrity:

72 Pearl Street does not appear to have undergone any substantial alterations. Character-defining features include: height and massing; scored stucco base and smooth stucco cladding on upper stories; recessed main entry porch with molded stucco surround featuring an egg and leaf motif with a small cartouche set above the entry and two entrances fitted with wood doors; fenestration pattern consisting of semi-hexagonal bay windows in the outer bays with central, fixed wood picture sash with divided top lights and divided, wood casement sash on the side faces on the upper stories; cartouche ornaments; a molded architrave; plain frieze; and projecting cornice. 72 Pearl Street retains the following aspects of integrity: location, design, setting, workmanship, feeling, materials and association.

Conclusion:

72 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, nor does it possess high artistic values. (continued)

B10: Significance (continued)

However, 70 Pearl Street is a noncontributing property within the California Register-eligible Elgin Park-Pearl Street Reconstruction district. Additionally, the building is a well preserved and intact example of a Mediterranean Revival residential flats building, and retains sufficient character defining features to merit special consideration in local planning.

Character Defining Features:

Character-defining features include height and massing, scored stucco base and smooth stucco cladding on upper stories, recessed main entry porch with molded stucco surround, fenestration pattern, wood casement sash, cartouche ornaments, molded architrave, plain frieze, and projecting cornice.