

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 2D2

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2 \*Resource name(s) or number (assigned by recorder) 281-287 Rose 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 Location:  Not for Publication  Unrestricted \*a. County: San Francisco  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: 281-287 Rose St. City: San Francisco Zip: 94102  
d. UTM: Zone: 10 mE/ \_\_\_\_\_ mN (G.P.S.)  
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 0852010A

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
281-287 Rose St. is located on a 30' x 43' lot on the south side of Rose Street, between Octavia and Laguna Streets. Built circa 1910, 281-287 Rose St is a 3-story, wood frame, multiple family property of 4 units, designed in a simple Italianate style. The rectangular-plan building, clad in wood shiplap siding, sits on a reinforced concrete, perimeter foundation and is capped by a flat roof. The primary façade faces north and is 3 bays wide. The left bay of the ground floor features a secondary entrance with glazed wood door and a divided, wood awning window. The right bay contains two divided, wood awning windows. A central recessed entrance porch rises through the first story in the center bay. The porch entrance has a paneled and beaded surround terminating in a bracketed cornice with turned balustrade. The paneled porch shelters two glazed, paneled wood doors. The left and right bays of the first story contain paired windows with fixed sash in the inner windows and vinyl sliding sash below fixed top lights in the outer windows. A belt course with dentils separates the second and third stories. The third story is characterized by paired windows in each bay with sash configurations identical to those on the first story. The primary facade terminates in an entablature with dentil 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 north  
10/26/2006

\*P6. Date Constructed/Age and Sources:  Historic  
1900; rev. ca. 1910  
SF Assessor; Sanborn Maps

\*P7. Owner and Address:  
Tischler Family Trust  
Andrea Jaime Tischler Trust  
281-287 Rose St  
San Francisco CA

\*P8. Recorded by:  
Page & Turnbull, Inc.  
724 Pine Street  
San Francisco, CA 94108

\*P9. Date Recorded:  
10/26/2006

\*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  
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**CONTINUATION SHEET**

Primary# \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

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\*Resource Name or # (Assigned by recorder) 281-287 Rose St.

\*Recorded by: Page & Turnbull

\*Date 10/26/2006



Continuation



Update



Detail of primary entrance

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*NRHP Status Code 3CD, 2D2

Page 1 of 2 \*Resource Name or # (Assigned by recorder) 281-287 Rose Street

B1. Historic Name 281-287 Rose Street

B2. Common Name 281-287 Rose Street

B3. Original Use Residential/Flats B4. Present Use: Residential/Flats

\*B5. Architectural Style Italianate (modified)

**\*B6. Construction History**

Constructed in 1902. Windows at the second and third stories replaced with both single pane fixed and fixed over sliding aluminum sash windows at an unknown date.

\*B7. Moved?  No  Yes Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features none

B9a. Architect John H. Littlefield . Builder unknown

\*B10. Significance: Theme Gilded Age of Merchant Builders Area: Hayes Valley

Period of Significance 1870-1906 Property Type Residential/Flats Applicable Criteria 1

(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 Gilded Age of Merchant Builders 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 (1870-1906) 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).

Note: 281-287 Rose Street has been considered for the National Register and assigned 2D2 status. 2D2 status is a contributor to a district determined eligible for National Register by consensus through Section 106 process.

**Criterion 1:**

281-287 Rose Street was designed by the architect Joseph H. Littlefield and constructed in 1902 for Myron H. Renwick, a molder with Steiger & Kerr. (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  
San Francisco Chronicle, 5/3/1902  
San Francisco City Directories, San Francisco Sales Ledgers.

B13. Remarks

\*B14. Evaluator Kelley & VerPlanck

\*Date of Evaluation 5/1/2010

(Sketch Map with north arrow required.)



(This space reserved for official comments)

**CONTINUATION SHEET**

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Resource Name or # (Assigned by Recorder)

281-287 Rose Street

\*Recorded by: Kelley & VerPlanck

Date 5/1/2010

Continuation  Update

**B10: Significance** (continued)

Littlefield practiced architecture in San Francisco from his office at 126 Kearney from 1883 through 1906. Myron Renwick lived at 136 Haight Street (now 180 Haight), which at that time was joined with this property as one parcel. Ownership of this larger lot passed from Myron to Charles Renwick, on to Nettie Renwick, and, in the late 1920s, to a machinist named Robert Christie and his wife Margaret. The Christie family owned the combined property through the mid 1940s, and resided at 180 Haight Street. In 1951, the lot was split, and 281-287 Rose Street was purchased by Bettie Robinson.

Prior to construction of the subject building, the Rose Street frontage of the lot was vacant, according to both the 1886 and the 1899 Sanborn Maps. The building was constructed as residential flats, a usage that continues today.

Beginning with the opening of Colonel Thomas Hayes' steam railroad in 1860, the development of Hayes Valley was largely dependent on the provision of mass transit service. Following the popularization of the cable car by Andrew Halladie in 1873, new cable lines gradually replaced the steam and horse car lines that already served much of the city. New cable car lines were also built in newly developing parts of the city and by the mid-1880s, new cable car lines were in operation along Hayes and Haight streets, providing reliable scheduled car service between downtown and the heart of the Hayes Valley. Merchant builders began to erect rows of Italianate and Stick/Eastlake rowhouses on the narrow 25-foot wide lots throughout the undeveloped portions of the Survey Area and rapidly filled the east-west streets of the area with them. 281-287 Rose Street, with its 1902 construction date, Hayes Valley location, and residential flats building typology, expresses an association with this broad pattern of San Francisco history.

**Integrity:**

281-287 Rose Street has undergone few alterations since its 1902 construction. The original windows on the second and third stories have been replaced by modern aluminum sash windows, in both fixed single pane and fixed-over-sliding configurations. The building retains integrity of association, feeling, workmanship, design, location and setting, but only partial integrity of materials due to the window alterations described above.

**Conclusion:**

281-287 Rose Street appears eligible for listing in the California Register of Historic Resources under Criteria 1 (Events) as a contributor to the Hayes Valley California Register Historic District. The building is a moderately well preserved and intact example of a residential flats building constructed in Hayes Valley during the Gilded Age of Merchant Builders period of significance. Although the building has undergone alterations, including the alteration of the original windows, it retains sufficient integrity to express its association with a broad pattern of San Francisco history.

**Character Defining Features:**

Character defining features include two-story over exposed basement height and rectangular massing, wood shiplap cladding, glazed wood pedestrian entrance and divided wood sash awning windows at the exposed basement, a central paneled recessed entrance porch, paneled and beaded surround terminating in a bracketed cornice with turned balustrade, four glazed, paneled wood entry doors, a belt course with dentils separating the second and third stories, corner molding, an entablature, and a terminating dentil cornice.