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) 835 Turk 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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 835 Turk 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): 0761-016A

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

835 Turk Street is located on a 58' x 120' lot on the south side of Turk Street between Franklin and Gough Streets. Built in 1930, 835 Turk Street is a 7-story, steel and reinforced concrete, multiple-family dwelling designed in the Mediterranean Revival style. The rectangular-plan building, clad in stucco and concrete, is capped by a flat roof. The foundation is not visible from the street. The primary façade faces north and is 4 bays wide. The first and second stories are rusticated, while the upper stories are clad in smooth stucco. The first story features a garage in the left bay; paired wood-frame, fixed windows in the left center bay; the main entrance in the right center bay, and another pair of fixed wood frame windows in the right bay. The main entrance has double-leaf, glazed wood doors with transom and sidelights. A metal, arched canopy with scrolled vine ornament shelters the entrance. Each bay of the second floor features an arched window opening. The window opening over the entrance has a single, fixed light. The remaining openings have 8-over-1, double-hung wood-sash windows with fixed, divided sidelights. The window openings have bands of rosette ornament on the spandrel panel and scroll keystones. Round plaques with shields are set between each window. (Continued)

*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
11/6/2006

*P6. Date Constructed/Age and Sources: ☒ Historic
1930
SF Assessors Office

*P7. Owner and Address:
Vssf Associates LLC
835 Turk St
San Francisco, CA 94102

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

*P9. Date Recorded:
11/6/2006

*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)

***P3a. Description: (Continued)**

An band of acanthus molding separates the second and third stories. The upper stories have shallow, semi-hexagonal bay windows in the end bays with 6-over-1, double-hung wood sash. The center bay has recessed openings with wood French doors on each story accessing a fire escape. The remaining center bays have two eight-over-one, double-hung, wood-sash windows. An intermediary cornice separates the sixth and seventh floors. The seventh floor is differentiated with a grid pattern of rosette ornament and heavily sculpted vegetal caps on the window and door openings. The primary façade terminates in a cornice. The building appears to be in good condition.

Main entrance

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #
HRI No.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 3CS

Page 1 of 3 *Resource Name or # (Assigned by recorder) 835 Turk Street

B1. Historic Name Hotel Gotham

B2. Common Name 835 Turk Street

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

* B5. Architectural Style Mediterranean Revival

*B6. Construction History
835 Turk Street was constructed in 1929.

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

*B8. Related Features none

B9a. Architect Herman C Baumann . Builder owner

*B10. Significance: Theme Depression, World War II and Postwar Aftermath Area: Western Addition

Period of Significance 1929-1950 Property Type Residential Applicable Criteria 3

(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 Depression, World War II and Postwar Aftermath context of the Historic Context Statement, Market & Octavia Neighborhood Plan Area, since it is both an identified building type (Residential) and dates from the Period of Significance (1929-1950) 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:

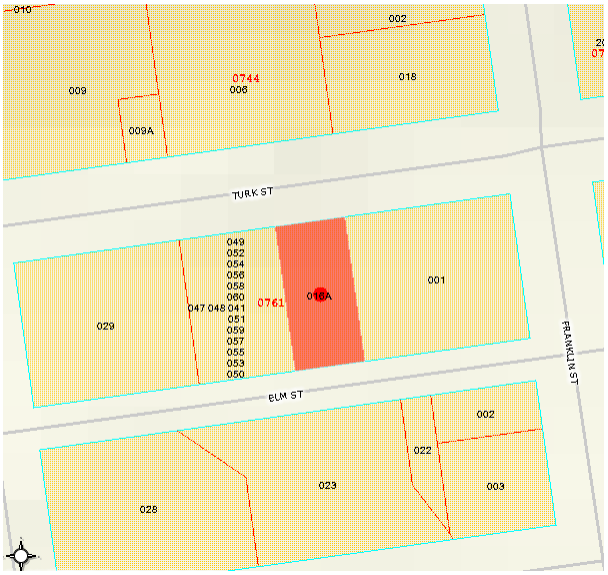
835 Turk Street was designed by Herman C. Baumann and constructed in 1929 for Dennis J. Clancy, a building contractor. Prior to the building's construction, Block Books indicate that it was owned by Lucy Pilger in 1906 and Judah Boas in 1909. (continued)

B11. Additional Resource Attributes: (List attributes and codes) HP3: Multi-family Property

*B12. References: Building & Engineering News, May 4, 1929; Water Tap Records, vol 6 -2260 2373 X6 218 X7 217; San Francisco Architectural Heritage architect files.

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 1899 Sanborn map shows that the parcel is occupied by two-story, single-family dwellings with two-story cottages at the rear. Although located just outside the area destroyed by the 1906 Earthquake and fire, the 1913 map shows that the parcel and several adjacent parcels were occupied by two-story, single-family row houses. The 1950 Sanborn map shows the current steel-frame and reinforced concrete building, called the Hotel Gotham. Adjacent parcels are either vacant or are occupied by large, multi-story apartment/hotel buildings. 835 Turk Street is an example of a later apartment building constructed during a period of redevelopment just before the Depression. During this time, notable amounts of infill development took place, often on the site of livery stables or laundries. Multi-story apartment hotels constructed in the 1920s are now a common building type in the Western Addition.

Very little privately funded new construction occurred in the greater Western Addition during the Depression or the Second World War. As suggested by historic photographs of the area, most of the neighborhood remained residential in character with rows of pre-1906 single-family dwellings and flats and later apartment buildings with commercial spaces on the bottom floor.

Although 835 Turk Street's construction date places it within the Depression, World War II and Postwar Aftermath period of significance, large privately funded apartment building infill projects are more accurately associated with the years before this period of significance begins. The Depression, World War II and Postwar Aftermath period of significance is characterized largely in the Western Addition by civic buildings and federally funded housing projects. 835 Turk Street does not accurately reflect this broad pattern of San Francisco history.

Criterion 3:

Herman Baumann (1890-1960) was born in Oakland and grew up in the Potrero district of San Francisco. He studied architecture at the San Francisco Architectural Club and apprenticed to Thomas Edwards and Norman Sexton. Baumann opened his own practice in 1924. He specialized in residential buildings, particularly apartment buildings like 835 Turk Street (1929). Baumann practiced in the Spanish Colonial, Renaissance, and Mediterranean Revival styles in his early career. By the late 1920s he designed almost exclusively in the Art Deco style. Although Baumann’s later designs were inspired by more notable Bay Area Art Deco specialists, he was known for creating his own unique molded ornament patterns and used angled bay windows with decorative detailing on the underside as his signature architectural element (although not reflected in 835 Turk Street.) Baumann designed more than 100 large-scale apartment buildings in his career. His partner, engineer Edward Jose, assisted with the design of many of these buildings. Though Baumann is known primarily for designing apartment buildings, he also designed several industrial warehouses constructed of reinforced-concrete that display minimal Classical Revival ornament.

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 19th 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. Structures are typically multi-story and based on a rectangular floor plan, and feature massive, symmetrical primary façades. 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 ornamentation.

835 Turk Street exhibits many characteristics of the Mediterranean Revival style including its seven-story height and rectangular massing, rusticated and smooth stucco surfaces, and applied plaster ornamentation including bands of rosette ornament on the spandrel panels, scroll keystones, round plaques with shields at each window at the first story and a grid pattern of rosette ornament and heavily sculpted Moorish-influenced stucco ornament surrounding the window and door openings at the seventh floor.

Integrity:

835 Turk Street appears to have undergone no substantial alterations. It retains its character-defining features, including its seven-story height and rectangular massing, stucco cladding with applied plaster ornamentation, flat roof, (continued)

B10: Significance (continued)

entrance canopy and doors, fenestration pattern including paired wood-frame, fixed wood-sash windows on the first story, 8-over-1, double-hung wood-sash windows with fixed, divided sidelights on the second story, and semi-hexagonal bay windows and 6-over-1, double-hung wood sash windows on the upper stories. The property retains the following aspects of integrity: location, design, materials, workmanship, feeling, and association. The property does not retain integrity of setting, as the physical environment surrounding the building has changed to include government and multi-family residential buildings constructed in a contemporary style.

Conclusion:

835 Turk Street appears eligible for listing in the California Register of Historic Resources under Criterion 3 (Design/Construction) as an intact and well-preserved example of a Mediterranean Revival style apartment building designed by Herman C. Baumann. The building retains sufficient character defining features to accurately embody the distinctive characteristics of its type, period and method of construction.

Character Defining Features:

Character-defining features include its seven-story height and rectangular massing, stucco cladding with applied stucco ornamentation, flat roof, entrance canopy and doors, fenestration pattern including paired wood-frame, fixed windows wood-sash windows in the first story, 8-over-1, double-hung wood-sash windows with fixed, divided sidelights in the second story, and semi-hexagonal bay windows and 6-over-1, double-hung wood sash in the upper stories.