

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) 177 Valencia 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 Location: Not for Publication Unrestricted *a. County: San Francisco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: 177 Valencia 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): 3513-075

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

177 Valencia St. is located on a triangular 66' x 80' x 115' lot on the east side of Valencia Street, between Mc Coppin Street and Duboce Avenue. Built in 1959, 177 Valencia St. is a 1-story, reinforced concrete commercial building designed in the Modern style. The triangular-plan building, clad in board and batten wood siding, sits on a reinforced concrete, slab foundation and is capped by a flat roof. The primary façade faces west and is 3 bays wide. The wall and roofline at the north (left) end of the façade extends beyond the plane of the north elevation. The facade features a garage in the left bay and a recessed storefront in the center bay with formstone planters. The storefront has metal-frame plate glass windows and a single metal-frame, glazed commercial door. The roof has a deep eave overhang sheltering the garage and storefront. At the right bay of the façade, the board and batten wall is flush with the roofline and extends above the roofline in a tall parapet. The parapet wraps around the south elevation of the building. The building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP6. 1-3 Story Commercial Building

*P4. Resources Present: Building Structure Object Site District Element of District Other



P5b. Photo: (view and date)
View from west
8/30/2006

*P6. Date Constructed/Age and Sources: Historic
1959
SF Assessors Office

*P7. Owner and Address:
Ambrose Enterprises Inc
% H Grahlmann
84 Duboce Ave
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
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary# _____

HRI # _____

Trinomial _____

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*Resource Name or # (Assigned by recorder) 177 Valencia St.

*Recorded by: Page & Turnbull

*Date 8/30/2006

Continuation

Update



Detail, storefront and parapet wall

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

Page 1 of 2 *Resource Name or # (Assigned by recorder) 177 Valencia Street

B1. Historic Name 177 Valencia Street

B2. Common Name 177 Valencia Street

B3. Original Use industrial B4. Present Use: commercial

*B5. Architectural Style Modern

*B6. Construction History
177 Valencia Street was constructed in 1959.

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

*B8. Related Features none

B9a. Architect unknown . Builder unknown

*B10. Significance: Theme The Post War Era Area: Mission

Period of Significance 1950-1961 Property Type commercial 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 Post-war Era context of the Historic Context Statement, Market & Octavia Neighborhood Plan Area, since it is both an identified building type (commercial/light industrial) and dates from the Period of Significance (1950-1961) 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:

177 Valencia Street was constructed in 1959. The lot on which 177 Valencia Street stands was initially occupied by a two-story dwelling, constructed in 1889 and occupied by the first owner, a commercial art supply dealer named T. J. Bass. The block was characterized by similar two-story dwellings. (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

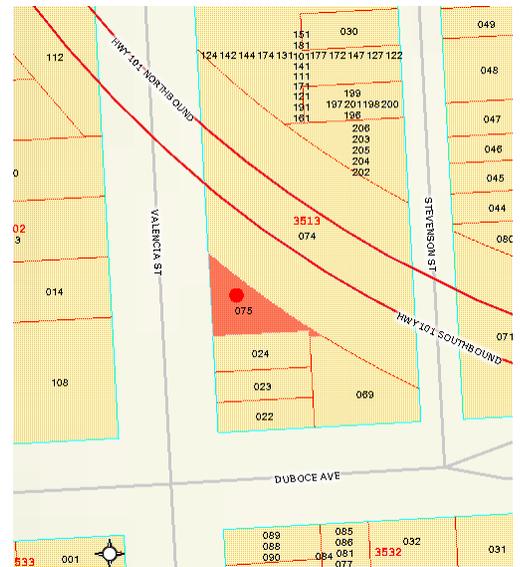
B13. Remarks

*B14. Evaluator Kelley & VerPlanck

*Date of Evaluation 5/1/2010

(This space reserved for official comments)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

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Resource Name or # (Assigned by Recorder) 177 Valencia Street

*Recorded by: Kelley & VerPlanck

Date 5/1/2010

Continuation Update

B10: Significance (continued)

This block was leveled by the 1906 Earthquake and fire, and by 1913 the neighborhood had been rebuilt with a more commercial and industrial use pattern, with businesses including copper shops, cleaning and pressing, and coal supply sheds. In 1950, the block continued to be primarily occupied by industrial uses and stores. In 1955, the Central Freeway was constructed, which necessitated the removal of existing structures on this block. Several new buildings were erected on the remaining lots, most of which had to be thoroughly reconfigured to accommodate the overhead freeway viaducts and right-of-way. The building at 177 Valencia fills a triangular lot constricted by the highway off-ramp to the north. The original owners of 177 Valencia Street were Robert G. and Hilda Pope. The Pope family ran a piano sales, repair and refurbishing business, Bob Pope Piano Co., at this address through the late 1960s. In 1986, 177 Valencia Street continued to be occupied by a piano repair and refinishing company. In the 1990s, the building was occupied by a motorcycle sales and repair shop. The building is currently occupied by a tattoo parlor.

Criterion 3:

The International Style, be it residential, commercial or industrial, represented a departure from the ornament and monumental massing that characterized earlier architectural trends. Continuing with the future-oriented, machine-based aesthetic expressed in the Art Deco style, Modern architecture eliminated the decorative themes that characterized that earlier style and substituted them with the simplification of form and the elimination of unnecessary detail. Ornament is often created by the exaggeration of the structure and the theme of the building. Modern buildings are characterized by an emphasis on horizontal and vertical lines, extended projections and cantilevered forms, asymmetrical façade arrangement, and varying treatments at different functional sections of the facade.

177 Valencia Street is a utilitarian commercial building with limited features that recall the International Style, including its horizontal massing and proportions, flush fenestration, and arrangement of vertical and horizontal planes that intersect each other, particularly the tower element on its south side. There is no architect of record for the building and it is likely that its modern styling is more a function of utility and inexpensive construction than deliberate design.

Integrity:

177 Valencia Street appears to have undergone few if any exterior alterations and retains the majority of its character defining features. Alterations include the possible replacement of original window frames and doors with contemporary anodized aluminum sash windows. Otherwise, the building retains all of its character defining features, including its one story height and triangular plan, asymmetrical facade, industrial roll-up garage door, recessed and fully glazed storefront, formstone planters, deep boxed eave overhang, and asymmetrical parapet. The building retains the following aspects of integrity: association, feeling, workmanship, design, materials, location, and setting.

Conclusion:

177 Valencia Street does not appear eligible for the National Register of Historic Places, California Register of Historical Resources or local designation under any criterion. Although superficially associated with the theme of postwar development within the borderlands of the South of Market Area/Mission District - particularly the response to freeway construction - the building itself appears to be of little importance individually and does not appear to be associated with any other events that have made a significant contribution to the broad patterns of local or regional history. Its superficial resemblance to the International Style is also likely the result of the owner seeking a utilitarian design for an inexpensive commercial building in an otherwise undesirable location beneath a freeway viaduct.