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) 201 Waller Street

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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 201 Waller Street. 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): 0869-001

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

201 Waller Street is located on a 30' x 90' lot on the south side of Waller Street on the corner of Buchanan Street. Built in 1931, 201 Waller Street is a 4-story, wood frame, 7 unit apartment building designed in the Spanish Colonial Revival style. The building consists of the original 1931 construction and a 1.5-story addition on the west end of the roof. The rectangular-plan building, clad in stucco, is capped by a gable roof on the east end and a flat roof on the rest of the building. The primary façade faces north toward Waller Street, and a secondary elevation faces east toward Buchanan Street. The primary façade is 5 bays wide. The first, fourth, and fifth bays have a full 4-story height, while the second and third (center) bays have a 3-story height. On the first story of the facade, a tiled, arched entry way, enclosed by a spindle metal security gate, is set in the center bay. The entry has a recessed, wood door with sidelights and molded surrounds. An integral, arched garage door framed by engaged columns is located in the right bay. The remaining bays contain small, rectangular windows covered with decorative iron window bars. On the second and third stories, semi-hexagonal bay windows with picture sash and side casement sash are located in the left, center, and right bays. The undersides of the bays have decorative tiling. Wood, double-hung wood windows (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
8/29/2006

*P6. Date Constructed/Age and Sources: ☒ Historic
1931
SF Assessors Office

*P7. Owner and Address:
Arnold J Price Living Trust
% A J Price
201 Waller St
San Francisco CA

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

*P9. Date Recorded:
8/29/2006

*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.
with transoms and decorative metal balconies are set between the bay windows. On the fourth story, the left bay has a gable roofline and wood French doors opening onto a balcony with decorative metal railing, posts, and awning frame on top of the third story bay window. The building rises to three stories in the second and third bays where a high metal parapet wall lines the flat roof. In the fourth and fifth bays, the building rises to a fourth story addition, with a door in the fourth bay and a metal three-part picture window in the fifth bay. The fourth bay has a fire escape running from the second story to the fourth story with platforms located at each story. The gable roof and the parapet on the fourth and fifth bays are clad in red clay tiles. A corbelled and tile chimney is located on the northeast corner of the building.

On the east elevation, three, arched garage doors divided by engaged columns occupy the first story. The second and third stories have semi-hexagonal bay windows in the left bay and paired wood windows in the right bay. The second story paired windows have casement sash while the third-story windows are arched with a column divider and decorative metal balcony and railing. On the fourth story of the left bay, wood, French doors open onto the top of the bay window, which is lined with a decorative metal balustrade and awning frame. The right bay on the fourth story has casement windows with paneled wood shutters.

An attached garage is located at the extreme right hand side of the building along Waller Street toped with a Spanish tile parapet. The building appears to be in good condition. It is located in the Hayes Valley Residential Historic District but is non-contributing.

Arched entry way on Waller Street

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) 201 Waller Street

B1. Historic Name 201 Waller Street

B2. Common Name 201 Waller Street

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

* B5. Architectural Style Spanish Colonial Revival

*B6. Construction History
201 Waller Street was constructed in 1931. Alterations include a 1.5 story rooftop addition at the west end.

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

*B8. Related Features none

B9a. Architect Charles Strothoff . Builder H S Meinberger

*B10. Significance: Theme Depression, World War II and Postwar Aftermath Area: Lower Haight

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/apartment building) 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:

201 Waller Street was designed by architect Charles Strothoff and constructed in 1931 by H.S. Meinberger for the identified first owner Chester McGowan, owner of the Art Tile and Mantel Co. Prior to construction of this building, the lot was occupied by a two-story plus basement two-unit dwelling, a building type that characterized the area after the turn of the century. (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)

When constructed, this building was described as a six-unit apartment building. The city directories through the 1930s, 1940s, and 1950s show a mix of renters, employed in occupations including (in 1953) postal employee, supervisor, clerk, and public relations officer. The building was constructed as an apartment building, a use pattern which continues today.

The Depression and the Second World War brought both affected San Francisco significantly. Diminishing investment in private construction and later war-time restrictions on the use of building materials meant that for the most part very little new construction occurred in the Survey Area during the 1930s and 1940s. When 201 Waller Street was constructed in 1931, this area of the Market Octavia Survey Area had been mostly built out. Although the building's 1930 construction date reflects a general association with the Depression, World War II and Postwar Aftermath period of significance, the building does not accurately reflect the broad patterns associated with that era of San Francisco history.

Criterion 3:

Charles F. Strothoff (1892-1963) was born in San Francisco and graduated from the Wilmerding School of Industrial Arts. He practiced architecture for 45 years, with a focus on residential architecture. Strothoff designed most of the homes in the Westwood Park development of San Francisco in the Craftsmen/Bungalow style, between 1918 and the mid-1920s. Strothoff was also the project architect for the adjacent Westwood Highlands development during the mid- and later 1920s, designing most houses there in variations of the Spanish Colonial Revival style. He served as Director of the Richmond Housing Authority (established 1941) to build housing for war workers in that fast-growing Bay Area city. Strothoff's commercial and public commissions included the Bayview Theater at 4935 Third Street (built 1924, demolished 1957) in San Francisco and Contra Costa Junior College in the early 1960s.

Historically rooted in the building traditions of early Spanish and Mexican settlers of California and other Spanish colonies, the Spanish Colonial Revival style was popular in California and the rest of the Southwest from the early 1900s to the 1920s, with variations on the style remaining popular today. Making use of terra cotta tile gabled roofs, thick masonry walls, stucco finishes, and smaller recessed door and window openings, the Spanish Colonial Revival style was popular for commercial buildings, institutions, apartments and houses. In California, the Spanish Colonial Revival came into prominence after the Panama-California Exposition in San Diego in 1915. Popular between 1915 and 1930, the Spanish Colonial Revival in San Francisco was characterized by smooth stucco walls, polychrome tiled entries, wrought iron grilles, and balconies.

201 Waller Street exhibits characteristics of Spanish Colonial Revival style in its stucco cladding, terra cotta roof tiles, decorative tiling at the main entrance and the underside of bay windows, and underneath windows with balconies, decorative metal balconies and window and door grilles, corbelled and tiled chimney at northeast corner of building, arched and tiled entry, and arched garage doors divided by engaged columns on the first story.

201 Waller Street is an example of an apartment building, a type of building that is widespread in San Francisco in the first decades of the twentieth century. Apartment buildings are generally located on a large lot with an arrangement of multiple living units on each floor with access to individual units provided through a central lobby. The majority of apartment buildings constructed at this time were designed in Revival styles, including Classical, Mission, and Spanish Colonial Revival, as well as Craftsman style.

201 Waller Street retains sufficient character defining features to accurately embody the distinctive characteristics of a type, period and method of construction.

Integrity:

201 Waller Street appears to have acquired a one-story addition at the rear (south) end of the roof. It is also likely that the majority of the original multi-lite windows on the second and third floors were replaced with single-light fixed and/or casement windows. Otherwise, the exterior of the building retains the majority of its character-defining decorative features including: stucco cladding with terra cotta roof tiles, decorative tiling at the main entrance and along the underside of bay windows, decorative metal balconies and window and door grilles, corbelled and tiled chimney, arched and tiled entry and arched garage doors divided by engaged columns. 201 Waller Street retains integrity of location, design, setting, materials, workmanship, feeling and association. (continued)

B10 Significance (continued)

Conclusion:

Despite alterations, 201 Waller Street appears to be eligible for the California Register of Historical Resources under Criterion 3 (Design/Construction) as an intact and well preserved example of Spanish Colonial Revival apartment building. Despite the rooftop addition, the building retains sufficient character defining features which allow it to embody the distinctive characteristics of its type, period and method of construction, and possesses high artistic value. In addition, 201 Waller Street represents the work of a master San Francisco architect Charles Strothoff.

Character Defining Features:

Character defining decorative include its stucco cladding with terra cotta roof tiles, decorative tiling at the main entrance and along the underside of bay windows, decorative metal balconies and window and door grilles, corbelled and tiled chimney, arched and tiled entry and arched garage doors divided by engaged columns.