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) 56-60 Webster 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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 56-60 Webster St. City: San Francisco Zip: 94117

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 0869/021

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

56-60 Webster St. is located on a 2,186 square-foot lot on the east side of Webster Street, between Waller and Hermann Streets. Built circa 1890, 56-60 Webster St. is a four-story, wood-frame, multiple-family building designed in the Stick/Eastlake style, albeit heavily remodeled. The rectangular-plan building, clad in asbestos siding, is capped by a flat roof. The primary façade faces west and is two bays wide. The raised basement story features a terrazzo stairway in the left bay with a brick and asbestos-clad parapet and metal handrails. The right bay contains a projecting garage with wood, double-swinging doors featuring divided lights and a modern pedestrian entrance to its right. The first floor is characterized by a recessed, arched entryway in the left bay containing three wood, glazed doors with divided lights and transoms. The arch is clad in wood trim and is flanked by a pair of light fixtures. The right bay contains a square bay window over the garage below. The upper stories feature a paired window in the left bay and a square bay window in the right bay capped on the third story by a entablature. All windows are paired and feature wood, one-over-one double-hung sashes. The façade terminates in a simple cornice. The building appears to be in good condition but has been altered.

*P3b. Resource Attributes: (list attributes and codes) HP 3: Multiple family property

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

P5a. Photo

P5b. Photo: (view and date)
View from west
8/29/2006

*P6. Date Constructed/Age and Sources: ☒ Historic
1900; rev. date ca. 1890
Sanborn Fire Insurance Co.

*P7. Owner and Address:
Wooley, Kevin
Kevin Wooley, Etal.
58-60 Webster St
San Francisco, CA

*P8. Recorded by:
Page & Turnbull, Inc.; MT, TS
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)

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #
HRI No.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 56-60 Webster Street

B1. Historic Name 56-60 Webster Street

B2. Common Name 56-60 Webster Street

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

* B5. Architectural Style Stick/Eastlake

*B6. Construction History
56-60 Webster Street was constructed in 1890. Alterations include asbestos siding, garage, entry and cornice.

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

*B8. Related Features none

B9a. Architect Peter R Schmidt . Builder n/a

*B10. Significance: Theme Gilded Age of Merchant Builders Area: Lower Haight

Period of Significance 1870-1906 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 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).

Criterion 1:

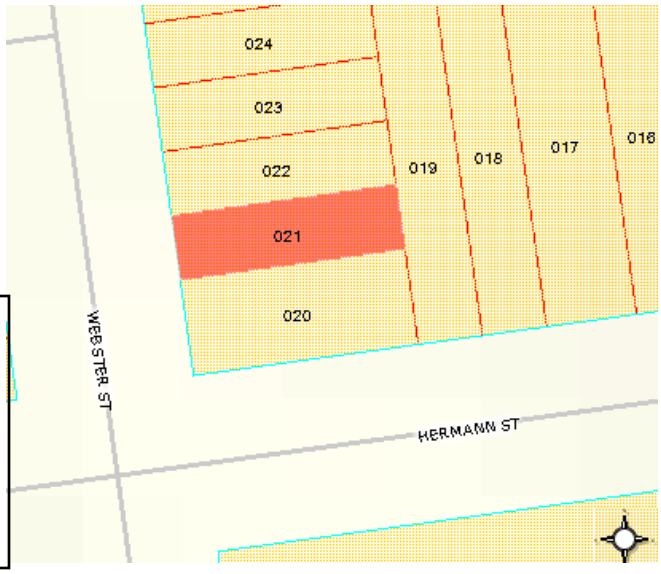
56-60 Webster Street was designed by architect Peter R. Schmidt and constructed in 1890 for the identified first owner, a machinist named John McCulloch. At the time of construction, the block was characterized by a mixture of vacant lots, flats, and single-family dwellings. The building was occupied by members of the McCulloch family through the turn of the century, and in 1908, Alexander McCulloch, an attorney with Tobin & Tobin, was in residence at this address. (continued)

B11. Additional Resource Attributes: (List attributes and codes) HP 3: 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)

* Required Information

B10: Significance (continued)

The 1936 City Directory lists M. Boggess and George Beckwith at this address. The 1940 City directory lists Margaret A Marnell, George Beckwith and Wilson Walker at this address. The 1953 City Directory lists Alex Adamson, Mrs. Aileen M Brose, and a saleman named Floyd H Davis at this address. The building was constructed as residential flats, a use pattern which it currently maintains.

Peter R. Schmidt (1833-1901) was born in Germany, where he studied architecture before coming to the United States in the 1850s. He was an active San Francisco architect from 1879-1893, with over 300 structures designed by Schmidt or his associates during that time period. Notable buildings include the Haas-Lilienthal House (1886), Stockwells Theater (later the Columbia Theater, destroyed in 1906), and the Stadtmuller House (1880).

Laid out in 1856 as part of the Western Addition, the area known today as the Lower Haight began to develop during the early 1880s after cable car service opened along Haight Street. The section of the Lower Haight within the Survey Area was not built up until the late 1890s when the City ceded the northern half of Duboce Park to a plaintiff in a lawsuit, who then subsequently subdivided and developed the area. 56-60 Webster Street, with its 1890 construction date, Lower Haight location, and building typology, clearly expresses an association with a broad pattern of San Francisco history.

Integrity:

56-60 Webster Street has undergone substantial alterations since its construction including the addition of a projecting garage with a modern pedestrian entrance to its right, reconfiguration of the entry, removal of all trim, recladding in asbestos shingles, and alteration of the cornice. The building retains integrity of location, as it has not been moved. Although adjacent buildings appear to have been constructed during the same time period, 56-60 Webster Street does not retain integrity of setting because those adjacent buildings have also been heavily altered. The building does not retain integrity of materials, design, workmanship, feeling, or association due to the significant alterations described above.

Conclusion:

56-60 Webster Street does not appear eligible for the National Register of Historic Places, California Register of Historical Resources or local designation under any criterion. Although the construction date and building location demonstrate an association with the Gilded Age of Merchant Builders context, it no longer accurately expresses this association due to the alterations to the exterior. The building does not represent the work of master architects. It no longer embodies the distinctive characteristics of a type, period, region, or method of construction and it does not possess high artistic values.