

DISTRICT RECORD

Primary # _____

HRI # _____

Trinomial _____

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*NRHP Status Code _____

*Resource Name or # (Assigned by recorder)

New Montgomery, Mission & Second Historic DistrictD1. Historic Name South of Market AreaD2. Common Name: Transit Center District

***D3. Detailed Description** (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.):

The New Montgomery, Mission & Second Historic District is located within the eastern part of the South of Market Area in downtown San Francisco. The proposed district is comprised of 117 parcels (86 of which are contributors) located within an area bounded by Market Street to the north, 2nd Street to the east (including the properties on the east side of 2nd) with an easterly extension along both sides of Howard Street, Tehama Street to the south, and 3rd Street to the west (**Figure 1**). The land is generally level although the terrain slopes gently uphill south of Howard Street. The district is entirely built-out and urban in character with no public parkland or open space within its boundaries aside from Mark Twain Plaza, which occupies a portion of the Annie Street right-of-way.

Developed primarily between the years of 1906 and 1930, the district is highly cohesive in regard to scale, building typology, materials, architectural style, and relationship to the street. More than two-thirds of the contributing buildings are three-to seven-story brick or concrete commercial loft buildings constructed during the five years after the 1906 Earthquake. In regard to massing, most buildings are either square or rectangular in plan, some with interior light courts to allow sunlight and air into interiors of the buildings. Nearly all cover their entire parcels and their primary façade(s) typically face the street. Larger and more distinctive buildings generally occupy prominent corner lots, particularly along Market, Mission, and New Montgomery streets. Most of the contributing buildings are designed in the American Commercial style and feature facades divided into a tripartite arrangement consisting of a base, shaft, and capital. The base is the location of retail storefronts and the primary public entrance(s), and sometimes a vehicular loading dock. The shaft typically contains two or more undifferentiated floors expressed on the exterior as a grid of punched double-hung wood or steel casement windows. The capital, if present, is often comprised of a highly ornamented attic story capped by a sheet metal or terra cotta cornice. Ornamentation of district contributors is most often Renaissance-Baroque with later examples of Spanish Colonial Revival, Gothic, and Art Deco. Toward the southern portion of the district, particularly along Tehama Street, there are small-scale machine shops of concrete, brick, and wood-frame construction. Several feature two-story office wings facing the Street and a one-story, gable-roofed workspace to the rear. Ornamentation on these building is typically minimal.



Figure 1. Boundaries of proposed New Montgomery, Mission & Second Historic District
Source: KVP Consulting

***D4. Boundary Description** (Describe limits of district and attach map showing boundary and district elements.):

The proposed New Montgomery, Mission & Second Historic District is roughly L-shaped and centered on the intersection of New Montgomery and Mission Streets in San Francisco's South of Market Area. The proposed district is composed of 117 parcels encompassing 86 contributing resources and 33 non-contributing resources.¹ The contributors are identified on the Department of Parks and Recreation (DPR) 523 A (Primary) forms created as part of the accompanying Transit Center District Plan Survey. A list of all contributors is also included in **Table 1** and non-contributors are listed in **Table 2**.

***D5. Boundary Justification:**

The New Montgomery, Mission & Second Historic District includes four contributing buildings constructed between 1898 and 1905, and 82 contributing buildings built between 1906 and 1929. The boundaries were drawn to capture the highest concentration of contributing and contiguous resources. The boundaries omit several enclaves of historic commercial loft buildings separated by later development from the proposed historic district. Most of these area located along 1st, Jessie, Fremont, and Folsom streets. All individually significant buildings outside the proposed district, including several Recent Past resources, have been fully documented on DPR 523 B (Building, Structure & Object) forms included in the accompanying Transit Center District Plan Survey. The district boundaries encompass a variety of building types, ranging from the grand Palace Hotel at Market and New Montgomery to several modest machine shops along Tehama Street. What ties this area together is what comes between: a swath of intact three-to seven-story masonry commercial loft buildings that line much of 2nd, Mission and Howard Streets. The eastern boundary has been drawn to include as

¹ The total number of resources (120) exceeds the total number of parcels (118) because two parcels contain more than one structure.

many intact resources as possible, excluding post-1930 construction. The southern boundary excludes later commercial development and transportation infrastructure south of Tehama Street. The western boundary continues south from the intersection of 3rd and Market before jogging east at Minna Street to exclude the Yerba Buena Center Redevelopment Area. The northern boundary is Market Street, the traditional boundary dividing the Financial District from the vast South of Market Area.

Table 1-Historic District Contributors

Address	APN	Name	Construction Date	Property Type	Existing Status Code	KVP Status Code(s)
20 2 nd Street	3707002	Schwabacher Building	1914	Commercial	3S	3S, 3CB
36 2 nd Street	3707004	Morgan Building	1907	Commercial	None	3CD
42 2 nd Street	3707005	Unknown	1907	Commercial	None	3CD
48 2 nd Street	3707006	Kentfield & Esser Building	1907	Commercial	None	3CD
52 2 nd Street	3707007	Unknown	1907	Commercial	None	3CD
60 2 nd Street	3707008	Unknown	1906	Commercial	None	3CD
70 2 nd Street	3707009	Unknown	1907	Commercial	None	3CD
76 2 nd Street	3707010	Unknown	1908	Commercial	None	3CD
84 2 nd Street	3707011	Unknown	1907	Commercial	None	3CD
85 2 nd Street	3708019	Wells Fargo Building	1898 (rebuilt 1907)	Commercial	2D2	2D2, 3CB
90 2 nd Street	3707012	Burdette Building	1905	Commercial	None	3CB
121 2 nd Street	3721071	Drexler Estate Building	1907	Commercial	1D	1D, 3CB
132 2 nd Street	3722003	Morton Cook Building	1907	Commercial	1D	1D, 3CB
133 2 nd Street	3721051	Morton L. Cook Building	1906	Commercial	1D	1D, 3CD
141 2 nd Street	3721050	Hunt-Mirk Building	1907	Commercial	1D	1D, 3CB
144 2 nd Street	3722004	Bothin Real Estate Building	1908	Commercial	6X	3CD
149 2 nd Street	3721049	Bothin Real Estate Co. Building	1907	Commercial	1D	1D, 3CD
156 2 nd Street	3722005	Byron Jackson Building	1908	Commercial	1D	1D, 3CD
163 2 nd Street	3721048	Marcus Modry Building	1906	Commercial	1D	1D, 3CD
168 2 nd Street	3722016	Unknown	1907	Commercial	1D	1D, 3CD
171 2 nd Street	3721025	The Electrical Building	1912	Commercial	1D	1D, 3CD
182 2 nd Street	3722019	Knickerbocker Building	1909	Commercial	1D	1D, 3CB
191 2 nd Street	3721022	Andrew Downey Building	1906	Commercial	1D	1D, 3CD
205 2 nd Street	3736095	Unknown	1906	Commercial	None	3CD
217 2 nd Street	3736095	Crane Co. Building	1912	Commercial	None	3CD
17 3 rd Street	3707057	Dave's	1910	Commercial	None	3CD
86 3 rd Street	3706093	Aronson Building	1903 (rebuilt 1906)	Commercial	2D	3S, 3CB
527 Howard Street	3736083	Unknown	1906	Commercial	3S	3S, 3CB
530 Howard Street	3721014	Bothin Real Estate Co.	1908	Commercial	7	3CD
531 Howard Street	3736112	Mercedes Building	1906	Commercial	3S	3S, 3CB
543 Howard	3736111	Unknown	Ca. 1925	Commercial	7	3CD
547 Howard Street	3736110	Greeley Building	1907	Commercial	7	3CD
555 Howard Street	3736086	Aaron Kahn Building	1911	Commercial	7N1	3CD

Address	APN	Name	Construction Date	Property Type	Existing Status Code	KVP Code Status
557 Howard Street	3736107	Graphic Reproduction Building	1922	Commercial	7	3CD
571 Howard Street	3736102	E. J. Brooks & Co. Building	1924	Commercial	None	3CD
577 Howard Street	3736100	Taylor Building	1907	Commercial	1D	1D, 3CD
580 Howard Street	3721092	Dahl-Beck Building	1906	Commercial	1D	1D, 3CD
583 Howard Street	3736099	Thomas P. Crellin EStreet Building	1912	Commercial	1D	1D, 3CB
589 Howard Street	3736098	Lent Building	1907	Commercial	1D	1D, 3CD
606 Howard Street	3722020	Merritt Building	1907	Commercial	1D	1D, 3CB
625 Howard Street	3735005	Volker Building	1929	Commercial	3S	3S, 3CB
651 Howard Street	3735042	Unknown	1908	Commercial	None	3CD
657 Howard Street	3735041	SF News Co. Building	1922	Commercial	None	3CB
658 Howard Street	3722012	Boston Rubber Co. Building	1907	Commercial	None	3CD
667 Howard Street	3735039	Sharon Estate Building	1907	Commercial	None	3CD
15 Hunt Street	3722027	Hemphill Building	1906	Commercial	None	3CD
163 Jessie Street	3707032	Hess Building	1912	Commercial	None	3CD
601 Market Street	3707001	Santa Fe Building	1917	Commercial	2S2	2S2, 3CB
609 Market Street	3707002A	Unknown	1914	Commercial	3S	3S, 3CD
619 Market Street	3707062	Hoffman's Grill	1913	Commercial	3S	3S, 3CD
625 Market Street	3707061	Metropolis Trust & Savings Bank	1907	Commercial	2S2	2S2, 3CB
685 Market Street	3707051	Monadnock Building	1906	Commercial	3S	3S, 3CB
83 Minna Street	3721052	John G. Rapp Machine Shop	1911	Industrial	None	3CD
142 Minna Street	3722058	Unknown	1910	Industrial	None	3CD
601 Mission Street	3722001	Stevenson Building	1907	Commercial	None	3CB
602 Mission Street	3707013	Atlas Building	1906	Commercial	None	3CB
611 Mission Street	3722076	Koret Building	1907	Commercial	None	3CD
617 Mission Street	3722073	Crellin Building	1908	Commercial	3S	3S, 3CB
641 Mission Street	3722070	Unknown	1907	Commercial	None	3CD
647 Mission Street	3722069	Veronica Building	1907	Commercial	None	3CB
657 Mission Street	3722068	McLaughlin Building	1907	Commercial	None	3CD
658 Mission Street	3707020	Textile Building	1906	Commercial	None	3CB
663 Mission Street	3722067	Grant Building	1909	Commercial	None	3CD
678 Mission Street	3707021	Hundley Hardware	1922	Commercial	2D	2D, 3CB
693 Mission Street	3722257	Williams Building	1907	Commercial	2D	2D, 3CB
55 Natoma Street	3721015	Federal Security Co.	1908	Commercial	7	3CD
77-79 Natoma Street	3721029	Unknown	1914	Industrial	6Y	3CD
83 Natoma Street	3721108	Beck Electric Supply	1924	Industrial	6Y	3CD
90 Natoma Street	3721047	Unknown	1913	Industrial	None	3CD
116 Natoma Street	3722006	N. Clark & Sons Building	1910	Commercial	1D	1D, 3CB

Address	APN	Name	Construction Date	Property Type	Existing Status Code	KVP Status Code
147 Natoma Street	3722013	Underwriters Fire Patrol Building	1909	Commercial	None	3S, 3CB
161 Natoma Street	3722011	Emerson Mfg. Co.	1918	Industrial	None	3CD
2 New Montgomery Street	3707052	Palace Hotel	1909	Hotel	3S	3S, 3CB
39 New Montgomery Street	3707035	Sharon Building	1912	Commercial	3S	3S, 3CB
74 New Montgomery Street	3707033	Call Building	1914	Commercial	3S	3S, 3CB
77 New Montgomery Street	3707014	Crossley Building	1907	Commercial	3S	3S, 3CB
100 New Montgomery Street	3722071	Rialto Building	1901 (rebuilt 1906)	Commercial	3S	3S, 3CB
111 New Montgomery Street	3722072	Standard Building	1907	Commercial	1D	1D, 3CB
134-40 New Montgomery Street	3722080	Pacific Telephone & Telegraph Building	1925	Commercial	None	3S, 3CB
137 New Montgomery Street	3722007	Greenwood Block	1907	Commercial	1D	1D, 3CB
170 New Montgomery Street	3722022	SF Furniture Exchange	1920	Commercial	3S	3S, 3CB
111 Stevenson Street	3707044	Palace Garage	1911	Garage	3S	3S, 3CB
72 Tehama Street	3736091	Unknown	1906	Industrial	2S2	2S2, 3CB
74 Tehama Street	3736092	Unknown	1906	Industrial	None	3CD
78 Tehama Street	3736093	Unknown	1908	Industrial	None	3CB
90 Tehama Street	3736094	Unknown	1928	Industrial	None	3CD

Table 2-Non-contributors

Address	APN	Name	Construction Date	Property Type	Existing Status Code	KVP Status Code(s)
101 2 nd Street	3721089	101 2 nd Street	2000	Commercial	None	6Z
120 2 nd Street	3722002	Unknown	1907	Commercial	None	6Z
176 2 nd Street	3722017	Parking Lot	N/A	Vacant	None	6Z
181 2 nd Street	3721023	Adolph Gasser	1911	Commercial	6X	6Z
201 2 nd Street	3736097	Parking Lot	None	Vacant	None	6Z
222 2 nd Street	3735063	Parking Lot	None	Vacant	None	6Z
51 3 rd Street	3707058	Hearst Parking Center	1970	Garage	None	6Z
125 3 rd Street	3722257	St. Regis Tower	2005	Residential	None	6Z
000 Howard Street	3722023	Parking Lot	None	Vacant	None	6Z
000 Howard Street	3736089	Transbay Viaduct	1939	Transportation	None	6Z
546 Howard Street	3721016	Parking Lot	None	Vacant	None	6Z
562 Howard Street	3721019	562 Howard Street	1909	Commercial	6Y	6Z
568 Howard Street	3721020	F. C. Jansen Building	1909	Commercial	6Y	6Z
575 Howard Street	3736101	575 Howard Street	1906	Commercial	None	6Z
633 Howard Street	3735050	633 Howard Street	1910	Commercial	None	6Z
645 Howard Street	3735047	645 Howard Street	1922	Commercial	None	6Z
648 Howard Street	3722022	Gold Club	1923	Commercial	None	6Z
660 Howard Street	3722026	660 Howard Street	1906	Commercial	None	6Z
663 Howard Street	3735040	663 Howard Street	1972	Commercial	None	6Z
645 Mission Street	3707018	645 Mission Street	1906	Commercial	None	6Z
652 Mission Street	3707019	SPUR	1909	Commercial	None	6Z
680 Mission Street	3707063	Paramount	2002	Residential	None	6Z
000 Natoma Street	3721015A	Transbay Viaduct	1939	Transportation	None	6Z
000 Natoma Street	3721031	Parking Lot	None	Vacant	None	6Z
85 Natoma Street	3721109	Natoma Street Lofts	2001	Residential	None	6Z
145 Natoma Street	3722014	Thomas Lile Building	1971	Commercial	None	3CS
33 New Montgomery Street	3707062	33 New Montgomery	1986	Commercial	None	6Z
90 New Montgomery Street	3707016	90 New Montgomery Street	1988	Commercial	None	6Z
199 New Montgomery Street	3722083	199 New Montgomery	2004	Commercial/ Residential	None	6Z
000 Tehama	3736083A	Parking Lot	None	Vacant	None	6Z
48 Tehama Street	3736084	Parking Lot	None	Vacant	None	6Z
50 Tehama Street	3736085	Parking Lot	None	Vacant	None	6Z
60 Tehama Street	3736088	60 Tehama	1984	Commercial	None	6Z

D6.	Significance: Theme	Commercial/Industrial Development	Area	New Montgomery, Mission & Second Historic District
	Period of Significance	1906-1929	Applicable Criteria	1, 3
	(Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)			

Summary Statement of Significance

The New Montgomery, Mission and Second Historic District appears eligible for listing in the California Register under Criterion 1 (Events) and Criterion 3 (Design/Construction) with a period of significance of 1906 to 1929. The district appears eligible under Criterion 1 in part due to its association with the reconstruction of San Francisco's South of Market Area after the 1906 Earthquake and Fire. Although there are four buildings constructed before 1906 within the proposed historic district, only one survived completely intact—the Burdette Building—built in 1905 at 90 2nd Street. Otherwise, the area was entirely rebuilt after the earthquake, justifying 1906 as the beginning of the period of significance. By 1930, the district was built out, justifying 1930 as the end of the period of significance. The 1906 Earthquake and Fire is arguably the single-most important event to have occurred in San Francisco's history. Although much of the rest of the South of Market took many years to recover, the area comprising the New Montgomery, Mission & Second Historic District, an important southerly extension of San Francisco's central business district since the 1870s, was rebuilt quite rapidly, with more than two-thirds of the district contributors constructed or repaired between 1906 and 1910.

The New Montgomery, Mission and Second Historic District appears eligible for listing in the California Register under Criterion 3 as the largest and most intact concentration of masonry commercial loft buildings in San Francisco. As mentioned above, more than two-thirds, or 62 of 86 contributors, were rebuilt or constructed anew in a brief four-year period between 1906 and 1910. With some notable exceptions, such as the Rialto or Sharon buildings, most newly constructed buildings in the area were two-to-seven-story steel or heavy timber-frame brick structures designed in the American Commercial style with Renaissance-Baroque ornament. Buildings from this immediate post-quake era continue to line Mission Street between 2nd and 3rd Streets, 2nd Street between Market and Howard Streets, and Howard Street between 1st and 3rd Streets. Smaller industrial and warehouse buildings from this era also exist in pockets along the narrow mid-block Streets including Natoma and Tehama Streets. Fourteen buildings, mostly larger and more expensive commercial buildings, were constructed along New Montgomery and Market Streets between 1911 and 1915. Examples include the Sharon and Call buildings which today remain as some of the most architecturally significant commercial buildings ever constructed in downtown San Francisco.² The 1920s-era building boom added another six contributing buildings to the district, including such notable landmarks as the Pacific Telephone & Telegraph Building at 130 New Montgomery Street (1924) and the Volker Building at 625 Howard Street (1929).

Historic Context

An extensive historic context describing the development of the entire survey area is contained in the accompanying Transit Center District Survey Context Statement. In contrast, this district form explores the development of the subject historic district during the period of significance. Although the recovery of the greater South of Market Area to pre-quake levels took more than a decade following 1906, the proposed New Montgomery, Mission & Second Historic District—which had functioned as a southerly extension of the central business district since the 1870s—recovered quite rapidly. Before reconstruction could begin, wrecked buildings had to be demolished and the ruins carted away, insurance claims settled, title questions resolved, land resurveyed, building permits acquired, and materials and contractors secured. Owners of buildings that had been damaged but not entirely destroyed had to decide whether to salvage the remaining structure or build anew.

Reconstruction

Reconstruction of the proposed historic district began with an initial flurry of building activity between 1906 and 1913, with more construction occurring after the First World War between 1918 and 1920, and culminating with a major real estate boom in the mid-1920s. The 1913-15 Sanborn maps covering the proposed district illustrate substantial changes in comparison with the 1899 maps. West of 1st Street along Mission and Howard and the intersecting numbered streets, the 1913-15 Sanborn maps illustrate many substantial new and reconstructed steel and heavy

² Only two contributing buildings were constructed in district during the rest of the decade, the Emerson Manufacturing Co. Building at 161 Natoma Street (1918) and the San Francisco Furniture Exchange at 170 New Montgomery Street (1920).

timber-frame loft buildings housing light manufacturing, paper companies, printers and binderies, and wholesale warehouses. Some were pre-quake survivors such as the Wells Fargo Building at 71-85 2nd Street, which was restored in 1907. By 1908, the Aronson Building, which still stands at 700 Mission Street, was outfitted with a new interior. The Sharon Estate, owners of the Palace Hotel at Market and New Montgomery, decided to demolish the shell of the original 1873 hotel and replace it with an entirely new modern structure designed by the New York firm of Trowbridge & Livingston in 1909. In contrast, the owners of the more heavily damaged Rialto Building, constructed in 1902 according to plans drawn up by Meyer & O'Brien, decided to repair their fire-gutted building (**Figure 2**).

Many more buildings within the historic district were newly constructed between 1906 and 1910. The vast majority were designed in the American Commercial style with spare Renaissance-Baroque ornamentation. Substantial concentrations of these buildings, most ranging between three and seven stories and of steel or heavy timber frame construction, went up in rapid succession along 2nd, Howard, and Mission Streets. Although built on a budget, most were architect-designed and of high-quality if mass-produced materials. Examples include the Kentfield & Esser Building at 48 2nd Street (1907), the Drexler Estate Building at 121 2nd Street (1907), the Mercedes Building at 531 Howard Street (1906), and the Veronica Building at 647 Mission Street (1947) (**Figure 3**).

As before the earthquake, the most valuable real estate in the district included the parcels along Market and New Montgomery Streets. Much of the land in this area remained in the hands of wealthy investors, family estates, and realty companies such as the Sharon Estate Company. Formed in 1885 by Francis G. Newlands after the death of Nevada Senator William Sharon (former business partner of William C. Ralston), the Sharon Estate rebuilt the Palace Hotel in 1909, the Sharon Building in 1912 (**Figure 4**), and many of the more significant buildings along New Montgomery Street.³ The Palace and the Sharon Building still stand, as do most of the post-quake buildings along New Montgomery Street.

The continued integration of the South of Market Area into the central business district between 1906 and 1929 is reflected in several skyscrapers built along both Mission and Market Streets between 1906 and 1910, including the Metropolitan Trust and Savings Bank at 625 Market Street (1907), the Hearst Building at 691 Market Street (1909), and the Spreckels Building at 703 Market Street (1898, rebuilt 1907). The intersection of 3rd and Mission evolved into another important locus of building activity in the district, eventually bracketed on three corners by important early skyscrapers, including the rebuilt Aronson Building on the northwest corner of 3rd and Mission (1903, rebuilt 1907) and the Williams Building on the opposite corner (1907) (**Figure 5**).⁴

The initial flurry of post-quake reconstruction was followed by a brief recession. By the end of the First World War, construction had picked up again, with several substantial new office buildings and hotels constructed in the district. Notable examples include the new Call Building at 74 New Montgomery Street (1914) and the Santa Fe Building at 601 Market Street (1917) (**Figure 6**). After subsiding for several more years, the market picked up again in the early 1920s. By the 1920s, concrete construction had become the predominant building material due to its strength and durability, resistance to earthquake and fire damage, and ability to provide large and open unobstructed workspaces. Several notable concrete commercial loft and industrial buildings were erected on the few remaining empty lots toward the southern edge of the historic district, the most notable of which is the Philips Van Orden Building at 234 1st Street (**Figure 7**). Concrete was also well-adapted to the architectural styles popular during the 1920s, including the Spanish Colonial Revival and Art Deco styles. In addition to the Philips Van Orden Building, the Volker Building at 625 Howard (1929) is the most important example of Art Deco design in the district. It is also the last contributor built within the district, its first component completed right before the Stock Market Crash of that year. The ensuing Depression and Second World War essentially put a stop to new construction in the proposed district until the late 1950s.



Figure 2. Rialto Building, 2007

³ Anne B. Bloomfield, "A History of the California Historical Society's New Mission Street Neighborhood," *California History* (Winter 1995/96), 385.

⁴ Michael Corbett, *Splendid Survivors* (San Francisco: California Living Books, 1978), various.



Figure 3. Veronica Building, 2007



Figure 4. Sharon Building



Figure 5. Williams Building, 2007



Figure 6. Santa Fe Building, 2007



Figure 7. Philips Van Orden Building, 2007



Figure 8. Volker Building, 2007

Eligibility

As mentioned above, the New Montgomery, Mission & Second Historic District appears eligible through survey evaluation for listing in the California Register under Criterion 1 (Events) and Criterion 3 (Design/Construction). Compared with much of the surrounding area that has seen vast physical and demographic changes since the end of World War II, the district consists of the city's highest concentration of intact masonry commercial loft buildings, the majority of which were constructed immediately after the 1906 Earthquake and Fire. West of 3rd Street, the Yerba Buena Redevelopment project removed hundreds of similar buildings. East of 2nd Street, market-driven real estate development has incrementally removed many of the post-1906 commercial and industrial buildings that once existed there. The proposed historic district has survived in part due to the substantial nature of its building stock and the continued suitability of these buildings for evolving business needs. Serving as a southerly extension of the city's central business district, the district contains much of San Francisco's historic wholesale district, as well as several of downtown's most notable office buildings and hotels.

Under Criterion 1, the New Montgomery, Mission & Second Historic District appears eligible for its strong associations with what is arguably the most important event in the history of San Francisco: the 1906 Earthquake and its aftermath when the city's leaders and citizens famously rebuilt the city in a relatively short time. Two-thirds of the district contributors were completed between 1906 and 1910, the height of the Reconstruction period. Many were built by members of San Francisco's business community to replace buildings destroyed in the catastrophe. Undeterred by naysayers, these men and women had confidence in the ability of San Francisco to recover its role as the economic, cultural, and industrial center of the Pacific Slope. The contributing buildings are also a testament to the laborers and craftspeople who completed the Herculean tasks of clearing the rubble and erecting the buildings that continue to stand today.

Under Criterion 3, the New Montgomery, Mission & Second Historic District appears eligible as San Francisco's largest and most intact collection of significant masonry commercial loft buildings and as a district that "embodies the distinctive characteristics of a type, period, and method of construction." Mostly constructed within a very brief period of time, the district presents several unusually cohesive streetscapes comprised of three-to seven-story steel or heavy timber frame American Commercial style loft buildings constructed between 1906 and 1910. Although some were built for a particular industry or use, most were speculative ventures and accordingly designed to accommodate a full range of different uses. Their adaptability and durability is proved by their continued existence.

The New Montgomery and Mission Historic encompasses the New Montgomery and Second Conservation District and the Second and Howard National Register District, providing a buffer between these districts and surrounding new construction.

Integrity

Once a resource has been identified as being potentially eligible for listing in the California Register, its historic integrity must be evaluated. The California Register recognizes seven aspects or qualities that, in various combinations, define integrity. These aspects are: location, design, setting, materials, workmanship, feeling and association. In order to be determined eligible for listing, these aspects must closely relate to the resource's significance and must be intact. These aspects are defined as follows:

- *Location* is the place where the historic property was constructed.
- *Design* is the combination of elements that create the form, plans, space, structure and style of the property.
- *Setting* addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building(s).
- *Materials* refer to the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form the historic property.
- *Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history.
- *Feeling* is the property's expression of the aesthetic or historic sense of a particular period of time.
- *Association* is the direct link between an important historic event or person and a historic property.

The process of determining integrity is similar for both the California Register and the National Register, although there is a critical distinction between the two registers, and that is the degree of integrity that a property can retain and still be considered eligible for listing. According to the California Office of Historic Preservation:

It is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for listing in the California Register. A resource that has lost its historic character or appearance may still have sufficient integrity for the California Register if it maintains the potential to yield significant or historical information or specific data.⁵

As mentioned above, the New Montgomery, Mission & Second Historic District retains a remarkable degree of integrity. Of 117 individual properties, 86, or nearly three-quarters date from the period of significance and retain sufficient individual integrity to be contributors to the district. Constructed of rugged masonry and designed with flexibility and adaptability in mind, the commercial loft buildings that comprise the majority of the district have not typically required extensive remodeling to prolong their serviceable life. The most typical alterations in the area include seismic retrofitting, including the insertion of large X-braces inside several buildings. Some building owners have removed the ornate sheet metal cornices as part of parapet bracing projects. Several buildings have received vertical additions, but in many cases this work has been accomplished without detracting from the individual building's contributory status. Overall, the district retains the aspects of design, materials, and workmanship. Historically built at a larger scale than surrounding areas, property values have not, until recently, justified market-driven redevelopment. Developed to its "highest and best use," the district displays much of its post-quake reconstruction character, also retaining the aspects of location, setting, feeling and association.

***D7. References** (Give full citations including the names and addresses of any informants, where possible.):

For a full list of references, please see the bibliography in the accompanying Historic Context Statement prepared for the Transit Center District Plan EIR.

***D8. Evaluator:** Christopher VerPlanck **Date:** July 23, 2008
Affiliation and Address Kelley & VerPlanck Historical Resources Consulting
2912 Diamond Street #330, San Francisco, CA 94131

⁵ California Office of Historic Preservation, *Technical Assistance Series No. 6, California Register and National Register: A Comparison* (Sacramento, CA: California Office of State Publishing, November 2004)