

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 2D

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 426-430 Lily 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 Location: Not for Publication Unrestricted *a. County: San Francisco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: 426-430 Lily 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): 0841-030 & -031 (formerly 0841-025a)

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

426-430 Lily Street is located on the north side of Lily Street between Buchanan and Webster Streets. Built around 1906, 426-430 Lily Street is a three-story, wood frame, three-unit multiple-family residential building designed in the Classical Revival style. The rectangular-plan building, clad in flush wood siding on the primary façade and narrow shiplap wood siding on the visible secondary façade, sits on a reinforced concrete perimeter foundation and is capped by a flat roof. The primary façade faces south and is two bays wide. The typical fenestration consists of double-hung wood-sash windows with molded surrounds. The first floor features a set of paired windows with security bars in the left bay, and a single casement window, a side-facing wood staircase with a turned wood balustrade, and ground floor wood entry door in the right bay. The side-facing staircase encloses the ground floor entry door within an enclosed porch, and also leads up to a recessed entryway on the second floor. This second floor entryway is demarcated by a free-standing square post with a Classically-themed capital, a molded archway with decorative spandrels, metal security doors, and interior wood paneling. To the right of this entryway in the left bay of the second floor is a set of paired windows set within a flat-panel surround. The left bay of the second floor contains a two-story round bay window adorned with continuous wood sills, broad entablatures, and molded surrounds. On the third floor is a diamond-shaped cartouche in the center, and a one-story round bay window adorned in a similar manner as the bay window in the left bay. The entire primary façade terminates in a projecting cornice, detailed with corner brackets, a simple projecting entablature, modillion blocks, and a projecting cornice. The building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple family property

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

P5a. Photo



P5b. Photo: (view and date)

View from south
10/25/2006

*P6. Date Constructed/Age and Sources: Historic
Circa 1906

*P7. Owner and Address:

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

*P9. Date Recorded:
10/25/2006

*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)

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 3CD

Page 1 of 2 *Resource Name or # (Assigned by recorder) 426-430 Lily Street

B1. Historic Name 426-430 Lily Street
 B2. Common Name 426-430 Lily Street
 B3. Original Use Residential/Flats B4. Present Use: Residential/Flats

* B5. Architectural Style Classical Revival

*B6. Construction History
 426-430 Lily Street was constructed in 1904.

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

*B8. Related Features none

B9a. Architect Michael Welsh . Builder P.J. Brennan

*B10. Significance: Theme Gilded Age of Merchant Builders Area: Hayes Valley

Period of Significance 1870-1906 Property Type Residential/Flats Applicable Criteria 1

(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:

426-430 Lily Street was designed by architect Michael J. Welsh and constructed in 1904 by builder P. J. Brennan for Richard Purcell. Michael J. Welsh was the son of Thomas Welsh, a prominent San Francisco architect of Australian origin who served as chief architect for the San Francisco Board of Education and the primary architect for the Catholic Archdiocese of San Francisco. (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
 Edwards Abstracts, 06/06/1904
 San Francisco City Directories, San Francisco Sales Ledgers

B13. Remarks

*B14. Evaluator Kelley & VerPlanck
 *Date of Evaluation 5/1/2010

(Sketch Map with north arrow required.)



(This space reserved for official comments)

CONTINUATION SHEET

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Resource Name or # (Assigned by Recorder) 426-430 Lily Street

*Recorded by: Kelley & VerPlanck

Date 5/1/2010

Continuation Update

B10: Significance (continued)

Michael J. Welsh started his career as a draftsman in his father's office, and went on to practice architecture in San Francisco independently from 1880 through at least 1915. Richard Purcell was a solicitor with Tom C. Grant, and moved from Tehama Street to 511 Oak Street (now 527 Oak Street), the Oak Street frontage of the lot which contains 426-430 Lily Street, in 1904. Prior to construction of the extant building, the Lily Street portion of this lot contained a small one-story building, likely a pantry or shed, attached to the rear of the two-story over basement dwelling on Oak Street. Purcell appears to have constructed the Lily Street property for rental income, as he is never listed at that address.

The 1913 Sanborn map describes the subject building as a three-story set of three flats. The Purcell family owned the property until 1929, at which time title passed to Joseph Horn, an insurance agent. In 1949, it was acquired by Ivory & Queen Hawkins and James & Ola Appleberry. The 1950 Sanborn map indicates that this lot had not yet been split in two. In 1963, the lot was split and 426-430 Lily Street was sold to Fred and Margo Gutman. The Gutmans resided on 22nd Avenue and appeared to use this property for rental income.

Beginning with the opening of Colonel Thomas Hayes' steam railroad in 1860, the development of Hayes Valley was largely dependent on the provision of mass transit service. Following the popularization of the cable car by Andrew Halladie in 1873, new cable lines gradually replaced the steam and horse car lines that already served much of the city. New cable car lines were also built in newly developing parts of the city and by the mid-1880s, new cable car lines were in operation along Hayes and Haight streets, providing reliable scheduled car service between downtown and the heart of Hayes Valley. Merchant builders began to erect rows of Italianate and Stick/Eastlake rowhouses on the narrow 25-foot wide lots throughout the undeveloped portions of the Survey Area and rapidly filled the east-west streets of the area with them. 426-430 Lily Street, with its 1904 construction date, Hayes Valley location, and residential flats building typology, expresses an association with this broad pattern of San Francisco history.

Integrity:

426-430 Lily Street has not undergone any visible alterations since its 1904 construction. The building retains integrity of association, feeling, workmanship, design, materials, location and setting.

Conclusion:

426-430 Lily Street appears eligible for listing in the California Register of Historic Resources as a contributor to the California Register-eligible Hayes Valley Historic District. The building is a well-preserved and intact example of a residential flats building constructed in Hayes Valley during the Gilded Age of Merchant Builders period of significance. The building's 1904 construction date, Hayes Valley location and residential building flats typology express an association with this broad pattern of San Francisco history.

Character Defining Features:

Character defining features include three-story height and rectangular massing, flush wood siding at the primary façade, double-hung wood-sash curved windows with molded surrounds, a side-facing wood staircase with a turned wood balustrade, paneled recessed second story entryway demarcated by a free-standing square post with a Classically-themed capital, a molded archway with decorative spandrels, single- and double-height round bay windows adorned with continuous wood sills, broad entablatures, and molded surrounds, a diamond-shaped cartouche ornament, a projecting boxed cornice detailed with corner brackets, modillion blocks, and a projecting terminating cornice.