

\*Recorded by: Matt Weintraub, San Francisco Planning Dept. \*Date: April 2011  Continuation  Update

\*NRHP Status Code (Update): 3B (CHRSC)

*This property is assigned a California Historical Resource Status Codes (CHRSC) rating of “3B – Appears eligible for NR both individually and as a contributor to a NR eligible district through survey evaluation”. This CHRSC rating supercedes the previously adopted CHRSC rating that is indicated on the attached previously completed survey form. The previously adopted CHRSC rating was assigned using limited research and information. Since that time, additional research and information-gathering has been conducted that provides a more complete perspective of properties that meet eligibility standards for federal and State registers as individual historic resources and/or as historic district contributors, of areas that qualify for consideration as historic districts, and of properties that do not qualify for historic status.*

Consequently, the previously adopted findings of the Inner Mission North Survey have been revised in the following ways:

- 1) The areas that were previously designated as the Mission Reconstruction Historic District and the Inner Mission Commercial Corridor Historic District were reevaluated as thematic geographic areas, which contain individual historic buildings and historic districts that are related to the thematic contexts, but that do not constitute historic districts in and of themselves. The previous documentation for these areas did not include finite boundaries or fully defined contributing components, which are necessary components of historic districts.
- 2) Historic district boundaries were redrawn to encompass only those groupings of qualified contributors that constitute historic districts that meet federal and State eligibility requirements, which resulted in replacement of the previously adopted Mission Reconstruction Historic District and the Inner Mission Commercial Corridor Historic District with several finitely bound and well-defined historic districts. Specifically, the redrawn historic districts conform to State and federal guidelines that address requirements for thematic and visual connectivity between elements of historic districts, and requirements for retention of all or most aspects of integrity for the overall historic district and for the majority of individual contributing properties.
- 3) Properties that were previously identified as contributors to the Mission Reconstruction Historic District and/or the Inner Mission Commercial Corridor Historic District, and that are located outside of the redrawn boundaries of the historic districts, were reevaluated as potential individual historic resources. Properties that were reevaluated, and that were determined to meet federal and/or State eligibility standards, were reassigned CHRSC ratings that corresponded to their eligibility levels as historic resources. Similarly, properties that were reevaluated, and that were determined not to meet federal and/or State eligibility standards, were reassigned CHRSC ratings indicating non-historical status. These reevaluations were conducted using adopted historical contexts, property types, and registration requirements for the Mission District.
- 4) Some properties that were previously identified as individual historic resources, and some properties that were previously identified as non-resources, were reevaluated, based on additional research and information-gathering that was conducted. Properties that were reevaluated, and that were determined to meet federal and/or State eligibility standards, were reassigned CHRSC ratings that corresponded to their eligibility levels as historic resources. Similarly, properties that were reevaluated, and that were determined not to meet federal and/or State eligibility standards, were reassigned CHRSC ratings indicating non-historical status. These reevaluations were conducted using adopted historical contexts, property types, and registration requirements for the Mission District.
- 5) Previously adopted CHRSC ratings of “5S3”, “5D3”, and “5B”, which indicate eligibility for local listing or designation through survey evaluation, were converted to CHRSC ratings that reference eligibility for listing in the California Register of Historical Resources and/or the National Register of Historic Places. Determination of eligibility for local Landmark and Historic District designations under Article 10 of the Planning Code was beyond the scope of the survey and was not performed.

For more information, see the additional documentation that is available for the Inner Mission North Survey, including: DPR 523-series forms (Primary Records; Building, Structure, and Object Records; District Records); National Register Multiple Property Documentation Form; and historic context statements for the Mission District.

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

Primary # \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_  
CHR Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3 Resource name(s) or number(assigned by recorder) **3140-3150 16th Street**

**P1. Other Identifier:**

**Form Number 89**

**P2. Location:**  Not for Publication  Unrestricted

**\*a. County** San Francisco

**\*b. USGS 7.5' Quad** San Francisco North **Date:** 1995

**c. Address** 3140 3150 16th ST

**City** San Francisco **Zip** 94103

**e. Other Locational Data:** Assessor's Block and Lot 3555 018

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

This is a two-story, six-bay, reinforced concrete commercial building at the corner of 16th and Albion streets. A concrete base encircles the façade. The two-story pilasters between the windows divide the façade vertically. The pilasters are paired at the sides of the first and sixth bays. The ground story features open vehicular entrances in the second, third and fifth bays, each with an internal roll-up steel door. The first, fourth and sixth bays contain boarded windows. The second story features a large window in each bay.

A secondary façade along Albion Street in five bays is similarly adorned to the primary façade. Two-story pilasters between the windows divide the façade vertically. The pilasters are paired in fifth bay demarking the corner of the building. The windows in the first floor have been infilled.

The windows are large multi-light, steel industrial sash. The entablature contains a banded architrave, a plain frieze with circular elements over the double pilasters in the outer bays, and a banded cornice. There is an unadorned parapet above the entablature. The entablature and parapet are shaped over the outer bays, rising in a segmental arch. The roof is flat.

**\*P3b. Resources Attributes:** HP6. 1-3 Story Commercial Building

**Style or Period** Beaux Arts

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



**P5b. Photo:** (view and date)

View From 16th Street  
looking north  
4/22/2002

**\*P6. Date Constructed/Age and Sources**

1920  Historic

Building Permit

**\*P7. Owner and Address:**

VANORDEN HOWARD L JR TRUSTE

400 Deer Valley Road APT 5D  
San Rafael CA 94903

**\*P8. Recorded by:**

Planning Department  
City & County of San Francisco  
1660 Mission, 5th Floor  
San Francisco, CA 94103

**\*P9. Date Recorded** 8/29/2002

**\*P10. Survey Type** Intensive

**\*P11. Report Citation:** (Cite survey report and other sources, or enter "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

Page 2 of 3 \*Resource name(s) or number **3140-3150 16th Street**

CHR Status Code **5D3**

**B1. Historic Name:**

**B2. Common Name:**

**B3. Original Use:** Garage and Auto Repair

**B4. Present Use:** Retail Sales \ Auto Repair

**\*B6 Construction History:**

BPA 1920 - A two story reinforced concrete garage building 100x102 for \$35,000. 1992 - PARAPET REINFORCING.

**\*B5 Architectural Style:** Beaux Arts

**\*B7. Moved?**  No

**Date:** \_\_\_\_\_ **Original Location** \_\_\_\_\_

**\*B8. Related Features:**

16

**B9a. Architect:** Joseph Lemley Stewart

**B9b. Builder:** unknown

**\*B10. Significance:** Theme Commercial Corridor Development

Area: San Francisco 1906 fire-zone

Period of Significance 1906-1931 Property Type Commercial

Applicable Criteria (NR): C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

Secondary Theme: Early Infill Development Area: San Francisco 1906 fire-zone

Period of Significance: 1914-1931 Applicable Criteria:

**HISTORY:** In 1886, the site of this building was occupied by five buildings on three lots: two two-story commercial stores, and three dwellings, as well as several outbuildings. In 1894, the lots were owned by Sol Bear, Henrietta McNally, and Maria Skehan. By 1899, all of the buildings were replaced with larger new two-story buildings with commercial ground floors, and flats on the second floor. In 1901, the lots were owned by Sol Bear, Dina Essenbach, and R. J. Taussig. The properties were destroyed by the earthquake and fire of 1906, at which time they were owned by Ada Simpson, and R.J. Taussig. The lots continued to remain vacant and owned by Simpson and Taussig, until 1920, when Taussig gained ownership of the whole site, and had the present building erected. The Taussig family would continue ownership to at least 1946. By resolution 17704 (new Series) the San Francisco Board of Supervisors approved this public garage.

**CONTEXT:** Commercial buildings in the Inner Mission North survey area cover a broad range of building sizes and uses, but as a rule, do not involve a residential component. In the Inner Mission North survey area: 53% of the commercial buildings were erected in the reconstruction period, 1906-1913; 34% were constructed in the early infill period of development, 1914-1930; and 13% in the late infill period, 1931-1957. The Beaux Arts style became extremely popular after the Chicago World's Columbian Exposition of 1893, where it reigned supreme. The stylistic elements are derived from the classical architecture of Greece and Rome, with many interpretations and variations by prominent local architects. Its architectural vocabulary includes articulated parts: central mass, wings, and terminal features; monumental flight of steps leading to front, defined by varying planes and re-entrant angles; columns with Doric, Ionic and Corinthian capitals, egg and dart molding. Greek key fretwork is prevalent, as are cornices with modillions and dentils. (See Continuation Sheet)

**B11. Additional Resources Attributes:** \_\_\_\_\_

(Sketch Map with north arrow required)

**\*B12. References:**

City Directories: 1906, 1911, 1920, 1939. Sanborn maps: 1886, 1899, 1915, 1920 (Planning Dept), 1950, 1998. WPA land use maps 1940-1965 (Planning Dept.). Block Books: 1894, 1901, 1906, 1914, 1935, 1946, 1965. Water Department Tap Records, Building Permit Applications.

**B13. Remarks:**

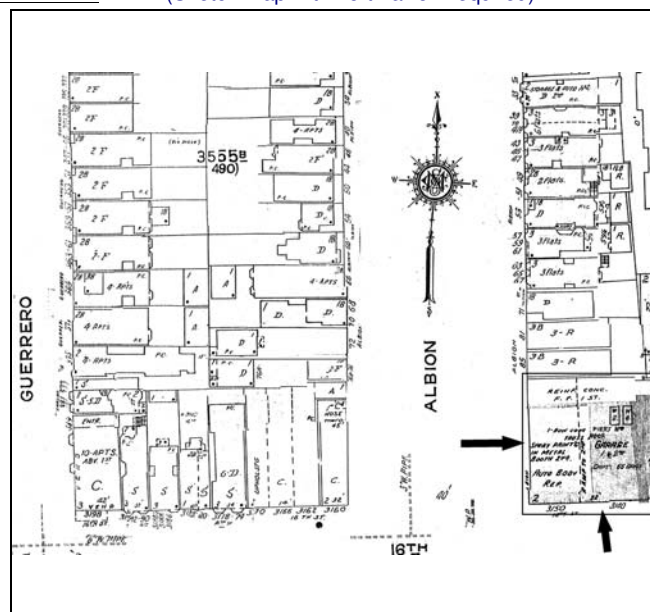
Reviewed by: the San Francisco Survey Advisory Committee: Charles Chase, Neil Hart, Tim Kelley, Bridget Maley, Mark Ryser, Jeffrey Tully, Chris VerPlanck.

**\*B14 Evaluator:**

N. Moses Corrette, SF Planning Department  
1660 Mission Street, 5th Floor San Francisco, CA, 94103

**\* Date of Evaluation:** 9/10/2003

(This space reserved for official comments)



**B10. Continued**

Commonly associated with institutions such as banks, it was also popular for public buildings, schools, and occasionally, houses. This style represents 3% of the building stock in the Inner Mission North survey area 1850-1957. This building represents the later infill development within the area destroyed by the 1906 earthquake and fire in San Francisco, when 26% of the properties in the Inner Mission North survey were erected. This period was slower, larger, and more studied. Development occurred on larger vacant parcels, or replaced temporary buildings, which were hastily erected after the disaster. Apartment buildings were the dominant building type erected in this period.

ASSESSMENT: This property does not seem to be related to any event or chain of events important in illustrating the historic context, per National Register Criterion A. Joseph Lemley Stewart (1882-1964) operated his architectural firm at 1214 Spreckles Building when he designed this building. According to City Directories, Stewart practiced architecture in San Francisco from 1918-29, 1931-32, 1934-35, 1937-44 and designed commercial and apartment buildings and a number of residences in St. Francis Wood. None of the persons known to have associations with this building appear to have had significant cultural contributions represented by this property, per National Register Criterion B. This building is one of a group of commercial and residential over commercial properties along the 16th Street corridor that are locally significant in terms of National Register Criteria C; properties that embody the distinctive characteristics of a type, period, or method of construction with significance in the area of "community planning and development." Buildings situated along 16th street in the Inner Mission North survey area were rebuilt following the earthquake and fire of 1906. Building types erected in the reconstruction era (1906-1913) are predominantly single story commercial or residential over commercial. There are also a number of residential hotels on 16th Street. There is a long standing importance of 16th street in the social importance in the Mission dating back to the 1780s and the construction of the Mission Dolores. In the 1850s, the street was known as Center Street, and was the main access to the mission from the bed of Mission Creek, and developed into the social and commercial center of the Inner Mission by the 1880s. The 16th street strip has continued to be important in commerce and social activities to this day. Its standing as a hub of the area was confirmed and cemented when the BART station was located at the intersection of 16th and Mission streets, planned between 1962 and 1964. This property is associated with a number of other properties in the Inner Mission North survey area, and the San Francisco 1906 fire zone, however, the Early Infill Development period (1914-1930) and Late Infill Development period (1931-1957) are not significant, per National Register Criterion C. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.

INTEGRITY: The building appears to be in good structural and material condition. Materially unchanged from the time it was erected in a dense urban fabric, this property retains integrity of location, design, setting, workmanship, materials, feeling and association.

FEATURES: Character defining features include, but may not be limited to: siting and relationship of the building to the street; the size and location of the automobile bay entries; stucco cladding; roof configuration; building plan; windows and doors including fenestration pattern, surrounds and glazing; and architectural elements such as pilasters, the shaped parapet and the projecting cornice.