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) 56-68 12th 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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 56-68 12th St. City: San Francisco Zip: 94103

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 3505-009

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

56-68 12th Street is located on a 100' x 150.92' lot on the southwest side of 12th Street, between Otis and Stevenson Streets. Built in 1912, 56-68 12th Street is a one- and three-story, masonry commercial building designed in the Art Deco style. The rectangular-plan building, clad in brick and stucco, is capped by a flat roof. The foundation is not visible from the street. The front block of the building is three stories in height, while a rear block is a single story in height. The primary façade faces northeast and is 8 bays wide at the first floor and 4 bays wide at the upper stories. The first floor bays are framed by rusticated pilasters with cartouches at the capitals and an intermediary cornice with Greek key molding. The building has two pedestrian entrances on the first story, set in the center two bays. Both entrances are recessed and gated and feature glazed, metal-frame doors with transoms. The second, third, sixth and seventh bays feature divided, aluminum-frame plate glass windows with stucco water tables. The left end bay has a single, large metal entry door. The right end bay is recessed and blank. The second and third stories are clad in stucco scored to look like ashlar masonry. (continued)

*P3b. Resource Attributes: (list attributes and codes) HP6. 1-3 story commercial building

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

P5b. Photo: (view and date)
View from northeast
8/31/2006

*P6. Date Constructed/Age and Sources: ☒ Historic
1912
SF Assessors Office

*P7. Owner and Address:
E&M No 1 Llc
534 Ortega St
San Francisco, CA 94122

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

*P9. Date Recorded:
8/31/2006

*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.
The stories are characterized by pairs of recessed, arched window openings in each bay with paired, double-hung metal sash windows and scored stucco arched lintels. A metal fire escape spans the central bays. The primary facade terminates in a shallow-pitched, gabled parapet wall with acroteria in geometric motifs marking the gable and the outer edges of the roofline. Side elevations of the building are utilitarian in design and clad in brick. The southeast elevation has faded, painted advertising signage located below a step-up penthouse section found at the south corner of the 3-story front section. The rear single-story block has garage entrances on each end of the southwest elevation with metal overhead doors. The building appears to be in good condition.

Detail, southeast elevation showing painted signage

Aerial view from south.

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date / /

Page 1 of 1

*Resource Name or #: 3505/9

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted a. County San Francisco

b. USGS 7.5' Quad San Francisco North Date 1980 T 02N ; R 05W; ___ 1/4 of NE 1/4 of Sec 9 ; MDM B.M.

c. Address 56-70 Twelfth Street City San Francisco Zip 94103

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appropriate)

Assessor's Parcel Number: 3505/9

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

This is a three-story reinforced industrial building on the southeast, or south, side of Twelfth Street northwest of the intrsection with South Van Ness, Mission, and Otis. It has an Art Deco cornice and original Gothic Revival hardware. The building could be considered a contributor to a South Van Ness Historic District, but the district appears ineligible for the National Register or for local designation because it lacks integrity. The building appears ineligible separately for the National Register because it lacks sufficient architectural or known historical significance.

*P3b. Resource Attributes: (List attributes and codes) S

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)

*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1912
per Realdex

*P7. Owner and Address:
P--Private

*P8. Recorded by: (Name, affiliation, address)
Anne Bloomfield
Bloomfield Architectural History
2229 Webster Street
San Francisco, CA 94115

*P9. Date Recorded: 08/12/1997

*P10. Survey Type: (Describe)
Intensive
Mid-Market Redevelopment Project

*P11. Report Citation: (Cite survey report/other sources or "none") Bloomfield, Anne, Historic Architectural Survey Report for the Mid-Market Redevelopment Project, San Francisco, 1997.

*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 Primary #
DEPARTMENT OF PARKS AND RECREATION HRI No.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 3CS

 *Resource Name or # (Assigned by recorder) 56-58 12th Street

B1. Historic Name Thomas B. Jeffrey Motor Co. Building

B2. Common Name 56-58 12th Street

B3. Original Use Commercial Building B4. Present Use: Commercial Building

* B5. Architectural Style Classical Revival

*B6. Construction History

(continued)

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

*B8. Related Features none

B9a. Architect Miller & de Colmesnil . Builder J D Hannah

*B10. Significance: Theme 1906 Earthquake and Fire Reconstruction Area: South of Market

Period of Significance 1906-1929 Property Type commercial/industrial loft Applicable Criteria 1 and 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 1906 Earthquake and Fire Reconstruction context of the Historic Context Statement, Market & Octavia Neighborhood Plan Area, since it is both an identified building type (commercial/industrial) and dates from the Period of Significance (1906-1929) of that context. Based on appearance, the building was also evaluated under 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:

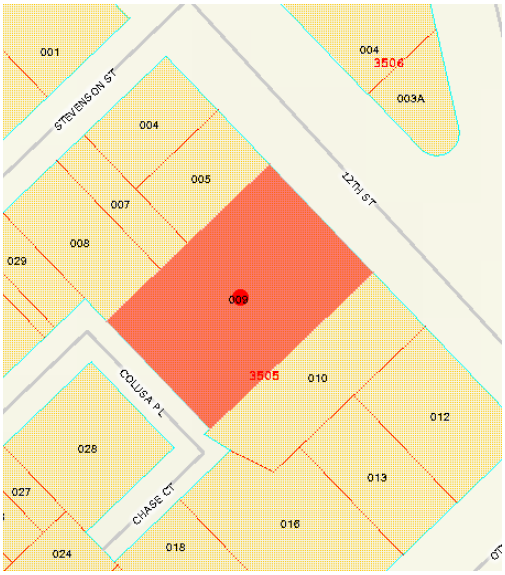
56-58 12th Street was constructed in 1912 on the site of a predecessor building which had been destroyed by the 1906 Earthquake and Fire. Prior to the earthquake, the lot was owned by Samuel Buckbee and contained several one-story, single-family dwellings and duplexes. (continued)

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

*B12. References: Edwards Abstracts, June 14, 1912. Historic Context Statement, Market & Octavia Neighborhood Plan Area, Page & Turnbull, Inc. July 20, 2007 Sanborn Maps, San Francisco City Directories, Edwards Abstracts, 6/14/1912. Pacific Coast Architectural Database

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)

The block at that time was characterized by similar residential structures, as well as a large boarding house at the corner of 12th Street and West Mission Street (now Otis Street), and the large German Emmanuel Church at the corner of 12th Street and Stevenson Street. After the earthquake, ownership of the lot changed hands: in 1909 the lot was owned by John C. Brickell, a real estate developer with offices in the Lick Building. Brickell, whose later real estate developments include the Sea Cliff district of San Francisco, hired the architectural firm of Miller & de Colmesnil to construct the new building at 56-58 12th Street. James R. Miller (1869-1946) and George T. de Colmesnil (d. 1943) were partners from 1906 -1910, after which de Colmesnil left the firm, having been named acting architect for the city of San Francisco. After a brief tenure at that position, de Colmesnil rejoined the firm from 1912-1913. The firm's notable buildings include the 1908 reconstruction of the City of Paris building in Union Square (1908) and the Corinthian Yacht Club clubhouse in Tiburon, California (1912). Miller would later partner with Timothy Pflueger. Miller & de Colmesnil hired the building firm of J. D. Hannah to execute construction of 56-58 12th Street.

The Sanborn maps from 1913 show that this particular block was rapidly rebuilt after the 1906 quake, in contrast with many other South of Market blocks. In 1913, we see a pottery company, a wrecking and construction company, a large laundry works, and a plumbing supply company surrounding 56-58 12th Street, as well as a few multi-unit residential buildings. The single family dwellings that had formerly dominated the block were completely gone.

The first commercial tenant of 56-58 12th Street was the Thomas B. Jeffery Motor Co., in residence by 1913. The Thomas B. Jeffery Motor Co., based in Kenosha, Wisconsin, entered the automobile market around the turn of the century, and by 1903 was the second largest car manufacturer after Oldsmobile, selling a model known as the Rambler. Their new San Francisco outpost featured a showroom and offices at the first floor, a garage at the rear, and parts and supply storage at the upper floors. In December of 1915, preceding the sale of Jeffery Motor Co. to Charles W. Nash, occupancy of the building at 56-58 12th Street changed hands, as Jeffery Motor Co. moved out and the Garford Motor Truck Company moved in, using the building as a factory for production of their new expanded range of truck models. Garford moved production to a different facility in the 1920s, and the next notable tenant of the building was Boyd Lighting Fixture Company, who took up residence in the late 1930s. The Boyd Company is still located in San Francisco, though now located on Folsom Street. In the 1970s, the building was occupied by H. Wenger Inc., manufacturers of hand and finger splints. The building is now occupied by FW Associates, an electrical engineering firm, and San Francisco Paratransit Brokerage.

Directly after the earthquake, the area surrounding 56-58 12th Street lay in ruins. Reconstruction of the South of Market area proceeded at a slower rate than other areas of the city for multiple reasons, including the relative complexity of industrial rebuilding (compared to residential rebuilding), the general climate of economic insecurity in the city, and the lingering difficulties associated with settling insurance claims. However, the 1913 Sanborn Map shows that the block of 12th Street where this building is located seems largely to have escaped this rebuilding paralysis. By 1913, not only was the Jeffrey Motor Co. up and running, but the block was almost filled with other industrial buildings and tenants. This evidence places 56-58 12th Street within the first wave of industrial rebuilding that took place after the earthquake.

The 1913 Sanborn Map also illustrates another trend that characterized the neighborhood during the 1906 Earthquake and Fire and Reconstruction period of significance: rebuilding in the area was almost uniformly industrial, whereas before the earthquake, the block had been almost uniformly residential. The 1906 Earthquake and Fire changed the socio-economic characteristics of South of Market area. After the disaster, the rebuilding of the neighborhood as an industrial area displaced much of the pre-quake residential population. Much of the working-class population of the district (particularly families) was squeezed out, with many taking up residence in the Mission and Potrero Districts. Between 1900 and 1910, the population of the South of Market area declined from 62,000 to 24,000.

(continued)

B10: Significance (continued)

56-58 12th Street also displays an association with the 1906 Earthquake and Fire and Reconstruction period of significance in its building typology as an Industrial Loft. The industrial loft is found primarily in the South of Market area and along the Market Street Corridor. Simply defined, the term "loft" refers to a building containing open, unpartitioned space and often high ceilings, used for commercial or light industrial purposes. The pervasiveness and longevity of the loft-style building is rooted in its suitability for an almost unlimited range of uses. Lofts were typically designed to withstand the heavy structural loads required for manufacturing and bulk storage while also providing versatile interior space, high ceilings, and large window openings for manufacturing uses. Large commercial loft buildings in the South of Market area are of two general structural types. 56-58 12th Street embodies the first structural type, commonly built between 1906 and 1913, which is composed of a load-bearing brick exterior with a heavy timber frame supporting the interior floors and roof. Concrete construction techniques were perfected after the First World War and became the preferred construction material for commercial loft buildings in the 1920s. Industrial lofts were designed in many different styles, though Classical Revival and Mediterranean Revival were the most popular before and during the 1920s. In recent years, many industrial lofts have been converted to high tech office space and residential uses.

Integrity:

56-58 12th Street has undergone alterations including the replacement of original storefront and transom windows at the first floor with reconfigured aluminum sash windows, the removal of the primary commercial entrance and the replacement with two contemporary metal frame commercial entrances within a non-historic recessed entryway, the replacement of original upper story windows with contemporary metal sash windows, and the closure of auto entrances at the first and eighth bays and the insertion at the first bay of a metal pedestrian entrance. Nevertheless the building retains many of its character-defining features, including its three-story front and one-story rear height and rectangular massing, rusticated pilasters at the first floor with cartouches at the capitals, intermediary cornice with Greek key molding, stucco cladding scored to resemble ashlar masonry at the second and third stories, paired double-hung windows within recessed arched window openings, scored stucco arched lintels, metal fire escape at the central bays, and a shallow-pitched, gabled parapet wall with acroteria in geometric motifs marking the gable and the outer edges of the roofline. Additionally, the building maintains continuity of use as a commercial/industrial building. 56-58 12th Street retains the following aspects of integrity: location, setting, and feeling, and partially retains the aspects of design, association, materials and workmanship.

Conclusion:

56-58 12th Street appears eligible for listing in the California Register under Criterion 1 (Event) as a moderately well preserved example of a commercial industrial loft constructed in the South of Market area during the 1906 Earthquake and Fire and Reconstruction period of significance which clearly expresses its association with a broad pattern of San Francisco's history.

Character Defining Features:

Character defining features include its three-story front and one-story rear height and rectangular massing, rusticated pilasters at the first floor with cartouches at the capitals, intermediary cornice with Greek key molding, stucco cladding scored to resemble ashlar masonry at the second and third stories, paired double hung windows within recessed arched window openings, scored stucco arched lintels, metal fire escape at the central bays, and a shallow-pitched, gabled parapet wall with acroteria in geometric motifs marking the gable and the outer edges of the roofline.