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) 725-735 14th 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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 725-735 14th St. City: San Francisco Zip: 94114

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 3542-038

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

725-735 14th St. is located on a 30' x 50' irregularly-shaped lot on the south side of 14th Street, between Church and Belcher Streets. Built in 1911, 725-735 14th Street is a 4-story, wood-frame, 6-unit set of enclosed Romeo flats designed in the Classical Revival style. The rectangular-plan building, clad in smooth stucco and wood shiplap siding, is capped by a flat roof. The primary façade faces north and is 3 bays wide. The ground story features a secondary entrance with a metal door in the left bay, and the right bay contains a double-hung window with a metal grille. The central bay contains terrazzo stairs leading to a recessed entry on the first floor. The entry has paneled wood wainscoting and a paneled wood door with transom. The flanking bays on the first floor are slightly recessed and contain three-part windows with divided, double-hung, wood-sash windows. A fixed half-round wood window is set in the central bay above the entrance. The upper two stories are characterized by bay windows with double-hung, wood-sash windows. The central staircase bay contains a double-hung wood sash window between the second and third stories with molded cartouches above and below. The primary façade terminates in egg-and-dart molding, dentils, and a sculpted 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

P5b. Photo: (view and date)
View from north
8/17/2006

*P6. Date Constructed/Age and Sources: ☒ Historic
1911
SF Assessors Office

*P7. Owner and Address:
So Albert S L
1247 Pacific Ave
San Francisco, CA

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

*P9. Date Recorded:
8/17/2006

*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) 725-735 14th Street

B1. Historic Name 725-735 14th Street

B2. Common Name 725-735 14th Street

B3. Original Use multi-unit residential B4. Present Use: multi-unit residential

* B5. Architectural Style Classical Revival

*B6. Construction History
725-735 14th Street was constructed in 1911. The facade has been clad in stucco, covering the original cladding.

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

*B8. Related Features none

B9a. Architect Charles Paff & Co . Builder unknown

*B10. Significance: Theme 1906 Earthquake and Fire Reconstruction Area: Market Street Corridor/Duboce Triangle

Period of Significance 1906-1929 Property Type Romeo Flats 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 1906 Earthquake and Fire Reconstruction context of the Historic Context Statement, Market & Octavia Neighborhood Plan Area, since it is both an identified building type (multi-unit residential/Romeo Flats) and dates from the Period of Significance (1906-1929) 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:
725-735 14th Street was designed in 1911 by the firm of Charles Paff & Co. Charles Paff (1865-1942) was a well-known and successful San Francisco architect. Significant buildings designed by Paff include the Fugazi Bank building at Montgomery Street and Columbus Avenue (1908), which became the headquarters of the Transamerica Corporation and is now part of the Jackson Square Historic District; the Olympic Club at 524 Post Street (1912), and the Orient Building at 332 Pine Street (1914).
(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
Daily Pacific Builder, 6/27/1911
Sanborn Maps

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)

Paff partnered with John Baur from 1907-1911, first as Charles Paff & Co (1907-1910) then as Paff & Baur (1910-1911). After their partnership dissolved, he reverted to Charles Paff & Co, and continued to use this name until 1916. Although the building was constructed by the firm of Charles Paff & Co., it is unlikely that Paff contributed to the design of this building: more likely the task was assigned to a less senior member of the firm.

The original owner of 725-735 14th Street was the merchant Michael Rooney, who resided with his wife Jennie just a few blocks away at 618 Fell Street. Michael Rooney operated a successful liquor shop at 19 Pacific Avenue at the time his new building was constructed. The 1913 Sanborn Map describes the building as containing six flats. The 1920 Census lists four families renting at this address. In both 1936 and 1940, the City Directories indicate that two units were rented by women, and the rest to men. The 1953 City Directory lists six renters, among them a janitor and a waiter, as well as several married and single women. The building at 725-735 14th Street was constructed as a six-unit residential building, a use which it maintains today.

The Duboce Triangle and its main commercial corridor (upper Market Street) survived the Earthquake largely intact, and escaped the ravages of the resultant fire completely. In the aftermath of the disaster the neighborhood became crowded with refugees. As refugees began seeking permanent housing, the neighborhood underwent a transformation from largely single-family dwellings to more dense residential housing, including flats and apartment buildings. The 1911 construction date of 725-735 14th Street, coupled with its building typology (residential/Romeo Flats) and Duboce Triangle/Market Street Corridor location clearly reflect its association with this broad historical trend of development.

Integrity:

Alterations include the application of stucco cladding to the primary facade and the slight build-out at the first and second story around and beneath the lower bow windows. The building retains many character defining features, including its four-story height and massing, a central recessed terrazzo stair, central recessed entry with paneled wood wainscoting and a paneled wood door with transom window, canted bays with double-hung, wood-sash windows, molded cartouche ornaments, and egg-and-dart molding, dentil molding, and sculpted cornice. The building retains the following aspects of integrity: association, location and setting, and partially retains the aspects of feeling, workmanship, design and materials.

Conclusion:

725-735 14th Street does not appear to be eligible for the National Register of Historic Places, California Register of Historical Resources or local designation under any criterion under Criterion 1 (Event) due to a loss of integrity. The alterations to the street entrance and recladding of the facade have greatly reduced its ability to convey its historical context.