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

 *Resource name(s) or number (assigned by recorder) 150 Haight 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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 150 Haight 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): 0852-006

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

150 Haight Street is located on a 40' x 120' lot on the north side of Haight Street, between Laguna and Octavia Streets. Built in 1927, 150 Haight Street is a seven-story, reinforced concrete, multi-unit residential apartment building designed with a three-part vertical block façade and eclectic ornamentation in the Renaissance Revival style. The rectangular-plan building is clad in concrete and capped by a flat roof. The primary façade faces south and is three bays wide. The ground floor is defined by painted rusticated masonry, which includes a wood-panel garage door in the center bay and a gated, recessed main entry in the right bay. This entry is framed by sculpted molding and a cornice and contains marble flooring and a glazed multi-panel wood door with molded surrounds and sidelights. The second floor features three groupings of tripartite windows. In the center bay of the second floor is a metal fire escape, which winds its way up the building to the roof. The third through sixth floors are characterized by shallow semi-hexagonal bay windows in the left and right bays, and two single windows in the center bay. Above the sixth floor windows are applied garland ornamentation and a belt course, which runs the length of the building around the two bay windows. The seventh floor is articulated by a molded arcade with stylized capitals that spans pairs of windows in each bay. This arcade features ornamental shield motifs, cartouches and garland motifs, which fill the spandrels. All fenestration on this façade, unless otherwise noted, consists of metal-sash casement windows. (continued)

*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
10/26/2006

*P6. Date Constructed/Age and Sources: ☒ Historic
1927
SF Assessors Office

*P7. Owner and Address:
Thomas J Ottoman, Trustee
P.O. Box 2104
Mill Valley, CA 94942

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

*P9. Date Recorded:
10/26/2006

*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: (cont'd)**
The primary façade terminates in a simple entablature with sculpted molding and cornice. The building appears to be in good condition and has been identified as a contributing property to the potential San Francisco State Teacher's College Apartments Historic District (see DPR 523 D form).

P5a. Photo (cont'd):

Detail of upper story ornamentation.

Detail of lower story.

Detail of entrance.

Detail of concrete masonry on first level.

Rose Street (north) elevation.

State of California The Resources Agency
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Primary #
HRI No.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6L

*Resource Name or # (Assigned by recorder) 150 Haight Street

B1. Historic Name 150 Haight Street

B2. Common Name 150 Haight Street

B3. Original Use Residential/Apartment Building B4. Present Use: Residential/Apartment Building

* B5. Architectural Style Renaissance Revival

*B6. Construction History
Constructed in 1929. Alterations include the removal of original windows at the upper five stories and replacement with metal sash casement windows at an unknown date. The original garage door has been removed and replaced with a modern wood panel overhead garage door at an unknown date.

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

*B8. Related Features none

B9a. Architect Charles Oliver Clausen . Builder Edward V. Lacey (owner)

*B10. Significance: Theme 1906 Earthquake and Reconstruction Area: Hayes Valley

Period of Significance 1906-1929 Property Type Residential/Apartment Building 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 Reconstruction context of the Historic Context Statement, Market & Octavia Neighborhood Plan Area, since it is both an identified building type (Residential/apartment building) 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:

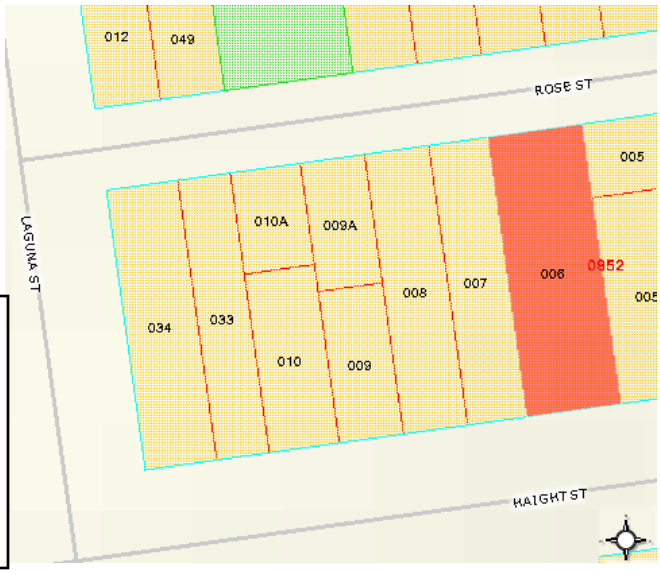
150 Haight Street was designed by the architect Charles Oliver Clausen and constructed in 1926 by Edward V. Lacey, a building contractor, for his own account. Prior to construction of the extant building, this lot had long stood largely vacant: the 1886 Sanborn Map shows it vacant, while both the 1899 and the 1913 Sanborn Maps show two small one-story sheds located on the Rose Street portion. (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

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)

This was one of the last developed lots on a block which had for many decades been characterized by multi-story flats, apartment buildings and single family dwellings.

The architect Charles Oliver Clausen (1886-1973) was born and raised in California, and began his career as a draftsman with the architectural firm Meyer & O'Brien. He began his career designing apartment buildings, flats, and single family homes primarily in the Mission Revival style. Examples include 2853-57 Clay in Pacific Heights (1910), 3600 Jackson in Presidio Heights (1918), and 1457 Jones on Russian Hill (1913). He partnered with F. Frederick Amandes from 1927-1933. In 1933, he reestablished his own practice, designing single-family homes, including 50 San Rafael Way in St. Francis Woods (1935). Edward V. Lacey was a building contractor responsible for constructing several apartment buildings in the Classical or Renaissance Revival style in Hayes Valley during the mid-1920s. Lacey was also an active builder in the Uptown Tenderloin District, where he frequently acted as owner and builder on a number of apartment buildings in that area, often without using an architect.

According to the San Francisco Block Book, in 1920 this lot was owned by Ralph Strange, the manager of Pacific Oil and Lead works. In 1922, Strange sold to his wife Edith, who sold to Lacey in 1926. After construction of the building, Lacey sold to the Chabille Apartment Corporation. Ownership transferred again in 1929 to John S. Lancer, and again in the same year to Peter Boonstra. In 1931, ownership passed to Paul Eichart. The San Francisco City Directories list a variety of renters at this address over the years, engaged in such occupations, in 1953, as painter and roofer. The building was constructed as an apartment building, a usage that continues today.

150 Haight Street is an example of an apartment building, a type of building that became common in this area during the first decades of the twentieth century. Apartment buildings are generally located on a large lot with an arrangement of multiple living units on each floor, all accessed through a common lobby. The majority of apartment buildings constructed at this time were designed in Revival styles, including Classical, Renaissance, Mission, and Spanish Colonial Revival, as well as the Craftsman style.

Although 150 Haight Street's apartment building typology and Hayes Valley location reflect a general association with the 1906 Earthquake and Fire and reconstruction period of significance, the 1926 construction date places the building outside of the primary scope of the period of significance and renders it unable to accurately embody this broad pattern of San Francisco's history.

Integrity:

150 Haight Street has undergone few alterations since its 1926 construction. Original windows have been removed above the first story and replaced with modern aluminum sash casement and fixed windows. The original garage door on the ground floor has been removed and replaced with a modern wood panel overhead garage door. Otherwise the building is intact. The building retains integrity of association, feeling, workmanship, design, location and setting, but only partial integrity of materials due to the alteration of the windows described above.

The building has been identified as a contributing property to the potential San Francisco State Teacher's College Apartments Historic District (see DPR 523 D form).

Conclusion:

150 Haight Street does not appear eligible for listing in the National Register of Historic Places, the California Register of Historical Resources or local designation under any criterion. Although the building location and typology reflect a general association with the 1906 Earthquake and Fire and Reconstruction period of significance, the 1926 construction date places the building outside of the primary scope of this broad pattern of San Francisco's history. Nor does the building embody the distinctive characteristics of a type, period or method of construction. It is not the work of a master, nor does it possess high artistic values. However, as a moderately well-preserved example of an apartment building designed in the Rennaisance Revival style and constructed in 1926 in Hayes Valley, the building retains sufficient character defining features to merit special consideration in local planning. Additionally, the building has been identified as a contributing property to the potential San Francisco State Teacher's College Apartments Historic District (see DPR 523 D form).

(continued)

B10: Significance (continued)

Character Defining Features:

Character defining features include seven-story height and rectangular massing, scored concrete cladding, rusticated masonry at the first story, gated recessed entry porch framed by sculpted molding and a cornice and containing marble flooring and a glazed multi-panel wood door with molded surrounds and sidelights, six-story height central metal fire escape, four-story height shallow semi-hexagonal bays, applied garland ornamentation and a belt course at the terminus of the sixth story, molded arcade with stylized capitals at the seventh story, shield motifs, cartouches and garland motifs at the seventh-story spandrels, and a simple terminating entablature with sculpted molding and cornice.