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) 37-47 Haight St.

P1. Other Identifier: 37 Haight St.

*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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 37 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): 0855-012

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

37-47 Haight Street is located on an irregular-shaped lot measuring roughly 30' x 90' on the south side of Haight Street, between Gough and Octavia Streets. Built c.1875, 37-47 Haight Street is a three-story, wood frame, six-unit multiple-family residence designed in the Italianate style. It is identical to the neighboring building at 53-57 Haight Street. The rectangular-plan building is clad in shiplap wood siding and is capped by a flat roof. Its foundation is not visible from the street. The primary façade faces north; is three bays wide; and retains much of its period ornamentation. The ground floor features two three-story, semi-hexagonal bay windows with arched, double-hung, wood-sash windows and molded surrounds in the outer bays, and a wood staircase in the central bay. The wood staircase provides access to the main entrance, which is located in the central bay of the first floor; This entrance features two wood-panel doors with molded surrounds and arched transoms, and is capped by an entablature and door hood supported by ornamental brackets. The outer two bay windows are articulated by colonnettes, molded surrounds, sculpted spandrel panels, entablatures, and brackets that support a coved cornice. In the center bay of the second floor are two arched, double-hung wood-sash windows with molded surrounds that are capped by cartouche ornaments. The primary facade terminates in a parapet wall detailed with an entablature, sculpted panels, dentils, modillions with bracket extensions, 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

P5b. Photo: (view and date)
View from north
10/31/2006

*P6. Date Constructed/Age and Sources: ☒ Historic
1900; rev. ca. 1875
SF Assessor; *Here Today*

*P7. Owner and Address:
Murphy San Francisco Ltd Pr
1355 Valencia Street
San Francisco, CA 94110

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

*P9. Date Recorded:
10/31/2006

*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)

Detail of first story entrance and bay windows.

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PRIMARY RECORD

Primary # _____
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Trinomial _____
NRHP Status Code 3S
Other Listings _____
Review Code _____ Reviewer _____ Date / /

Page 1 of 2

*Resource Name or #: 855/12-13

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 37-59 Haight Street City San Francisco Zip 94102

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: 855/12-13

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

This is a two story and raised basement, wood frame group of four partywall vertical flats buildings on the south side of Haight Street between Market and Octavia. Each of the four has the plan of a regular San Francisco Italianate dwelling, with semi-octagonal bay window on one side of the facade, entry and single window on the other side. They are grouped in mirror images, so that the whole facade reads bay, entry; entry, bay; bay, entry; entry, bay. They are all alike, highly ornamented, and all the ornament has survived. They have a bracketed cornice, a paneled frieze, segment-headed 1/1 double-hung wood sash, colonnettes between windows, door hoods on big brackets, and curve-profiled roofs for door hoods and bay windows. Their basements have similar windows (flat) and have been adapted as separate units. The original four main units, each consisting of three floors, have been subdivided into single-floor flats, so that altogther there are now about a dozen units. Yet these use changes have not resulted in exterior architectural alterations. There is, however, a security fence of simple metal pickets at the sidewalk. The building possesses integrity as to location, design, materials, workmanship, feeling, and association.

*P3b. Resource Attributes: (List attributes and codes) HP3. Multiple Family Property

*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)

Date of Photo: 05/31/1997

Photo Number: ABCM324/32

P5b. Description of Photo: (View, date, etc.)
Haight Street elevation
looking south

*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
c.1875
per water tap record

*P7. Owner and Address:
Denis T. & Catherine Murphy
% Murphy Investments
1417 Valencia, SF 94110
P--Private

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

*P9. Date Recorded: 10/07/1997

*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
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Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 3S

*Resource Name or #: 855/12-13

B1. Historic Name: Hurney Flats

B2. Common Name: None

B3. Original Use: Residential B4. Present Use: R--Residential

*B5. Architectural Style: Italianate

*B6. Construction History: (Construction date, alterations, and date of alterations.)

Built c.1875.

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

*B8. Related Features:

Italianate house at 69 Haight (855/4), and Hayes Valley Historic District.

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Development of Mid-Market area Area San Francisco

Period of Significance 1870-1947 Property Type Small residential bldgs Applicable Criteria C

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

The Italianate flats at 37-59 Haight Street appear eligible for the National Register of Historic Places at the local level of significance under Criterion C, architecture. They are among the more ornate Italianate houses in San Francisco, with some unusual detailing such as the decorations on bracket finials and the little curved roofs over door hoods and bay windows. They are 98% intact. The original owner was John F. Hurney, foreman in the ladies' department of Buchingham & Hecht, a major boot and shoe factory located across the street at the time. After the firm moved to their still-extant factory at 26th and Valencia, Hurney resigned and set up in real estate. The Hurney family lived in one of the Haight Street flats at least 1879-1914. The building's main significance is the streetscape it forms, the series of matching bays and entries and cornice. It and the single Italianate next door at 69 Haight (855/4) originally belonged to the group that is the Hayes Valley Historic District, but the freeway passing overhead at Octavia has cut them off from it.

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

*B12. References:

S.F. Water Tap records. S.F. Block Book, 1894, 1901, 1906, 1909.

Sanborn Insurance Co. Map, 1913.

San Francisco City Directories, 1879-1919, passim.

B13. Remarks:

*B14. Evaluator: Anne Bloomfield

Date of Evaluation: 11/24/1997

(This space reserved for official comments.)

(Sketch Map with north arrow required)

*Required information

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #
HRI No.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 3S

*Resource Name or # (Assigned by recorder) 37-47 Haight Street

B1. Historic Name 37-47 Haight Street

B2. Common Name 37-47 Haight Street

B3. Original Use Multiple Family Residential B4. Present Use: Multiple Family Residential

* B5. Architectural Style Italianate

*B6. Construction History
37-47 Haight Street was constructed in 1878.

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

*B8. Related Features none

B9a. Architect unknown . Builder unknown

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

Period of Significance 1870-1906 Property Type Residential Applicable Criteria A and C

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

In regard to National Register Criterion A and 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) and dates from the Period of Significance (1870-1906) of that context. Based on its appearance, the building is also considered under National Register Criterion C and California Register 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).

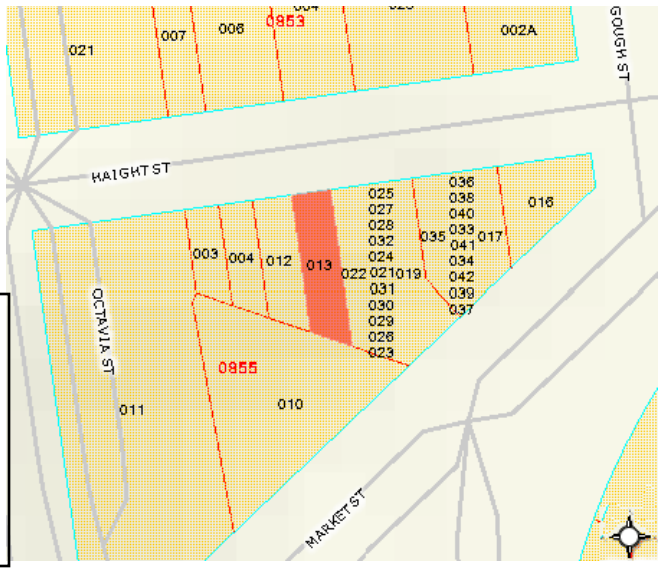
Criterion A/1:
37-47 Haight is identical to the neighboring rowhouse at 53-57 Haight Street, which is recorded separately. 37-47 Haight Street was constructed in 1878, based on the original water tap records. (continued)

B11. Additional Resource Attributes: (List attributes and codes) HP3. Multiple family property

*B12. References: Historic Context Statement, Market & Octavia Neighborhood Plan Area, Page & Turnbull, Inc. July 20, 2007

B13. Remarks Note: the DPR 523A form lists an incorrect parcel number. The correct parcel number is 0855 013.

(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)

There is no architect of record for the building. The original owner is identified as John F. Hurney, whose occupation was listed in city directories as the foreman of the ladies department at Buckingham & Hurney. On February 25, 1921, Breezy Hurney sold the property to John & Winifred Coffaney. On January 31, 1922, Coffaney sold the property to Edwin T. Cooper. It appears that all other occupants were tenants.

The majority of the residential development in Hayes Valley from the 1870s onward appears to have been the product of small-time builders or speculators, although large merchant builders like The Real Estate Associates (TREA) were also very active. Founded in 1866 by William Hollis, TREA began building houses in 1870. Most of the 1,000+ houses that the company built throughout the Western Addition and Mission districts were identical Italianate style, single-family, frame houses. Smaller builders emulated the TREA formula by purchasing vacant plots of land, subdividing them into 25'-wide lots (if this had not already occurred), and constructing as many houses as could be accommodated. Although there were often light wells and set backs, the majority of the houses built in the Western Addition during the 1870s and 1880s abutted their neighbors. They were also usually nearly identical in regard to plan and exterior detailing, giving rise to San Francisco's version of the eastern rowhouse. Not much is known about the architects active in the area due to the scarcity of surviving building records and contracts. However, according to research performed by historian William Kostura, it is known that several architects were active in the area during the 1880s, particularly John Marquis, Absolom J. Barnett, and Henry Geilfuss.

Criterion C/3:

The Italianate style was the first national style to have a major effect on San Francisco's built environment. The Italianate craze first swept the United States during the 1840s and 1850s, initially as romantic country villas popularized by influential tastemakers such as A. J. Downing. Gradually the style filtered down to the middle classes and by the 1860s Italianate dwellings were being constructed throughout most American communities, including the booming young city of San Francisco. The Italianate style underwent some important changes after arriving in California. Unlike eastern and midwestern cities, where the style was typically expressed in stone or brick, in California, due to lack of adequate supplies of cut stone or lime, the style manifested itself in wood. The high cost of land also resulted in rowhouse construction becoming the norm. The applied architectural elements, including the quoins at the corners of the house and the over-sized brackets at the eaves, are decorative versions of the masonry reinforcements. Signature elements of the Italianate style in San Francisco include bold brackets and entablatures, false parapet roofs which conceal the gable roof, narrow vertically proportioned windows and doors with projecting bracketed hoods.

37-47 Haight Street is an intact and well-preserved example of an Italianate rowhouse. With its height and massing, set-back from the street, and period ornamentation 37-47 Haight Street embodies the distinctive characteristics of a type, period, or method of construction.

Integrity:

37-47 Haight Street appears to have undergone no substantial alterations. Character-defining features include its three-story height and rectangular massing, its set-back from the street, shiplap wood siding, fenestration pattern with two three-story, semi-hexagonal bay windows with arched, double-hung, wood-sash windows and molded surrounds in the outer bays; central recessed porch containing two wood-panel doors with molded surrounds and arched transoms capped by an entablature and door hood supported by ornamental brackets; Italianate ornamentation consisting of colonnettes, molded surrounds, sculpted spandrel panels, entablatures and cartouche ornaments; and parapet wall detailed with an entablature, sculpted panels, dentils, modillions, and a projecting cornice. 37-47 Haight Street retains integrity of location, design, materials, workmanship, feeling and association. It does not retain integrity of setting, since most of the surrounding buildings are contemporary.

(continued)

B10: Significance (continued)

Conclusion:

37-47 Haight Street appears eligible for listing in the National Register of Historic Places under Criterion A and the California Register of Historical Resources under Criterion 1 as 37-47 Haight Street was part of a wave of rowhouse development by real estate firms that occurred in Hayes Valley in the mid -1870s. It also appears eligible under Criterion C and Criterion 3 (Design/Construction) as an intact and well-preserved example of an Italianate rowhouse. With its height and massing, set-back from the street, and period ornamentation 37-47 Haight Street embodies the distinctive characteristics of a type, period, or method of construction.

Character Defining Features:

Character-defining features include its three-story height and rectangular massing, its set-back from the street, shiplap wood siding, fenestration pattern with two three-story, semi-hexagonal bay windows with arched, double-hung, wood-sash windows and molded surrounds in the outer bays; central recessed porch containing two wood-panel doors with molded surrounds and arched transoms capped by an entablature and door hood supported by ornamental brackets; Italianate ornamentation consisting of colonnettes, molded surrounds, sculpted spandrel panels, entablatures and cartouche ornaments; and parapet wall detailed with an entablature, sculpted panels, dentils, modillions, and a projecting cornice.