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) 67-71 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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 67-71 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): 0855-003

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

67-71 Haight St. is located on a 25' x 61' lot on the south side of Haight Street, between Gough and Octavia Streets. Built in 1952, 67-71 Haight St is a 2-story, wood frame commercial building. The rectangular-plan building, clad in smooth stucco siding on the primary façade and asbestos siding on the side and rear facades, is capped by a flat roof. The foundation is not visible. The primary façade faces north and is 3 bays wide. The left bay of the first floor features an entrance with a glazed wood door and transom set adjacent to and a 16-light fixed metal window. The right bay contains an entrance with a glazed wood door. The second story features a sliding vinyl window in each bay. The primary facade terminates in a plain roofline. Side elevations have no envelope openings. The building appears to be in good condition.

*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 north
1/8/2007

*P6. Date Constructed/Age and Sources: ☒ Historic
1952
SF Assessors Office

*P7. Owner and Address:
Murasky Living Trust The
% Stanley Murasky
4870 Nomad Dr
Woodland Hls, CA

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

*P9. Date Recorded:
1/8/2007

*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)

Side elevation

State of California The Resources Agency
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Primary #
HRI No.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

Page 1 of 2 *Resource Name or # (Assigned by recorder) 67-71 Haight Street

B1. Historic Name 67-71 Haight Street

B2. Common Name 67-71 Haight Street

B3. Original Use Commercial B4. Present Use: Commercial

* B5. Architectural Style Commercial

*B6. Construction History

67-71 Haight Street was constructed in 1957. Alterations include cladding, and fenestration pattern.

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

*B8. Related Features none

B9a. Architect B H Nishkian . Builder C P W Jensen

*B10. Significance: Theme Depression, World War II and Postwar Aftermath Area: Hayes Valley

Period of Significance 1929-1961 Property Type Commercial 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 Post-war Era context of the Historic Context Statement, Market & Octavia Neighborhood Plan Area, since it is both an identified building type (Commercial) and dates from the Period of Significance (1950 -1961) 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:

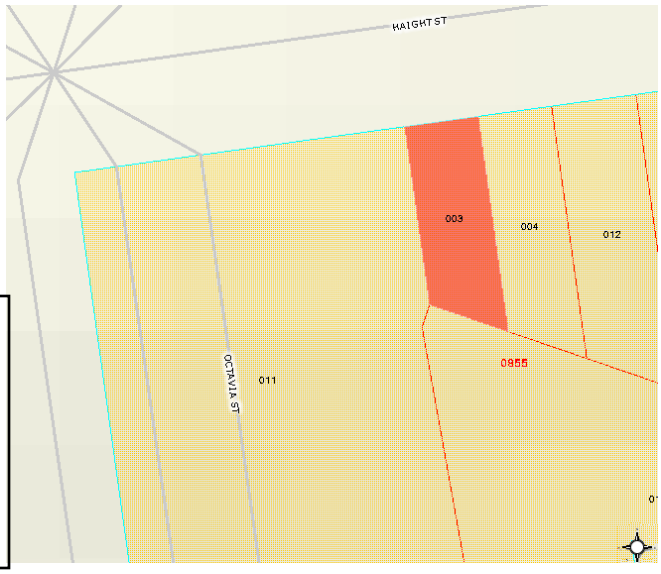
67-71 Haight Street was designed by Byron L. Nishkian and constructed in 1951 by the builder C.P.W. Jensen in 1951 for the Herbst Brothers, manufacturers of metal garbage cans. Byron L. Nishkian is part of a San Francisco engineering dynasty that began with Leon H. Nishkian, who got his start with architect G. Albert Landsburgh in 1906. (continued)

B11. Additional Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building

*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)

Leon went on to serve as engineer for many important San Francisco buildings and structures, a few of which are the Warfield, Castro and Fox theaters, the Kaiser Shipyards, and the Golden Gate Bridge. Leon's son Byron L. Nishkian took over his father's firm in 1947, serving as engineer for the Bank of Hong Kong and Bank of America buildings, Hilton Hotel, and Marine World. His personal interest in skiing led him to design and develop Alpine Meadows Ski Area. Byron was succeeded by his son Levon H. Nishkian in 1981.

Prior to construction of this building, the lot contained a two-story dwelling, constructed in the 1870s, a building typology which at that time characterized the block. The 1913 Sanborn map shows that the dwelling had been divided into two flats. The 1950 Sanborn map shows that the dwelling had been divided into three flats. After demolition associated with the expansion of the freeway system, a permit was filed in 1951 for construction of the extant building at 67-71 Haight Street, a one-story building with no basement to be used for storage by the Herbst Brothers. Sales ledgers show that J. Elwood Frates, a dentist, and Lucienne Frates acquired the property on January 27, 1956. At some point a second story was added to the building; however, no permits were found for that work. The building was constructed as commercial storage and is now used as a residential building.

In 1951, the Board of Supervisors adopted the San Francisco Trafficways Plan which called for the construction by the State Division of Highways (Caltrans) of a network of limited access freeways across the City, with the intent of effortlessly linking Peninsula commuters to Downtown, the Bay Bridge, and the Golden Gate Bridge. Construction of San Francisco's freeway system got underway in the early 1950s, beginning with the opening of a large section of the Bayshore Freeway from Alemany Boulevard to Seventh and Bryant Streets. Construction began on the Embarcadero and Central Freeway, offshoots of the Bayshore Freeway, in 1956 and was partially completed in 1958 when the Freeway Revolt began in earnest. San Franciscans began to react to the destruction of hundreds of buildings along the rights-of-way of the Embarcadero and Central Freeways. In 1959, the Board of Supervisors voted to cancel seven out of ten of the planned new freeways, stopping the extension of the Central Freeway in its tracks. 67-71 Haight is located along the path of the Central Freeway and is associated with the freeway construction in the 1950s. The two-story plus basement dwelling shown on the 1899, 1913, and 1950 Sanborn maps was likely demolished in 1951 to make way for construction of the Central Freeway extension.

67-71 Haight Street, with its 1951 construction date, Hayes valley location and known association with the pattern of freeway expansion, shows an association with a broad pattern of San Francisco history.

Integrity:

67-71 Haight Street has experienced significant alteration since its 1951 construction, including the addition of a second story. Other alterations include the insertion of two modern glazed vinyl doors with vinyl sash transoms. The building retains integrity of location, as it has not been moved, but no longer retains integrity of setting, design, materials, workmanship, feeling, or association.

Conclusion:

67-71 Haight 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. Although the 1951 construction date, Hayes Valley location, and known association with the pattern of freeway expansion demonstrate an association with the post-war era period of significance, the building no longer accurately expresses this association due to the alterations to the exterior. As the building no longer conveys its original appearance at the time of construction, it does not clearly express an association with any broad pattern of events in San Francisco history or the State of California or significant persons, nor does it embody the distinctive characteristics of a type, period, region, or method of construction, and it does not possesses high artistic values.