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) 48 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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 48 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): 0853-004

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

48 Haight Street is located on a 52.5' x 120' lot on the north side of Haight Street, between Octavia and Gough Streets. Located on a through-block it fronts on both Haight and Rose Streets. Built in 1925, 48 Haight Street is a three-story-over-basement, wood frame, 26-unit multiple-family residential apartment building designed in a simplified Italianate style. The rectangular-plan building is clad in brick at its base and rusticated stucco everywhere else, and is capped by a flat roof. Its foundation is not visible from the street. The primary façade faces Haight Street (south) and is five bays wide. The basement level is visible on the right portion of the building and features three double-hung, metal-sash windows. In the far left bay of the first floor is a gated and arched entry way with decorative molded surrounds, which demarcates a barrel-vaulted, recessed porch. This entry way is distinguished by rosette motifs on the vaulted ceiling and a single wood and glass door with surrounds, sidelights, and transoms. In the center and right bays is an alternating pattern of single and tripartite grouped windows. On the upper floors, the single windows fill the second and fourth bays, while two-story shallow slanted bay windows fill the first, third, and fifth bays. These bay windows feature ornamental cartouche motifs between the second and third stories, and are capped with simple cornices. The fenestration consists of double-hung, metal-sash windows with wood sills and patterned glazing in the upper sash. The primary facade terminates in a parapet wall, detailed with a dentil molding and a projecting cornice. (continued)

*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 south
10/31/2006

*P6. Date Constructed/Age and Sources: ☒ Historic
1925
SF Assessors Office

*P7. Owner and Address:
James Hess
2344 Van Ness Ave #9
San Francisco, CA 94109

*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)

P3a. description (continued):
The Rose Street elevation (north) is similar to the primary elevation, being five bays wide with three slanted bay windows at the first, third, and fifth bays of upper stories. Unlike the primary façade however, these bay windows terminate at the roofline, which is unadorned, instead of being capped by cornices below a corniced parapet. At the first story level of the rear elevation are five garage entrances and a personnel entrance to the west of these garage doors. The building appears to be in good condition.

Detail of main entrance.

Detail of upper floor and roofline.

Detail of entrance.

Rose Street (north) elevation.

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Primary #
HRI No.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6L

Page 1 of 2 *Resource Name or # (Assigned by recorder) 48 Haight Street

B1. Historic Name Martha Washington Apartments

B2. Common Name 48 Haight Street

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

* B5. Architectural Style Simplified Italianate

*B6. Construction History
48 Haight Street was constructed in 1925. Alterations include double-hung, metal-sash windows.

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

*B8. Related Features none

B9a. Architect Baumann & Jose . Builder _____

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

Period of Significance 1906-1929 Property Type Residential 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 (1906-1926) 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:

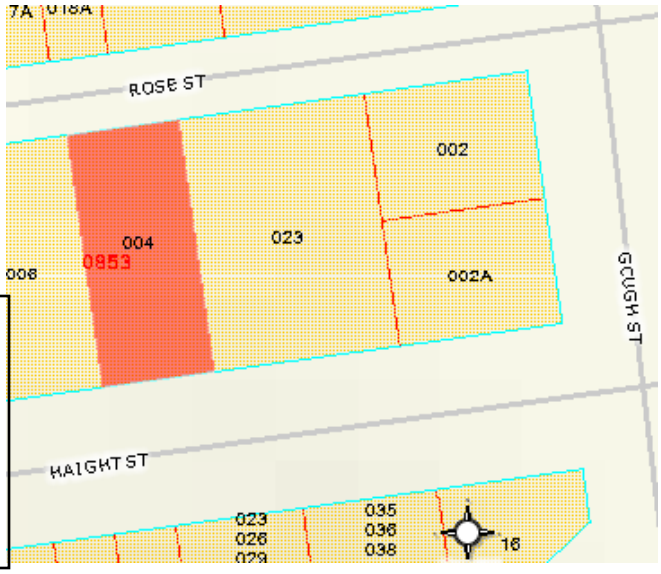
48 Haight Street was designed by architects Baumann & Jose and constructed in 1925 for Edith R. Cella, a public school teacher. The City Directories list the building as the Martha Washington Apartments and describe a mix of male and female renters through the 1930s, 1940, and 1950s, engaged in occupations including waitress, insurance agent, office manager, and department store worker. (continued)

B11. Additional Resource Attributes: (List attributes and codes) HP3: Multiple Family Property

*B12. References: Edwards Abstracts, March 31, 1925
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)

The building was constructed as an apartment building, a use pattern which it retains today.

Architect Herman C. Baumann (1890-1960) was born in Oakland, CA and raised in the Potrero district of San Francisco. During the first five years of his career, he designed over 500 apartment buildings. Notable apartment buildings include the 22-story Bellaire at the southwest corner of Green and Leavenworth and the 15-story Bellevue Staten apartments on Lake Merritt in Oakland. His partner, engineer Edward Jose, assisted with the design of many of these buildings. During World War II, Baumann worked for the Bureau of Yards and Docks of the U.S. Navy and designed many of the buildings at Mare Island Navy Yard, Port Chicago and Hunter's Point. After the war, he designed primarily breweries, supermarkets and other industrial buildings.

The 1886 Sanborn map shows that prior to construction of the extant building, the lot was occupied by a boot and shoe factory, while the remainder of the block featured two-story, single-family homes. The 1913 Sanborn Map shows this parcel vacant, with single-family dwellings and flats adjacent.

48 Haight Street is an example of the post-earthquake relocation and reconstruction trends in Hayes Valley when single-family houses were replaced by multiple family apartment buildings constructed to house the many refugees that poured into the area.

48 Haight Street is an example of an apartment building, a type of building widespread in this area. Apartment buildings are generally located on a large lot and feature 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, Mission, and Spanish Colonial Revival, as well as Craftsman style.

Although 48 Haight Street's location and building typology reflect a general association with the 1906 Earthquake and Fire and Reconstruction period of significance, the 1925 construction date places the building outside of the primary scope of this broad pattern of San Francisco's history.

Integrity:

In regard to integrity, 48 Haight Street has undergone few substantial changes since its construction in 1925. Original wood sash windows have been replaced with double hung metal sash windows. The building retains integrity of location, setting, association, feeling, design and workmanship, and partially retains integrity of materials, due to the alteration of the windows.

Conclusion:

48 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 1925 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 a simplified Italianate style and constructed in 1925 in the Haves Valley area, the the building retains sufficient character defining features to merit special consideration in local planning.

Character Defining Features:

Character-defining features include: its height and massing; brick cladding at the base and rusticated stucco above; gated and arched entry way with decorative molded surrounds, which demarcates a barrel-vaulted, recessed porch and rosette motifs on the vaulted ceiling and a single wood and glass door with surrounds, sidelights, and transoms; shallow slanted bay windows with ornamental cartouche motifs between the second and third stories, and capped with simple cornices; parapet wall detailed with a dentil molding and a projecting cornice; and flat roof.