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) 398 Haight St.

P1. Other Identifier: Wmerson Dyer Apartments

*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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 398 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): 0850-003E

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

The Emerson Dyer Apartments are located on the 62' x 70' northeast corner of Haight and Webster Streets. Built in 1923, the Emerson Dyer Apratments are a four-story, wood frame, twelve-unit multiple-family apartment building, designed in the Classical Revival style. The rectangular-plan building, clad in stucco with painted "rustication" at the street level, is capped by a flat roof. The primary façade faces south and is four bays wide; while the secondary façade faces west and is five bays wide. On the primary façade, the first floor features a wood-panel garage door in the first and fourth bays. In the center of the first floor is a gated, recessed entry with paneled pilasters, which contains a glazed wood door flanked by sidelights. The second floor features four evenly-spaced identical sets of windows composed of a large square fixed window flanked on either side by four-over-one, double-hung, wood-sash windows, and a four-light transoms. At the second floor in the center bay is a metal fire escape. The upper two floors are characterized by semi-hexagonal bay windows in the left-most and right-most bays, and identical window groupings in the two center bays. The primary facade terminates in deeply-projecting cornice, detailed with dentils, modillions, and a thin entablature. The secondary façade features similar ornamentation as the primary façade. On the secondary façade, the left-most and two right-most bays feature two-story semi-hexagonal bay windows. 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

P5a. Photo

P5b. Photo: (view and date)
View from south
10/25/2006

*P6. Date Constructed/Age and Sources: ☒ Historic
1923
SF Assessors Office

*P7. Owner and Address:
Tenderloin Neighborhood Dev
% Kelly Cullen
201 Eddy St
San Francisco, CA 94102

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

*P9. Date Recorded:
10/25/2006

*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 6L

*Resource Name or # (Assigned by recorder) 398 Haight Street

B1. Historic Name 398 Haight Street

B2. Common Name 398 Haight Street

B3. Original Use Multi Family Proeprty

B4. Present Use: Multi Family Property

* B5. Architectural Style Classical Revival

*B6. Construction History
398 Haight Street was constructed in 1923.

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

*B8. Related Features none

B9a. Architect none known . Builder Cox Bros.

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

Period of Significance 1906-1926 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) 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:

398 Haight Street was constructed in 1923 by the Cox Bros. for Dr. Emerson C. Dyer, a dentist. Prior to Dyer's ownership, the parcel was owned by Jonathan Nightingale as evidenced by the 1906 and 1909 Block Books.

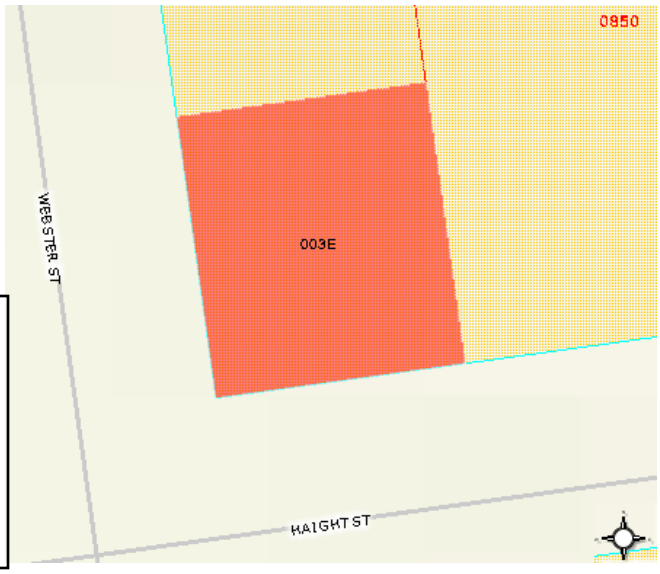
(continued)

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

(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)

The 1899 and 1913 Sanborn maps show that nearly the entire block was occupied by single-family row houses with identical footprints. A Presbyterian Church was located on the opposite side of the block along with several very large single-family dwellings. Three of the row houses at the corner were demolished to make way for 398 Haight Street. The 1950s Sanborn map shows the present building with 12 apartments.

Edward Cox (1861-1948) and his brother Levitt H. Cox (1868-1950) moved to San Francisco from Winslow, Illinois during the 1890s. Edward and Levitt lived with their widowed mother Ermina at several different locations throughout San Francisco. In 1896, Edward constructed a home for Levitt at Lyon and Hayes, where Levitt continued to live with his family and his mother. Edward and his family moved to the Inner Sunset and resided for several years at 1367 11th Avenue. During his early career as a carpenter Edward Cox built throughout San Francisco but later worked primarily in the Sunset District. According to Anita Day Hubbard in a 1924 "Cities Within the City" column, Edward Cox was a "veteran builder" in the Sunset and constructed his first bungalow in 1895. California Architect and Building News stated that Cox was a pioneer builder in the Sunset, as he constructed a home at 1st Avenue and Pt Lobos in November 1896 and a home at 11th Avenue and 'J' Street in April 1897.

After founding the Cox Bros., Inc. Edward and Levitt had a prolific career building homes throughout the Sunset District. A large number of these homes were built in cooperation with Charles S. Brundage, Sunset Home Realty Company. The first known structure Cox built in partnership with Brundage was 415 Kirkham Street, which was also the first home built of the twelve houses in the 300 and 400 Block of Kirkham Street. By 1910, the San Francisco Call reported that Charles S. Brundage had built forty homes in the Sunset District and his architects were the Cox Brothers. Levitt Cox eventually settled in Alameda during the late 1920s and it does not appear he continued to work with Edward. Edward partnered with his two sons, Ward and Roy, until the Cox Bros., Inc., ceased doing business sometime in the 1930s.

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

Although 398 Haight Street's apartment building typology and Hayes Valley location suggest a general association with the 1906 Earthquake and Fire and Reconstruction period of significance, the building's 1923 construction date places it outside the primary scope of the period of significance and renders it unable to accurately embody this broad pattern of San Francisco's history.

Integrity:

398 Haight Street appears to have undergone virtually no alterations. It retains the following character-defining features: height and massing; stucco cladding; centered gated, recessed entry with paneled pilasters, which contains a glazed wood door flanked by sidelights; fenestration pattern with semi-hexagonal bay windows at the corners and identical sets of windows composed of a large square fixed window flanked on either side by four-over-one, double-hung, wood-sash windows, and four-light transoms; deeply projecting cornice, detailed with dentils, modillions, and a thin entablature; and flat roof. 398 Haight Street retains integrity of location, design, materials, workmanship, feeling and association.

Conclusion:

398 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 an association with the 1906 Earthquake and Fire and Reconstruction period of significance, the 1923 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 well-preserved and intact example of an apartment building designed in the Classical Revival style and constructed in 1923 in Hayes Valley, the the building retains sufficient character defining features to merit special consideration in local planning.

(continued)

B10: Significance (continued)

Character Defining Features:

398 Haight Street has the following character-defining features: height and massing; stucco cladding; centered gated, recessed entry with paneled pilasters, which contains a glazed wood door flanked by sidelights; fenestration pattern with semi-hexagonal bay windows at the corners and identical sets of windows composed of a large square fixed window flanked on either side by four-over-one, double-hung, wood-sash windows, and four-light transoms; deeply projecting cornice, detailed with dentils, modillions, and a thin entablature; and flat roof.