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) 53-57 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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 53-57 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): 0855-013

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

53-57 Haight Street is located on an irregular-shaped lot measuring roughly 30' x 105' on the south side of Haight Street, between Gough and Octavia Streets. Built c.1875, 53-57 Haight Street is a three-story, wood frame, six-unit multiple-family residential building designed in the Italianate style. The building is identical to its neighbor at 39-47 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, rectilinear bay windows with arched, double-hung, wood-sash windows and molded surrounds in the outer bays, and a wood staircase in the central bay. This staircase provides access to the main entrance, located in the central bay of the first floor. The main 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 with colonnettes, molded surrounds, sculpted spandrel panels, entablature, and brackets supporting 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 ornament. The primary facade terminates in a parapet wall, detailed with an entablature, sculpted panels, dentils, modillions, 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. c. 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 entrance.

Detail of upper floor & roofline

State of California The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI No.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 3S

 *Resource Name or # (Assigned by recorder) 53-57 Haight Street

B1. Historic Name 53-57 Haight Street

B2. Common Name 53-57 Haight Street

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

* B5. Architectural Style Italianate

*B6. Construction History
53-57 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).

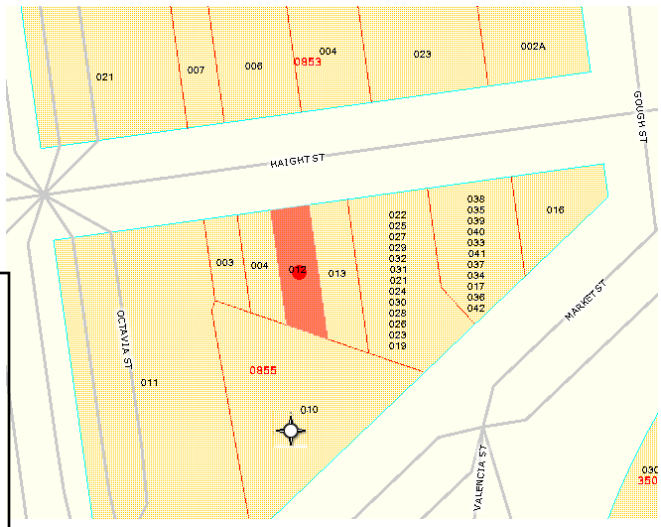
Criterion A/1:
53-57 Haight is identical to the neighboring rowhouse at 37-47 Haight Street, which is recorded separately. It was constructed in 1878, based on the original water hookup records. There is no architect of record for the building. (continued)

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 012.

(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 original owner is identified as John F. Hurney, whose occupation is listed 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 rowhouses 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 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.

With its Italianate ornamentation consisting of colonnettes, molded surrounds, molded spandrel panels, entablatures and cartouche ornaments; and parapet wall detailed with an entablature, recessed panels, dentils, modillions with bracket extensions, and a projecting cornice, 53-57 Haight Street is an intact and well-preserved example of an Italianate rowhouse.

Integrity:

53-57 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; and brackets that support a coved cornice; central wood staircase in the central bay with 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 with bracket extensions, and a projecting cornice. 53-57 Haight Street retains integrity of location, design, materials, workmanship, feeling and association. It does not retain integrity of setting as most of the surrounding buildings are contemporary.

(continued)

B10: Significance (continued)

Conclusion:

The building 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 53-57 Haight Street was part of a wave of rowhouse development by real estate firms that occurred in Hayes Valley in the mid-1870s. The building clearly expresses its association with a broad pattern of San Francisco's history. 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, 53-57 Haight Street embodies the distinctive characteristics of a type, period, or method of construction.

Character Defining Features:

Character-defining features include: 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 and brackets that support a coved cornice; central wood staircase in the central bay with 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 with bracket extensions, and a projecting cornice.