

**PRIMARY RECORD**

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3 \*Resource name(s) or number (assigned by recorder) 1576 Market 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 Location:  Not for Publication  Unrestricted \*a. County: San Francisco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: 1576 Market 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): 0836-009

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

1576 Market Street is located on an rectangular lot on the north side of Market Street between Franklin Street and Van Ness Avenue. Built in 1907, 1576 Market Street is a three-story, vacant commercial building, designed in the Classical Revival style. The brick-clad building has an rectangular plan and a flat roof. The primary façade faces south and is two bays wide. The first story originally contained a storefront, but the story is boarded. An intermediary dentilated cornice divides the first story from the upper stories. The upper stories have boarded window openings in each bay with no sash. The lattice-pattern leaded transoms fitted with frosted glass remain intact. The window openings on the upper stories are separated with brick spandrel panels and surrounded by a brick coping outline. The façade ends in a brick dentils and a metal modillion cornice.

The building appears to be in fair-to-poor 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

P5a. Photo



P5b. Photo: (view and date)

View from south  
8/14/2006

\*P6. Date Constructed/Age and

Sources:  Historic  
1907  
SF Assessors Office

\*P7. Owner and Address:

Columbus Environmental Co  
250 Beacon St  
San Francisco, CA

\*P8. Recorded by:

Page & Turnbull, Inc.  
724 Pine Street  
San Francisco, CA 94108

\*P9. Date Recorded:

8/14/2006

\*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)

# BUILDING, STRUCTURE, AND OBJECT RECORD

\*NRHP Status Code 3CS

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\*Resource Name or # (assigned by recorder) 1576 Market Street

\_\_\_ B1. Historic name: Boardman Brothers and Company Building  
 \_\_\_ B2. Common name: \_\_\_\_\_  
 \_\_\_ B3. Original Use: Commercial, warehouse and retail  
 \_\_\_ B4. Present use: Vacant  
 \_\_\_ \*B5. Architectural Style: Classical Revival

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
 Constructed in 1907. Alteration to store front including removal of small windows above door, raise awning box and plate glass window to insert a window seat on the interior, and bring door to street line in 1908. Alter store front by eliminating two feet of plate glass and marble front in 1919. Repair damage from fire on third story and install composition roof in 1927. Repair fire damage on second floor in 1931. Install new door in 1938. Parapet at roof line partially removed in 1992.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: None

B9a. Architect: Unknown b. Builder: A. Petter

\*B10. Significance: Theme Reconstruction Commercial Development Area: Market Street Corridor, San Francisco  
 Period of Significance 1907 Property Type Commercial/Warehouse Applicable Criteria 1, 3  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

1576 Market Street was constructed in 1907 as an investment property for the Boardman Bros. and Co., a real estate, insurance and auctioneering firm. This warehouse and retail building was part of a pattern of commercial reconstruction on Market Street following the 1906 Earthquake and Fire. The reconstruction of this part of Market Street, between Franklin Street and Van Ness Avenue, replaced the pre-earthquake residential and commercial buildings with predominantly commercial buildings.

1576 Market Street housed diverse commercial interests over the course of the 20<sup>th</sup> century. The first known occupant was Brilliant Furniture Company in 1908, which had a retail showroom on the first floor and offices and storage on the upper stories. In 1911, coffee roaster and importer R.E. Cochran Co. occupied the building, selling and roasting coffee. Cochran was joined in 1920 by a plumbing supply company. In 1940, an upholsterer and mattress manufacturer occupied the building. A moving and storage company occupied the building as of 1960. In 1973, Gladys A. Cohn purchased the property; no historical data was discovered regarding this owner. The property is currently owned by an environmental firm. (continued)

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

**\*B12. References:**

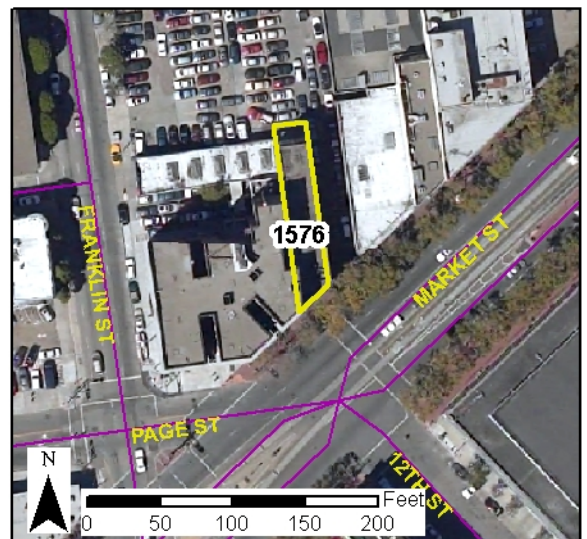
Assessor's Records  
 Building Permits #20406, #34202, #84774, #99388, #192587  
 Sanborn Maps 1886, 1913, 1950

B13. Remarks: Market & Octavia Survey

\*B14. Evaluator: Karin Sidwell, Elaine Stiles; Page & Turnbull

\*Date of Evaluation: March 2007

(This space reserved for official comments.)



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\*Resource Name or # (Assigned by recorder) 1576 Market Street

\*Recorded by: Page & Turnbull

\*Date March 2007

Continuation

Update

**B10. Significance, continued.**

1576 Market Street retains integrity of location, setting, feeling, and association. The building has lost some integrity of design, materials, and workmanship with the replacement of original upper story windows with aluminum casement sash and removal of the parapet wall in 1992. The integrity of the first story is difficult to assess because it is boarded; however, a 1982 survey form for the building completed by SF Architectural Heritage shows that at that time the building retained at least a large transom light, perhaps lighting an interior mezzanine level. Overall the building retains sufficient integrity to convey the sense of as an early 20<sup>th</sup> century commercial loft.

1576 Market Street appears eligible for listing on the California Register under Criteria 1 (events) and Criteria 3 (architecture). Built in 1907, 1576 Market Street is part of a pattern of commercial reconstruction after the 1906 Earthquake and fire. It was one of the earliest buildings constructed on this part of Market Street and is an early marker of the mixed commercial, light industrial and residential uses on Market Street during this period. The building also embodies many of the characteristics of an early 20<sup>th</sup> century commercial loft, including masonry construction; enframed window wall façade; retail space on the first floor and flexible, multi-purpose space on the upper stories. The property is not associated with any other known events or persons significant in the history of San Francisco or the State of California.

The status code of 3CS assigned to this property means that it appears eligible for the California Register as an individual property. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.

**\*B12. References, continued.**

San Francisco Architectural Heritage architect/builder files

San Francisco Directories 1913, 1915, 1920, 1925, 1933, 1936, 1940, 1945, 1948-49, 1953, 1955, 1960, 1964