

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 4 *Resource name(s) or number (assigned by recorder) 90 12th 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 Location: Not for Publication Unrestricted *a. County: San Francisco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: 90 12th St. City: San Francisco Zip: 94103

d. UTM: Zone: 10 mE/ _____ mN (G.P.S.)

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 3505-012

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

90 12th Street is located on a 100' x 66' lot on the west corner of 12th Street and Otis Street. Built in 1920, 90 12th Street is a single-story, concrete frame commercial building. The rectangular-plan building, clad in stucco, is capped by a shallow hipped roof. The foundation is not visible from the street. The building has primary elevations facing northeast toward 12th Street and southeast toward Otis Street. The main entry is set on an angle at the corner of the building. The recessed entrance features a metal-frame, glazed door with a transom in-filled with tile. The 12th Street elevation is five bays wide and features a recessed, metal-frame curtain wall in the first bay with metal top and bottom panels. The second bay is blind. The third and fifth bays are in-filled with divided, fixed steel sash set over wood, board and batten cladding. The fourth bay has a garage entrance with a roll-up door. The Otis Street elevation has a similar metal-frame, glass curtain wall in the first bay. The second and third bays appear to have a mezzanine story and feature metal-frame plate glass windows on the ground story and sets of three contiguous, horizontally divided, three-light wood sash in each bay at the mezzanine. The fourth bay contains a recessed, gated pedestrian entrance with a wood door and transom. Both elevations terminate in a parapet wall with plain roofline. The building appears to be in fair condition, exhibiting cracked and failing stucco and paint over much of the exterior.

*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
8/31/2006

***P6. Date Constructed/Age and**

Sources: Historic
1920
SF Assessors Office

***P7. Owner and Address:**

Newman Abraham Trust
Abrham Newman
20 Lomita Ave
San Francisco CA

***P8. Recorded by:**

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

***P9. Date Recorded:**

8/31/2006

***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)

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DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

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*Resource Name or # (Assigned by recorder) 90 12th St.

*Recorded by: Page & Turnbull

*Date 8/31/2006

Continuation

Update



Entry bay



North half of south (Otis Street) elevation



South half of south (Otis Street) elevation

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 4

*NRHP Status Code 6Z

*Resource Name or # (assigned by recorder) 90 12th Street

- B1. Historic name: John McKee Commercial Building
- B2. Common name: A & M Carpets
- B3. Original Use: Commercial, automotive services
- B4. Present use: Commercial, retail
- *B5. Architectural Style: Commercial

*B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed in 1919. Install metal-framed plate glass windows and metal roll-up door between the second and fifth bays, dates unknown.

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

*B8. Related Features: None.

B9a. Architect: Albert W. Burgren b. Builder: John Beck

*B10. Significance: Theme Commercial Development Area: South of Market, San Francisco

Period of Significance 1919 Property Type Commercial Applicable Criteria None

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)
90 12th Street was constructed in 1919 for John McKee as commercial investment property. Prior to construction of the present building, the site contained a single-story building housing the California Pottery Co. John McKee was President and Chairman of the Board for the Mercantile Trust Company. 90 12th Street was designed by Albert W. Burgren. Burgren was partnered with T.P. Ross, a prominent Bay Area architect, at the time this building was designed, but it is unclear if the firm of Ross and Burgren designed the building or if Burgren designed this building independently. The firm of Ross and Burgren dissolved in 1922 after Ross was seriously injured in a worksite accident.

90 12th Street has a long history of automotive retail businesses occupying the space. The first known occupant of this building was R.T. Reid Auto Repair, which is listed in the building in 1930. James E. Power Jr. Co. tire service replaced this business in 1933, followed by Bertolone's Auto Service in 1936. A branch of the Oakland company, Laher Spring & Tire Service, occupied the building from 1948-1973. The building is currently in retail use, housing A&M Carpets. (continued)

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

***B12. References:**

- Assessor's Records
- Building Permit #90184
- Sanborn Maps 1913, 1950
- San Francisco Architectural Heritage architect/builder files
- San Francisco City directories 1930, 1933, 1936, 1938, 1940, 1948, 1953, 1958, 1963, 1968, 1973, 1978
- San Francisco Chronicle, "Frank Laher," February 1, 1966

B13. Remarks: Market & Octavia Survey

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

*Date of Evaluation: April 2007

(This space reserved for official comments.)



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*Resource Name or # (Assigned by recorder) 90 12th Street

*Recorded by: Page & Turnbull

*Date April 2007

Continuation

Update

***B10. Significance, continued.**

90 12th Street does not appear to be eligible for listing in the National or California Registers or for local designation. The building is not directly associated with any significant events or persons in the history of San Francisco or the State of California. It does not embody any distinctive characteristics of a type, period or method of construction, nor does it possess high artistic values.

90 12th Street retains integrity of location, setting and feeling, but has lost integrity of association with the conversion from automotive services to retail space. The property also has diminished integrity of design, materials and workmanship due to the installation of aluminum frame window systems and infilling of two of the three bay entrances on Otis Street.

The status code of 6Z assigned to this property means that it has been found ineligible for National Register, California Register or Local designation. It should be noted that 90 12th Street is located within the boundaries of the potential South Van Ness Art Deco-Moderne Historic District (see DPR 523 D form). However, the building is considered a non-contributing property within the District as it does not possess character-defining elements of the Art Deco or Moderne styles. Likewise, its construction date lies outside the period of significance identified for the District. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.