

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 3 *Resource name(s) or number (assigned by recorder) 14-18 Otis 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 Location: Not for Publication Unrestricted *a. County: San Francisco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: 14-18 Otis 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): 3505-013

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
14-18 Otis Street is located on a 50' x 100' lot on the north side of Otis Street, between Brady and 12th Streets. Built in 1925, 14-18 Otis St. is a 3-story, reinforced concrete, commercial building designed in an Industrial style with Classical Revival elements. The rectangular-plan building, clad in smooth stucco, sits on a reinforced concrete slab foundation and is capped by a flat roof. The primary façade faces south and is 5 bays wide. The first floor features a set of double doors in the left bay, followed by a large roll-up metal garage door to the left, a concrete block central bay with a flush wood door, and a right bay containing a recessed entry with a metal security gate. At this level, all bays except for the second from left feature multi-light transoms. The upper number floors are characterized by multi-light, industrial, steel-sash windows with spandrel panels. The left and right bays are further articulated by continuous pilasters with Corinthian capitals, which run from ground to third floors. A metal fire escape is located in the central bays. The primary façade terminates in a flat cornice with a decorative frieze detailed with cartouches (over the four pilasters), a frieze with molded garland ornament, and a parapet. The building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP8: Industrial

*P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photo



*P5b. Photo: (view and date)

View from south
8/31/2006

*P6. Date Constructed/Age and Sources: Historic

1925
SF Assessors Office

*P7. Owner and Address:

HMS Otis LLC
320 Judah St
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)

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date / /

Page 1 of 1

*Resource Name or #: 3505/13

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted a. County San Francisco
b. USGS 7.5' Quad San Francisco North Date 1980 T 02N; R 05W; 1/4 of NE 1/4 of Sec 9; MDM B.M.
c. Address 14 Otis Street City San Francisco Zip 94103
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM, etc. as appropriate)
Assessor's Parcel Number: 3505/13

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
This is a three-story, reinforced concrete industrial building on the northeast, or north, side of Otis Street west of South Van Ness. The facade is mostly industrial sash, with differentiated end bays. There is a pedestrian door on the right (east), an intrusive fire escape in the center, and a truck-sized door toward the right. The building appears to retain integrity as to location, design, materials, workmanship, and association. It could be a considered a contributor to a South Van Ness Historic District, but the district appears ineligible for the National Register or for local designation because it lacks integrity. The building appears ineligible separately for the National Register because it lacks sufficient architectural or known historical significance.

*P3b. Resource Attributes: (List attributes and codes) HP6. Commercial Building, 1-3 Stories

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

Date of Photo: 05/24/1997

Photo Number: AB316/9A

P5b. Description of Photo: (View, date, etc.)
Otis elevation, looking northwest

*P6. Date Constructed/Age and Sources:
 Prehistoric Historic Both
1925
per Realdex

*P7. Owner and Address:

P--Private

*P8. Recorded by: (Name, affiliation, address)
Anne Bloomfield
Bloomfield Architectural History
2229 Webster Street
San Francisco, CA 94115

*P9. Date Recorded: 08/12/1997

*P10. Survey Type: (Describe)
Intensive
Mid-Market Redevelopment Project

*P11. Report Citation: (Cite survey report/other sources or "none") Bloomfield, Anne, Historic Architectural Survey Report for the Mid-Market Redevelopment Project, San Francisco, 1997.

*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

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*NRHP Status Code 5S3

*Resource Name or # (assigned by recorder) 14-18 Otis Street

B1. Historic name: J.D. McKee & George A. Clough Building
B2. Common name: Lotus Fortune Cookie Factory
B3. Original Use: Industrial, factory
B4. Present use Industrial, factory
*B5. Architectural Style: Industrial style with Classical Revival elements

*B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed in 1925, as a three story reinforced concrete factory building. New entry doors installed in 1959. New metal rolling door installed in 1966.

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

*B8. Related Features: None.

B9a. Architect: Unknown b. Builder: J. H. Hjul

*B10. Significance: Theme Industrial development Area: South of Market, San Francisco

Period of Significance 1925-1957 Property Type Industrial Applicable Criteria C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)
The building at 14-18 Otis Street is located in an industrial area that developed between 1906 and 1925 in the South of Market neighborhood. The previously residential neighborhood was destroyed by the 1906 Earthquake and Fire and was rebuilt with a new industrial focus. Flurries of such construction occurred from 1906-1913; 1918-1920; and 1925-1930. The building at 14-18 Otis Street was constructed relatively late in this pattern of rebuilding. Before the fire, the subject property had housed a boarding stable for horses. The 1913 Sanborn Map shows that the lot was used as a gravel dump for the E.B. & A.L. Stone Company before the current factory building was constructed.

14-18 Otis Street is a the three-story factory building constructed as an investment property in 1925 by owners J.D. McKee, Chairman of the Board of the Mercantile Trust and President of the California Oregon Power Company, and George A. Clough, an attorney. The builder is listed as J.H. Hjul. The original owners sold the building almost immediately after construction to Lloyd Morgan, owner of the Lloyd Morgan Co., an industrial properties company. Morgan owned the building until 1936. Later owners included pharmacist, Walter C. Johnson (owner 1936–1965); General Manager of the Western Merchandise Mart, Henry A. Adams (owner 1965); and fortune cookie company owner, Edward L. Louie (owner, 1966-present). (continued)

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

***B12. References:**

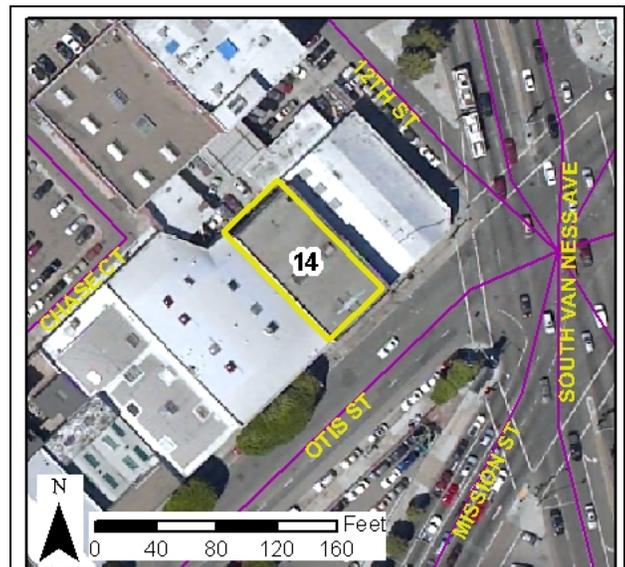
Assessor's Records
City of San Francisco Building Permits #134588, 229324, 33192
Sanborn Maps 1889, 1913, 1950
San Francisco City directories 1933, 1940, 1953, 1957, 1960, 1964
www.sanfranciscochinatown.com/culture/fortunecookie.html, accessed 5/17/07

B13. Remarks: Market & Octavia Survey

*B14. Evaluator: Anna Lakovitch, Caitlin Harvey; Page & Turnbull

*Date of Evaluation: May 2007 (rev. NMC 1/13/09)

(This space reserved for official comments.)



State of California & The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary# _____

HRI # _____

Trinomial _____

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*Resource Name or # (Assigned by recorder) 14-18 Otis Street

*Recorded by: Page & Turnbull

*Date May 2007

Continuation

Update

B10. Significance (continued)

Under Lloyd's ownership, the building housed three paper companies in 1933: Atlas Paper Co., J. Friedman Paper, and W. Rothschild Paper. Between 1940 and 1960, the factory housed the Golden Gate Casket Company. In 1966, Edward Louie purchased the building and converted it for use as the Lotus Fortune Cookie Co. factor. Mr. Louie invented a machine that automatically placed the fortune on a three-inch wafer and folded it, thus constructing the first automated fortune cookie making machine. A 1974 sign permit for Giant Horse Printing Company suggests that the building may have housed a secondary business while still producing fortune cookies. The building currently displays a "Lotus" sign, and remains in use as a fortune cookie factory.

The building maintains integrity of location, setting, and feeling; situated among other post-1906 industrial buildings along Otis Street in the South of Market area. The building also retains integrity of design, materials, and workmanship, experiencing very little alteration since its original construction. Only the entry doors have been altered. The building maintains association with its historic industrial function, and continues in use as a fortune cookie factory.

The building at 14-18 Otis Street is a well preserved example of a 1920s industrial loft building with elements of Classical Revival ornamentation. The building embodies the characteristics of the industrial loft type, and may be considered eligible for local listing under criterion C as a notable example of the industrial loft building type. The term "loft" refers to a building containing open, unpartitioned space—and often high ceilings—used for commercial or light industrial purposes. The pervasiveness and longevity of the loft-style building is rooted in its suitability for an almost unlimited range of uses. Lofts were typically designed to withstand the heavy structural loads required for manufacturing and bulk storage, while also providing versatile interior space, high ceilings, and large window openings for manufacturing uses. Concrete construction was perfected after the First World War and became the preferred construction material for commercial loft buildings in the 1920s because of its strength, ability to span large distances without intermediate supports, and relative economy. Industrial lofts were designed in many different styles, though Classical Revival and Mediterranean Revival were the most popular in the 1920s. Ornamentation is usually quite restrained, consisting for the most part of concrete or sheet metal string course moldings, shaped parapets, corbelling (if brick) and occasionally a simple classically-detailed sheet metal cornice. 14-18 Otis Street exhibits many of these physical traits, and its long use for a variety of industrial and manufacturing undertakings is a testament to the versatility of the loft building design.

It should be noted that the factory building at 14-18 Otis Street could be considered for future significance under criterion A for its role in the invention of the automated fortune cookie machine. Fortune cookies are said to have been invented in San Francisco in the early 1900s by the Japanese landscape designer, Makoto Hagiwara, who also created and maintained the Japanese Tea Garden in San Francisco's Golden Gate Park. Fortune cookies have become a familiar element of Asian-American culture and are now recognized as a cultural icon throughout America and, arguably, the world. Edward Louie was the first to mechanize the cookie making process in 1966 in his Otis Street factory building. Once the 50-year historic period extends to the date of invention in 1966, this property should be re-evaluated with attention to this potential significance.

The status code of 5S3 assigned to this property means that it appears eligible for local listing or designation. It should be noted that 14-18 Otis Street is also 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. This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.