

(Landmarks)

DESIGNATING THE JACKSON BREWERY COMPANY COMPLEX AT 1475, 1477, 1479, 1479A, 1489 FOLSOM STREET AND 301-05, 315-319 AND 333 ELEVENTH STREET AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

Be it ordained by the People of the City and County of San Francisco:

Section 1. The Board of Supervisors hereby finds that Jackson Brewery Company Complex located at 1475, 1477, 1479, 1479A and 1489 Folsom Street and 301-05, 315-319 and 333 Eleventh Street, being Lots 28A, 28B, 29, 30, 30A, 30B and 30C in Assessor's Block 3520, has a special character and special historical, architectural and aesthetic interest and value, and that its designation as a Landmark will further the purposes of, and conform to the standards set forth in Article 10 of the City Planning Code.

(a) Designation: Pursuant to Section 1004 of the City Planning Code, Chapter II, Part II of the San Francisco Municipal Code, the Jackson Brewery Company Complex is hereby designated as a Landmark, this designation having been fully approved by Resolution No. 12048 of the City Planning Commission, which Resolution is on file with the Clerk of the Board of Supervisors under File No. 90-90-3 and is incorporated herein and made a part of hereof as though fully set forth.

(b) Required Data: The description of the location and boundaries of the Landmark site, of the characteristics of the Landmark which justify its designation, and of the particular features that should be preserved are included in the said Resolution, and incorporated in this designating ordinance as though fully set forth.

APPROVED AS TO FORM:

LOUISE H. RENNE

CITY ATTORNEY

By *[Signature]*
Deputy City Attorney

RECOMMENDED:

CITY PLANNING COMMISSION

By *[Signature]*
Dean L. Macris
Director of Planning

Passed for Second Reading

Board of Supervisors, San Francisco
November 19, 1990

Ayes: Supervisors Alioto, Britt, Gonzalez, Hallinan, ~~Hongisto~~ Hsieh, ~~Kennedy~~ Maher, ~~Nelder~~ Walker, ~~Ward~~

Absent: Supervisors Hongisto, Kennedy
Nelder, Walker

90-90-3

File No.

DEC 6 1990

Approved

Clerk

Read Second Time and Finally Passed

Board of Supervisors, San Francisco
December 3, 1990

Ayes: Supervisors Alioto, Britt, Gonzalez, Hallinan, Hongisto, Hsieh, ~~Kennedy~~ Maher, ~~Nelder~~ Walker, ~~Ward~~

Absent: Supervisors Kennedy, Nelder
Ward

I hereby certify that the foregoing ordinance was finally passed by the Board of Supervisors of the City and County of San Francisco.

Clerk

Mayor

File No. 90.197L
1475-1477, 1479, 1479A and
1489 Folsom Street and 301-05,
315-319, and 333 Eleventh Street

SAN FRANCISCO
CITY PLANNING COMMISSION
RESOLUTION NO. 12048

WHEREAS, A proposal to designate the Jackson Brewery Company Complex at 1475-77, 1479, 1479A and 1489 Folsom Street and 301-05, 315-319 and 333 Eleventh Street as a Landmark pursuant to the provisions of Article 10 of the City Planning Code, the Landmarks Preservation Advisory Board took an intent to initiate Landmark designation on July 18, 1990 and on August 1, 1990, said Advisory Board, after due consideration, recommended approval of this proposal; and

WHEREAS, The City Planning Commission, after due notice given, held a public hearing on September 20, 1990 to consider the proposed designation and the report of said Advisory Board; and

WHEREAS, This Commission believes that the proposed Landmark has a special character and special historical, architectural and aesthetic interest and value; and that the proposed designation would be in furtherance of and in conformance with the purposes and standards of the said Article 10;

THEREFORE BE IT RESOLVED, First, the proposal to designate the aforementioned structure, the Jackson Brewery Company Complex at 1475-77, 1479 and 1479A and 1489 Folsom Street and 301-05, 315-319 and 333 Eleventh Street as a Landmark pursuant to Article 10 of the City Planning Code is hereby APPROVED, the precise location and boundaries of the Landmark site being those of Lots 28A, 28B, 29, 30, 30A, 30B and 30C in Assessor's Block 3520;

Second, That the special character and special historical, architectural and aesthetic interest and value of the said Landmarks Preservation Advisory Board Resolution 431 as adopted on August 1, 1990 which Resolution is incorporated herein and made a part thereof as though fully set forth;

Third, That the said Landmark should be preserved generally in all of its particular exterior features as existing on the date hereof and described and depicted in the photographs, case report and other material on file in the Department of City Planning Docket No. 90.197L.

AND BE IT FURTHER RESOLVED, That the Board hereby directs its Secretary to transmit the proposal for designation, with a copy of this Resolution, to the Board of Supervisors for appropriate action.

CITY PLANNING COMMISSION

File No. 90.197L
1475-1477, 1479, 1479A and
1489 Folsom Street and 301-05,
315-319, and 333 Eleventh Street
Resolution No. 12048
Page 2

I hereby certify that the foregoing Resolution was ADOPTED by the City Planning Commission on October 4, 1990.

Linda Avery
Secretary

AYES: Commissioners Bierman, Hu, Morales and Sewell

NOES: None

ABSENT: Commissioners Boldridge, Engmann and Karasick

ADOPTED: October 4, 1990

VFM:mj:804

BUILDING NAME:	Jackson Brewing Company Complex	OWNERS: Bruce and Jeri Bartfeld Lot 28A - 333 Eleventh Street and Lot 28B - 1479A Folsom Street (Emberly).
BUILDING ADDRESS:	1475-77 Folsom Street; 1479 and 1479A Folsom (Emberly); 1489 Folsom and 305 11th Street; 315-19 and 333 11th Street	Josephine R. Johnson Rev. Living Trust, c/o Donald N. Johnson- Lot 29 - 319 Eleventh Street
ORIGINAL USE:	Jackson Brewing Company	Francisco R. and Elia Bruno - Lots 30 and 30A - 1489 Folsom Street and 305 Eleventh Street
CURRENT USE:	Offices, light manu- facturing, night club.	Chandler Flickinger, Mast H. Martin and Larry Stites - Lot 30B - 1475-1477 Folsom Street
BLOCK & LOT:	3520, 28A, 28B, 29, 30, 30A, 30B, and 30C.	Donald Neil Johnson - Lot 30C - 1479 Folsom Street (Emberly)
ZONING:	SLR	NO. OF STORIES: One to Five
LPAB VOTE:	5-0	EXTERIOR MATERIALS: Red Brick with wood and stone trim.

STATEMENT OF SIGNIFICANCE: A prominent visual landmark in this section of the South of Market area, the Jackson Brewery Complex is architecturally (cont.)

EVALUATION CRITERIA

A. ARCHITECTURE

1. Style: Romanesque Revival
2. Construction Type: Brick with concrete foundations; wood framing; some iron and steel.
3. Construction Date: 1906-07 and 1912-13.
4. Design Quality: Excellent.
5. Architect: James T. Ludlow, Engineer & Kaufman & Edwards, Contractors - 1912. 1905 and 1906-07 unknown.
6. Interior Quality: Not Applicable.

B. HISTORY

7. Persons: Jackson Brewing Company; William A. Fredericks family.
8. Events: - 1906 Fire and Earthquake; Prohibition.
9. Patterns of History: Post 1906 rebuilding; brewing industry.

C. ENVIRONMENT

10. Continuity: Establishes the character of its neighborhood.
11. Setting: Provides pedestrian scale and interest particularly down driveway.
12. Importance as a Visual Landmark: Extremely prominent due to height, massing and repetition of building materials.

D. INTEGRITY

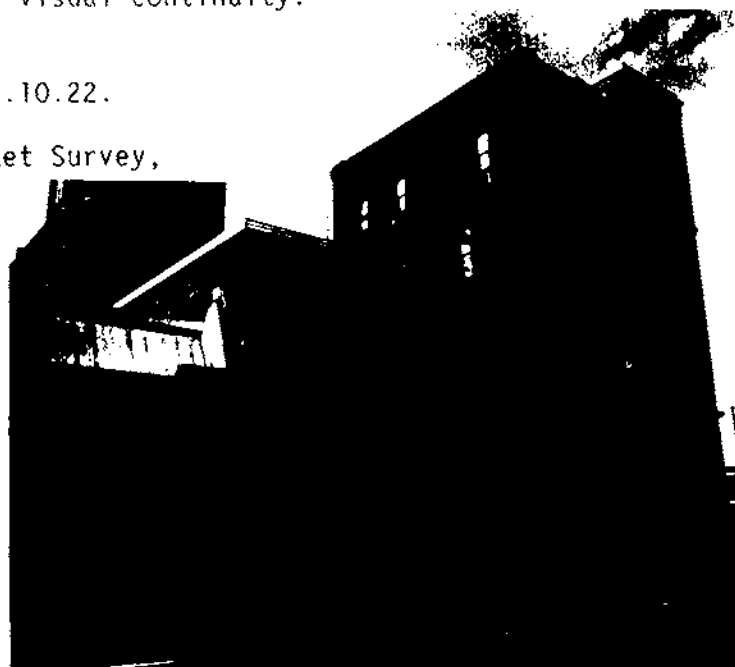
13. Generally intact. Most alterations are interior. 315-19 has been sandblasted; rear of 333 has been stuccoed and additions above loading platform are later. Some 1989 earthquake damage. Brick wall of 1489 removed in 1940's to permit removal of machinery and replaced, but changed do not affect visual continuity.

RATINGS

DCP: 4 and South of Market Plan Page II.10.22.
HERE TODAY:
SPLENDID SURV.: B-Rating; South of Market Survey,
Page 223
NAT'L REGISTER:
NAT'L LANDMARK:
STATE LANDMARK:

BIBLIOGRAPHY (See Page 6)

STAFF: Vincent Marsh, Secretary, L.P.A.B.
ADDRESS: 450 McAllister Street, Fourth Floor
San Francisco, CA 94102
PHONE: (415) 558-6343
DATE: August 1, 1990



STATEMENT OF SIGNIFICANCE/EVALUATION CRITERIA (Cont.) significant, and has been so recognized in all applicable surveys; buildings within the complex date from two post-1906 building periods, 1906-07, and 1912-13, following the collapse of newly-constructed (1905) buildings during the 1905 earthquake and fire. Dating to 1859-1860, the Jackson Brewery, which later became known as the Jackson Brewing Company, is the last remaining turn-of-the-century type brewing complex composed of a series of low-rise brick buildings, each with its own purpose and use. While the Jackson Brewery was one of the earliest breweries in San Francisco, it owes its long-term success to the vision of William A. Frederick and his family who purchased it from its founders circa 1867, and operated it until prohibition in 1920. The complex remained in family ownership until 1943, following the death of Mary L. Frederick, when the complex and adjoining property were cut into lots, a process that was not completed until 1949.

LOCATION AND BOUNDARIES: The Jackson Brewery Complex is located in the more westerly section of the South of Market area and is protected by the newly adopted South of Market Plan which notes the architectural and historical significance of each of the buildings herein proposed for designation. As noted above, the buildings are located in Lots 28A and 28B, 29, 30, 30A, 30B, and 30C in Assessor's Block 3520. These were selected as they contain the extant masonry buildings that were essential to the working brewery. However, it must be noted that the Frederick family holdings in the area were once greater and included what is known as Lot 31, which lies to the East and measures 91 feet in width along Folsom Street by 206.25 in depth along Juniper; and Lots 27 and 28. Lot 27, with a 60 foot frontage on Eleventh Street that runs through to Juniper for a depth of 191 feet, has been the home of Purves Supply Company, specializing in plumbing supplies, since 1950; the same company purchased Lot 28, an irregularly shaped parcel with 22 feet adjacent to Lot 28B, and with a 48.75 foot frontage on Juniper, circa 1976. The only structure on Lots 27 or 28 that could relate to the brewery is a long rectangular wooden shed with sliding doors, probably on Lot 28; this shed relates to a similarly shaped one on the 1913 and following Sanborn Fire Insurance Maps.

Although the driveway (Lot 30A) is known by some residents as Emberly Street or Alley, the name is not officially recognized by the City and County of San Francisco. The name seems to have been given to 1479 Folsom in 1971, when photographer T. Gordon Emberly leased studio space there.

HISTORY:

The Jackson Brewery was founded in 1859-1860 by Thomas E. Green and Jacob Lynn, who formed Green and Lynn, proprietors of the Jackson Brewery located on the East side of First Street between Howard and Folsom. Prior to that time, Mr. Lynn and his son, Jacob, Jr., had been employed by the Lion Company Brewery which had absorbed the pioneer Eagle Brewery in 1853, after its founding in 1852 by Judge S. L. Burrett. In 1867, the partnership sold the brewery to the gentleman who became known as William A. Frederick by 1876-77: In 1870, Frederick's name is listed as Fread; in 1871, Freaderek; and in 1875 as Fradericks.

According to the Great Register of 1869, Mr. Frederick came to the United States from Prussia. When he landed and what route he took or why he came are not known, but he seemingly arrived in San Francisco in 1860, at the age of 25, and was employed as a bartender until 1862, when he found employment first as a clerk and then as a brewer with Henry Hayen, proprietor of the Saint Louis Brewery. When Hayen's proprietorship ceased circa 1864, Frederick seems to have gone into the grocery and liquor business, a field that appealed to many of German ancestry according to Hart, until 1866-67, when, in partnership with grocer, wine and liquor merchant Joseph Behrens, he became proprietor of the Jackson Brewery.

According to the 1867-68 City Directory, "there are 24 establishments in San Francisco where fermented liquors were made during the past year. The barley used for the malt is grown in California as is also the larger portion

of the hops used, the latter being considered better than Eastern grown on account of their greater strength and aroma." The article continues, saying that in 1866, there were 17 breweries in San Francisco that employed 138 men and made "76,602 barrels of beer, a 25% increase over the previous year." The largest breweries were Lyon & Co., Hoelscher & Wieland, and the Spreckels Brothers.

As late as 1870, Jacob Lynn, the previous proprietor, still is listed as assisting Mr. Frederick at the Jackson Brewery located at 235 First Street. By 1871, however, Mr. Frederick had moved the Jackson Brewery to the North side of Mission between Tenth and Eleventh Street which would be its permanent location until 1905; the brewery address was 1428 Mission Street with the Frederick residence located at 1426 Mission. Meanwhile, Thomas E. Green, Jr. went into the brewing business for himself at the First Street address, founding Green's Brewery in 1871, followed by the Dublin Brewery in partnership with an Arnold D. Elfers in 1872; both appear to have been short-lived.

William A. Frederick died circa 1885, following which the Jackson Brewery was operated by his widow Mary, also known as Mrs. William A., in cooperation with George Schafer and Daniel Sullivan, as joint proprietors under the name of W. A. Frederick & Co. In 1886, son William A. Frederick, Jr. became the manager of the brewery; in 1896, when he became president, the firm name was changed to the Jackson Brewing Company with Mr. Sullivan as Vice-president and Mr. Schafer as Secretary. Other family members employed at the brewery over the next decade include George W. who rose to Secretary by 1907, Clement L. and Joseph S.

By 1894, Mrs. Frederick had purchased a parcel of land at the southeast corner of Eleventh and Folsom with a Folsom Street frontage of 100 feet and a depth along Eleventh of 152 feet. According to 1886 and 1899 Sanborn maps, this was the location of the Star Malt House which was conveniently situated to the Brewery's on Mission Street location. Originally known as the Star Brewery and Malt House, this enterprise was founded circa 1880, by Samuel and Henry Rosener; prior to venturing into the malt business, Samuel Rosener was President of the Bay Soap and Candle Co. Between 1901 and 1906, Mrs. Frederick had purchased an additional 173 feet along Eleventh Street, presumably in anticipation of the 1905 construction that succumbed to the 1906 Earthquake and Fire. Following the 1906 disaster, the company seemingly built a small building on the southerly end of the Eleventh Street side of the parcel which is visible on the 1913 Sanborn Maps and is listed there and in the City Directories as 351 Eleventh Street; this building housed the Brewery's offices until more permanent space was constructed as late as 1912.

No information has surfaced with respect to the architect or designer of the 1905 construction which is probably just as well since the project was severely criticized in the U.S. Geological Survey's 1907 The San Francisco Earthquake and Fire of April 18, 1906 and their effects on structures and structural materials. On page 39, Richard Lewis Humphrey states: "That this building should have been wrecked is not surprising, as the design was bad and the material and workmanship were very poor". Among other defects, he noted the poor quality of the lime mortar, lack of reinforcing in concrete foundations, inadequate bolting, and girders and beams, often supported only by cast iron columns, not tied into walls. Plate xxxvii in the rear of that book not only shows the magnitude of the devastation but also provides valuable insights into the present day replacement buildings. For example, note the repetition of horseshoe arches above windows along the perimeter of the ground floor, and note also the central basket handle entry arch. These features have led to rumor and speculation that the easterly portion of the complex survived the 1906 disaster. Considering the degree of destruction and the poor quality of design, workmanship and materials, this is highly unlikely. Far more plausible is that the redesigned and rebuilt project contained as many architectural elements as possible from the previous designs which clearly appealed to the owners. Another reason many owners built near replicas of previous structures was to save the time re-design would have required. This seems particularly likely here as "an index of buildings

permits lists one for \$35,000 in November 1906 and another in May 1907, but the permits themselves are lost". (Bloomfield report dated July 1986 on file at the Department of City Planning.)

The first post-1906 permit pertinent to this complex that remains in City records is a well-documented one dated September 5, 1912, and numbered 448444. According to Bureau of Building Inspection staff, a second permit numbered 44843 was applied for at the same time, but it, too, is lost. The project was also duly noted in the San Francisco Chronicle that year in a brief article entitled "New Brewery Buildings" which states:

"Contracts are being let by the Jackson Brewing Company for a brewery and bottling plant. When complete the plant will include a large malthouse, brewhouse, cold storage cellars to hold 20,000 barrels, bottling house with a capacity of 150 barrels of beer a day or 45,000 bottles, beside complete power plant, wash house, cooper shop, stables, garage, offices, etc. All the latest and most approved methods and machinery are being adopted. James T. Ludlow, the civil engineer, is constructing the buildings upon the company's land at Eleventh and Folsom Streets."

Careful analysis of the 1912 permit, particularly the site plan on the cover sheet, appears to shed light on the construction dates of buildings within the complex. The application page notes that this permit is for the Bottling House which is shown on the site plan in the southeast corner of the complex, one of the areas that is shaded. One note on the cover sheet says: "This applies to the 5 story building" which would seem to indicate the corner building, also shaded and labelled "Office" and "Brew House". Another shaded area is what is now known as Lot 28B which was to be the Engine House, and which was not constructed in time for inclusion in the 1913 Sanborn Maps. Yet another note, this appearing on what we now know as Lot 28A at 333 Eleventh Street, indicates "Wash House - Present Platform" which suggests that areas not shaded were existing and not covered by this permit. An examination of other non-shaded areas and the 1913 Sanborn Maps indicates that 1475-77 Folsom was known as the Malt House which contained Malt Drums, and to the rear, the Malt Kiln followed by the Boiler. With the information available then, it seems reasonable to suppose that buildings in non-shaded areas may have been constructed in 1906-1907.

The Jackson Brewing Company continued to prosper until Prohibition became the law of the land in 1919, forcing its closure. At that time, it was the last successful, family owned and operated brewery dating to the 1850's. Its 50,000 barrel a day output was rivalled and then exceeded only by one other pioneer firm, founded in 1856, the John Wieland/Philadelphia Brewery that produced 120,000 barrels a day beginning in 1890, when it was absorbed by San Francisco Breweries, Ltd., an English "syndicate" that eventually controlled ten Bay Area breweries.

Numerous sources cite William Bull's Empire Brewery as San Francisco's first, dating to 1849-1850. By 1856, there were some 15 breweries to serve a population of approximately 40,000. "Most of the early brewers produced 'steam beer', a bottom-fermentation brew that was fermented at a higher temperature and more quickly than lager beer. Lack of refrigeration made lagering (slow fermentation at lower temperatures) also impossible, so that breweries either made top-fermentation ales and porters, or steam beer" until the advent of refrigeration in the late nineteenth century. (Downard.) Notations on the 1913 Sanborn maps indicate that the Jackson Brewery was still producing steam beer at that time. "By 1880, San Francisco had almost 40 breweries, most of them fairly small in comparison with the national brewers, but the number declined gradually thereafter to nineteen by 1910 and four by 1935". (Downard.) As noted above, the numbers of breweries across the country declined in the later 1880's and into the 1890's with the advent of the English syndicates; these were followed in 1916, in San Francisco, by the consolidation of six breweries, thus increasing their chances of survival. Apparently not feeling the threat of the times, the Jackson Brewery remained independent.

During Prohibition, breweries in San Francisco and across the country took the steps necessary to engage in other businesses: bottling, soft drinks, medicines, medicinal and industrial spirits, cereals, malt products and the like. However, there is no indication of any activity within the Jackson Brewery complex during that period, although the brewery continued to be listed in the City Directories. William A. Frederick, Jr. turned to banking, becoming a vice-president of the Humboldt Savings Bank. This was not a completely new experience for him as he had held an identical position with the Germania Trust Company in 1901-1902. Mrs. William A. Frederick (Mary) apparently died in 1923-24, and her son perhaps followed circa 1925-26, leaving the Jackson Brewery to daughter Miss Mary L. Frederick.

When Prohibition ended in 1933, other breweries reopened, but the Jackson did not although it continued to be listed in City Directories under breweries at least through 1936.

During this same period, however, there were several transactions with respect to the Frederick family land holdings at Eleventh and Folsom Streets. On November 11, 1915, Mary Frederick transferred title to what later became known as Lots 27 through 33 to the Jackson Brewing Company. In 1926, Lots 27 through 30, and 33 were conveyed to Mary L. Frederick. In the meantime, Lots 31 and 32, which are now known as Lot 31, had been conveyed to Kleiber Motor Company, motor truck manufacturers, a major land holder in the square block from 1919 until 1935.

In January, 1942, Miss Mary L. Frederick died leaving the bulk of her \$300,000 estate to charity. In September, 1943, ownership of the Jackson Brewery complex and lands passed to Dickran Berberian, a wholesale liquor dealer in the 100 block of Townsend Street who resided with his wife Erin at 325 Castenada. Between 1945 and 1951, all of these lands were conveyed through California Pacific Title Insurance Company where pieces of land were partitioned into lots and sold. Lot 27 was the first to be divided with a small portion going to building contractor Alfred H. and Mary J. Vogt who had owned Lot 31 since 1937. The larger portion was conveyed to Golden West Plating Works in 1946, and then, in 1950, to Earl W. and Jeanette Purves of Purves Supply Company, plumbing supplies; the firm continues to operate from this location.

Lot 29, 315-319 Eleventh Street, was the next to be partitioned early in 1949; it was sold to George J. and Jennie Kruger for their Pioneer Box and Carton Company. Since December 1968, it has essentially been owned by Josephine R. Johnson, and occupied by H. G. Scovern & Company, specialists in timing devices and clocks.

On March 1, 1949, Lots 28A, 30 and 30B were divided. Lot 28A, better known as 333 Eleventh Street, was sold in September of that year to Tore H. and Alice D. Noren, and George J. Federighi for their Stereo Dishwashing Machine Manufacturing Company, makers of dishwashers, choppers, mixers, peelers and slicers. In December 1950, they purchased Lot 28B, and then in May 1951, Mr. Federighi also acquired Lot 28, which he sold to Mr. Purves circa 1976. Lots 28A and 28B were sold respectively circa 1976 and in 1980, to present owners Bruce and Jeri Bartfeld.

Lot 30 was partitioned beginning March 1, 1949. Lot 30B, 1475-77 Folsom Street, was sold in January 1950 to George A. and Eva L. Lynch, and to Mary Lynch for use by their van and storage firm, Lynch and Sons. Wade A. and Elise M. Morehouse purchased the property in 1960 for their More Plastic Bags firm. The present owners acquired the parcel in 1987.

Lot 30C was first sold in November 1950 to George J. and Jennie Kruger, who had purchased Lot 29 the year before; the Krugers sold this parcel to Donald Neil Johnson in 1968, when they sold Lot 29.

Lot 30, 1489 Folsom Street and 305 Eleventh Street was purchased in April 1951 by William M. and S. Maude Nelson, and sold in 1959, following Mr. Nelson's death, to the tenant since 1944, the American Tansul Company, makers

of chillproofing compounds for breweries. American Tansul acquired Lot 30A, the driveway, in 1961, and since that time, the two parcels have been sold as a pair. The next owners were Joseph W. and Ida R. Ryssin, importers and exporters, who owned the building from 1962 until 1979. George McKinney held the property from 1979 until 1984, when he sold it to the present owners Francisco and Elia Bruno.

RATINGS AND RECOGNITION:

The Jackson Brewery Complex has been recognized for its architectural and historical significance in numerous architectural surveys and inventories and is highly rated in each. It received a "4" rating, the second highest, in the Department of City Planning's 1976 Citywide Architectural Survey. Because it is not located in the downtown C-3 zoning district, it is not prominently featured in the Foundation for San Francisco's Architectural Heritage's 1979 Splendid Survivors, but it is mentioned on page 223. However, it is highly rated in Heritage's extended survey of the Downtown and South of Market areas, having received a "B" rating. The complex was also featured in the South of Market Supplement to Heritage's August 1985 Newsletter. More recently, individual buildings within the Jackson Brewery Complex have been listed in the Department of City Planning's South of Market Plan as "...Significant Buildings Located Outside of the Proposed Historic District", the highest possible rating.

INTEGRITY

The Jackson Brewery Complex appears to have "suffered little alteration" and also appears to retain "most of the original materials and design features", thus meeting the requisite standards. While noticeable, the sandblasted exterior of 315-315 Eleventh Street does not severely detract from the whole, and while one is aware that there must have been some recent earthquake damage, its precise nature and extent are not obvious, and, therefore, does not detract from the whole.

A review of available building permits suggests numerous interior changes beginning in the early to mid 1940's, but the only significant applications relate to 1489 Folsom Street, and without more documentation, these can only set forth. The first, dated December 1943 and December 1944, and requested by Mr. Berberian is to "Build Parapet and reroof old building"; in issuing his favorable report, the Building Inspector refers to an engineering study, not available, "for structural conditions of front". The second, dated May of 1944 describes the work for the American Tansul Company as: "replace brick wall which was removed for purpose of taking out large machinery. Clean up and paint building." to which the Building Inspector responds: "Brick to be replaced as originally constructed". Examination of the building's East wall along the drive way showing only a partial arch could be the location.

More questions about modifications to the complex come from studying the 1912 rendering published in the San Francisco Chronicle, and various Sanborn Maps beginning with 1913. It does not seem that the complex was constructed to the height suggested in the rendering with the possible exception of 333 Eleventh Street, the loading platform visible on the 1912 permit sketch. And if the 1913-1914 Sanborn Map did not show this as a 3 story building, one would not believe that it ever had been as by 1949, it is one story over basement and open on the east and south sides as if it were a loading platform, evidence of which is quite visible. It is possible that Mr. Berberian's 1943-44 permit was to perform this reduction in height for some structural reason; such work would be filed under 1489 Folsom as the Eleventh Street buildings were not partitioned off as separate lots until 1949.

ARCHITECTURE

Stylistically, the complex might best be described as Romanesque Revival with its repetition of horseshoe-arched pediments, particularly at ground floor, and the basket-handle arched driveway entry to the interior of the block. As the corner structure climbs to its full height, it recalls a

European castle complete with battlements which are only illusions here. Windows appear to be casements due to the strong centered vertical element, but are actually most often double hung with six over six lights surmounted by fanlights on the Folsom Street buildings. Along Eleventh Street, 315-319 is stylistically compatible with others in the complex, but makes its own statement. Its facade is divided into five distinct bays by full height engaged piers or pilasters. Centered within each bay is a ground floor window with one directly above; unfortunately, the rhythm at street level is interrupted by several more contemporary openings that are not harmonious, but the rhythm of the whole prevails due to a second floor projecting cornice or band that seems as though it will cut through each window sash, but instead, turns and becomes a frame for the upper portion before continuing across the facade. The only variation in fenestration at the second floor level is that the window in the center bay is framed by a horseshoe arch, recalling the taller 1489 Folsom to the north.

Prepared by: Mrs. G. Bland Platt, 362 Ewing Terrace, San Francisco, CA 94118
(415) 922-3579.

VFM:mj:786