

FILE NO. 041090

ORDINANCE NO. 238-04

[Ordinance to Conditionally Designate 938-942 Market, the Garfield Building, as a Landmark Under Planning Code Article 10.]

Ordinance Conditionally Designating 938-942 Market, the Garfield Building, As Landmark No. 244 Pursuant To Article 10, Sections 1004 And 1004.4 Of The Planning Code.

Note: Additions are single-underline italics Times New Roman;
deletions are ~~strikethrough italics Times New Roman~~.
Board amendment additions are double underlined.
Board amendment deletions are ~~strikethrough normal~~.

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

Section 1. Findings

The Board of Supervisors hereby finds that 938-942 Market, the Garfield Building, Lot 5 in Assessor's Block 341, including its proposed penthouse addition, once constructed, contingent on the complete removal of its non-historic storefronts and the rehabilitation of its historic façade as identified in Planning Commission Resolution No. 16806, the Garfield Landmark Designation Report and the "Rehabilitation Program for the Garfield Building" as attached to the Draft Mills Act Contract for the Garfield Building before the Planning Commission at its meeting of June 3, 2004, (which documents are on file with the Clerk of the Board of Supervisors under File No. 041090 and which are incorporated herein and made part hereof as though fully set forth,) will have a special character and special historical, architectural and aesthetic interest and value, and that the building's 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: The Garfield Building is hereby conditionally designated as Landmark No. 244. This conditional designation has been approved by Resolution No. 577 of the

Supervisor Gonzalez
PLANNING DEPARTMENT
BOARD OF SUPERVISORS

1 Landmarks Preservation Advisory Board and Resolution No. 16806 of the Planning
2 Commission, which Resolutions are on file with the Clerk of the Board of Supervisors under
3 File No. 041090 and which Resolutions are incorporated herein and made part hereof as
4 though fully set forth with the exception that the Board finds that the proposed Project in its
5 entirety, including the penthouse addition, will have special architectural and aesthetic interest
6 and value, as opposed to the penthouse addition itself having historic merit, and that the
7 Board finds the rehabilitation, including the penthouse addition, will be consistent with the
8 Secretary of the Interior Standards for Rehabilitation of Historic Structures. The conditional
9 designation of the Garfield Building shall become a final landmark designation at such time as
10 the Planning Director, in consultation with the Landmarks Preservation Advisory Board, issues
11 a written determination that 938-942 Market has been rehabilitated substantially in
12 accordance with the terms set forth in Planning Commission Resolution No. 16806, the
13 Garfield Landmark Designation Report, and the "Rehabilitation Program for the Garfield
14 Building" as attached to the Draft Mills Act Contract for the Garfield Building before the
15 Planning Commission at its meeting of June 3, 2004. In the event that 938-942 Market Street
16 is not determined to be rehabilitated substantially in accordance with the terms set forth in
17 those documents the final landmark designation shall not take effect.

18 (b) Priority Policy Findings

19 (1) Pursuant to Planning Code Section 302, this Board of Supervisors finds that this
20 ordinance will serve the public necessity, convenience and welfare for the reasons set forth in
21 Planning Commission Resolution No. 16806 recommending approval of this Planning Code
22 Amendment, and incorporates such reasons by this reference thereto. A copy of said
23 resolution is on file with the Clerk of the Board of Supervisors in File No. 041090.

24 (2) Pursuant to Planning Code Section 101.1, this Board of Supervisors finds that this
25 ordinance is consistent with the Priority Policies of Section 101.1(b) of the Planning Code and

1 with the General Plan and hereby adopts the findings of the Planning Commission, as set
2 forth in Planning Commission Resolution No. 16806, and incorporates said findings by this
3 reference thereto.

4 (c) Required Data:

5 (1) The conditional Landmark site is located on Lot 5 in Assessor's Block 341 and is
6 bounded by Market Street to the south, Mason Street to the west, and Eddy Street to the
7 north. The Garfield Building is L-shaped in plan and has street frontages on both Market and
8 Mason Streets.

9 (2) The characteristics of the conditional Landmark which, when rehabilitated, will
10 justify its final designation as a landmark, are described in the Landmark Designation Report
11 adopted by the Landmarks Preservation Advisory Board on May 5, 2004, Planning
12 Commission Resolution No. 16806, and other supporting materials contained in Planning
13 Department Docket No. 2003.0584L. In brief, the National Register characteristics of the
14 conditional landmark which, once rehabilitated, will justify its final designation as a landmark
15 are as follows:

16 Its association with its original owner Elise Abigail Drexler, one of the first active
17 woman landowners/developers in San Francisco who managed extensive real estate holdings
18 for over fifty years and was an astute businesswoman listed in *Who's Who Among the*
19 *Women of California* in 1922 (National Register Criterion B); its value as an excellent example
20 of retail building constructed in the aftermath of the 1906 earthquake and fire and now part of
21 the Kearny/Market/Mason/Sutter Conservation District, its exhibition of characteristics of retail
22 in this District, including typical height, scale, massing, color, detailing and retail base; its
23 status as a surviving example of the body of post-earthquake work designed by architects
24 James and Merritt Reid, one of San Francisco's most prominent architecture firms of the late
25 nineteenth and early twentieth centuries; its uniquely shaped floor plate and its street

1 presence on both the east and north sides of the historic Mechanic's Savings Bank Building
2 which lend it additional importance as a significant building in the Kearny/Market/Mason/Sutter
3 Conservation District (National Register Criterion C).

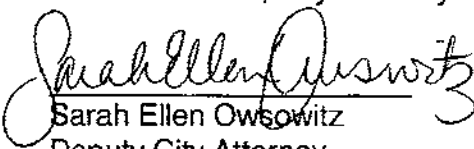
4 (3) The particular exterior features that should be preserved, or replaced in-kind as
5 determined necessary, are those described in the Garfield Landmark Designation Report,
6 which can be found in the case docket 2003.0587L, and which is incorporated in this
7 designation ordinance as though fully set forth. In brief, the description of the particular
8 features that should be preserved, once the Garfield Building has been rehabilitated, are as
9 follows:

- 10 (a) Brick masonry and terra cotta exterior façades facing Market and Mason Streets;
11 (b) The building's height, scale, color, windows, cladding, trim materials and detailing;
12 (c) Those features called out in the "Maintenance Program for the Garfield Building"
13 as attached to the Draft Mills Act Contract for the Garfield Building before the Planning
14 Commission at its meeting of June 3, 2004, (which document is on file with the Clerk of the
15 Board of Supervisors under File No. 041090).

16
17 Section 2. The property shall be subject to further controls and procedures, pursuant
18 to this Board of Supervisor's Ordinance and Planning Code Article 10.

19
20 APPROVED AS TO FORM:
21 DENNIS J. HERRERA, City Attorney

22 By:


23 Sarah Ellen Owsowitz
24 Deputy City Attorney

RECOMMENDED:
PLANNING COMMISSION

By:

See file for original signature

Gerald G. Green
Director of Planning



City and County of San Francisco

Tails

Ordinance

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 041090

Date Passed:

Ordinance Conditionally Designating 938-942 Market, the Garfield Building, as Landmark No. 244 pursuant to Article 1, Sections 1004 and 1004.4 of the Planning Code.

September 14, 2004 Board of Supervisors — PASSED ON FIRST READING

Ayes: 11 - Alioto-Pier, Ammiano, Daly, Dufty, Elsbernd, Gonzalez, Ma, Maxwell, McGoldrick, Peskin, Sandoval

September 21, 2004 Board of Supervisors — FINALLY PASSED

Ayes: 11 - Alioto-Pier, Ammiano, Daly, Dufty, Elsbernd, Gonzalez, Ma, Maxwell, McGoldrick, Peskin, Sandoval

File No. 041090

I hereby certify that the foregoing Ordinance
was FINALLY PASSED on September 21,
2004 by the Board of Supervisors of the City
and County of San Francisco.

SEP 30 2004

Date Approved

Gloria L. Young
Clerk of the Board

Mayor Gavin Newsom

Case No. 2003.0587EHXVLU
938 MARKET STREET
The Garfield Building
Assessor's Block 341, Lot 5

SAN FRANCISCO

PLANNING COMMISSION

RESOLUTION NO. 16806

ADOPTING FINDINGS RELATED TO THE APPROVAL OF THE CONDITIONAL LANDMARK DESIGNATION OF 938 MARKET STREET, THE GARFIELD BUILDING, ASSESSOR'S BLOCK 341, LOT 5, AS LANDMARK NO. 244.

WHEREAS, on August 18, 2003, Mary G. Murphy, Esq., authorized agent for the owners of 938 Market Street, 942 HCT LLC ("Applicants"), submitted a verified application to initiate the designation of 938 Market Street as a San Francisco Landmark pursuant to Article 10 of the Planning Code; and

1. On July 1, 2003, Applicants submitted a Potential San Francisco Landmark Questionnaire for the Garfield Building, for the Landmark Preservation Advisory Board (Landmarks Board) to review regarding the potential landmark designation of the subject property; and
2. The Potential San Francisco Landmark Questionnaire for the Garfield Building was reviewed by the Landmarks Board at its meeting of July 16, 2003; and
3. At the same July 16, 2003 meeting, the Landmarks Board provided comments in regard to the design of a proposed façade rehabilitation and reviewed a new one-story vertical addition to the Garfield Building; and
4. On July 18, 2003, Applicants submitted a draft Garfield Building Landmark Designation Report, for the Landmarks Board to consider recommendation of the landmark designation of the property and revised per staff comments over the ensuing months; and
5. A draft Garfield Building Landmark Designation Report was reviewed by the Landmarks Board at a duly noticed public hearing on May 5, 2004; and
6. At the same May 5, 2004 hearing, the Landmarks Board concurred with the information contained in the draft Landmarks Designation Report for 938 Market Street, the Garfield Building, and adopted it as a Final Landmark Designation Report, with various revisions as proposed by Landmarks Board Member Robert Cherney, and with additional information suggested by project sponsor regarding Elise Drexler's contribution to women's inheritance rights; and
7. In adopting the draft Landmark Designation Report for 938 Market Street, The Garfield Building as a Final Landmark Designation Report, the Landmarks Board found that Garfield Building would be eligible for *National Register* listing based on the following three Criteria: Criterion B (buildings that are associated with the lives of persons significant in our past); and Criterion C (buildings that embody distinctive characteristics

PLANNING COMMISSION

Case No. 2003.0587EHXVLU
938 MARKET STREET
The Garfield Building
Assessor's Block 341, Lot 5
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2003.0587L to the Planning Commission; and

14. The Planning Commission held a duly noticed public hearing on the matter on June 3, 2004, reviewed the case file (No. 2003.0587L), and considered the findings and recommendation of the Landmarks Board set forth in the Landmarks Board Resolution No. 577; and
15. At the June 3, 2004 hearing, the Planning Commission, after hearing public comment, concurred with the findings and recommendation of the Landmarks Board, but also determined that the proposed penthouse addition, once constructed, would have historic merit under Planning Code Section 1004 and would therefore be part of the landmark.

THEREFORE BE IT RESOLVED, that the Planning Commission does hereby **APPROVE** the **conditional landmark designation** of the Garfield Building at 938 Market Street, in Assessor's Block 341, Lot 5 as Landmark No. 244, contingent on the complete removal of the non-historic storefronts identified in this Resolution and the Garfield Building Landmark Designation Report, and the rehabilitation of the historic façade, as indicated in this resolution; and

BE IT FURTHER RESOLVED, that the special character and special historical, architectural and aesthetic interest and value of the landmark is set forth in the adopted Garfield Building Landmark Designation Report, Landmarks Board Resolution No. 577 and other materials on file in the Planning Department Docket No. 2003.0587L, which is incorporated herein and made a part of thereof as though fully set forth; and

BE IT FURTHER RESOLVED, That the Planning Commission hereby directs its Secretary to transmit the adopted Garfield Building Landmark Designation Report and other pertinent materials in the Case File No. 2003.0587L, and a copy of this Resolution of Approval to the Board of Supervisors for appropriate action.

I hereby certify that the foregoing Resolution was Adopted by the Planning Commission on June 3, 2004.

Linda D. Avery
Commission Secretary

AYES: Antonini, Boyd, Bradford-Bell, Hughes, S. Lee, W. Lee

NOES: None

ABSENT: None

ADOPTED: June 3, 2004

LANDMARK DESIGNATION REPORT

DATE: May 20, 2004 (revised per Landmarks Board)

CASE NO.:

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LANDMARKS BOARD VOTE: 5-0

APPROVED: May 5, 2004 (with revisions)

PLANNING COMMISSION VOTE: 6-0

APPROVED: June 3, 2004

PROPOSED LANDMARK NO.: 244

LANDMARK DESIGNATION REPORT

HISTORIC NAME	The Garfield Building
POPULAR NAME	The Garfield Building
ADDRESS	938-942 Market Street
BLOCK & LOT OWNER	Assessor's Block 341, Lot 5
ORIGINAL USE	Retail Store and Loft: Leased to the Brittain Hardware Company
CURRENT USE	Office and retail use
ZONING	District: C-3-G Downtown General Commercial District Height and Bulk District: 110-X Special Sign District Kearny/Market/Mason/Sutter Conservation District

NATIONAL REGISTER CRITERIA

- | | |
|---|--|
| (A) ☐ | Association with events that have made a significant contribution to the broad patterns of our history. |
| (B) ☒ | Association with the lives of persons significant in our past. |
| (C) ☒ | Embody distinctive characteristics of a type, period, or method of construction, or that represent a significant and distinguishable entity whose components may lack individual distinctions. |
| (D) ☐ | Has yielded, or may be likely to yield information important in history or prehistory. |

Period of Significance

1908 – 1953 (50 years prior to the writing of this report)

The exterior of the building has not been significantly modified and no apparent character-defining features have been added since its original construction.

Integrity

The Garfield Building is in good condition and has undergone very few character-defining changes since its original construction. Overall, the building retains a high level of integrity.

Although the storefronts at the building's base have been modified from their original form, they continue to function as retail spaces. The bulk of the building's original character-defining features are intact, including its original form, height, windows, cladding and trim materials. The changes that have occurred to the storefronts at the building's base do not impact the overall feeling, character or integrity of the building.

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The building's current owner intends to complete a full seismic retrofit of 942 Market Street along with the restoration of the historic exterior masonry shell and the addition of a new penthouse in conformance with Article 11 and Article 10 standards for new additions. The rehabilitated building would accommodate approximately 34 residential dwelling units above the ground floor and retail uses at the ground floor level.

ARTICLE 10 REQUIREMENTS—SECTION 1004 (b)**Boundaries of the Landmark Site**

The Garfield Building Landmark Site encompasses all of, but is limited to, the property identified as Lot 06 in Assessor's Block 311 in the City and County of San Francisco, as it existed on the date of the Landmarks Board hearing, May 5, 2004. The block is bounded by Market Street to the south, Mason Street to the west, and Eddy Street to the north. The Landmark Site is L-shaped in plan and has street frontages on both Market and Mason Streets.

Characteristics of the Landmark that justify its designation

The Garfield Building is an excellent example of the small-scale retail type that was developed in the area bounded by the Kearny/Market/Mason/Sutter Conservation District in the aftermath of the 1906 earthquake. It is significant for its association with Elise Abigail Drexler, one of the first active woman landowners in San Francisco. These two factors justify the building's designation as a local Landmark provided that the non-historic storefronts are completely removed and the historic façade is restored as discussed in this Report.

Description of the particular features that should be preserved

The building's beige brick face and terra cotta detailing appear to be intact and will be retained and repaired where necessary. The building's height, scale, color and detailing should be retained in order to support the predominant architectural character in the Kearny/Market/Mason/Sutter Conservation District. The building's base does not appear to contain historic materials and may be modified to accommodate a new residential and commercial entrance. Any modifications to the building's base would respond to the historic upper stories of the building and the pedestrian and retail nature of the surrounding district.

DESCRIPTION**SETTING**

The Garfield Building occupies part of a prominent intersection at the corner of Market Street and Mason Street in San Francisco's Kearny/Market/Mason/Sutter Conservation District. The building's L-shaped plan wraps around the Mechanic's Savings Bank Building, which was designed by L.B. Dutton and constructed in 1907.

The Garfield Building's permit drawings, which were prepared by the Reid Brothers Architects, are dated 1908, although construction appears to have begun on the building in 1907.

EXTERIOR

The Garfield Building is a seven-story office building with two street frontages: one facing Market Street and the other facing Mason Street. The building's L-shaped plan wraps around the prominent Mechanic's Savings Bank Building at the corner of Market and Mason Streets.

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The Garfield Building is constructed of reinforced concrete (walls and floor slabs) with beige brick and terra cotta cladding. The exterior of the Garfield Building appears to be original, with the exception of the ground floor storefronts. As is typical with many commercial and retail buildings, the storefronts have been altered since the building's original construction. The building currently has an entrance along Market Street with the numbers "942" above it, as well as two ground floor retail shops.

The Market Street elevation of the Garfield Building is five bays in width, while the Mason Street elevation of the Garfield Building is three bays in width. Both elevations have a three-part vertical composition and exhibit restrained Renaissance/Baroque detailing. Facades are composed of beige brick ornamented with terra cotta at string courses, cornice and spandrels below the double-hung windows. The present condition of both Market Street and Mason Street elevations is good.

BUILDING USE AND PERMIT HISTORY

The Garfield Building was designed with a retail hardware store at ground level. Original drawings produced by the Reid Brothers indicate that the upper stories were constructed as open loft space, suggesting that the floors were intended to be laid-out by the tenants that would later occupy them. The caption on the original drawings reads, "Store and Loft Building for Mrs. Elise Drexler." Plans of the first floor retail space were not available in the set of historic drawings, but each subsequent floor had an open plan, interrupted only by structural columns, two elevators, two metal staircases and two single toilet rooms. The retail storefront was flush with the front elevation of the building along Market Street. The upper floors were accessed through a recessed entrance on Market Street as well as through a storefront entrance along Mason Street. There was a separate entrance to the retail space along Market Street.

Permit records indicate that in 1912 the building was to be used as a billiard parlor, while in 1917 the building was used for commercial purposes, with each floor divided into several large offices. The second floor was the only floor to remain as a single, large loft. In 1917 a new elevator was installed in the building and new windows were cut into the north and east exterior walls. That same year, a separate permit was filed to install dental offices on the second floor of the building. In 1921, the second floor was again modified to accommodate dental examination rooms and a dental laboratory.

In 1955, the original marble lobby was removed and replaced with new travertine cladding and a new entry door assembly. Other miscellaneous alterations included the installation of fire sprinklers in the building, re-roofing, electrical work, lighting, accessibility improvements to bathrooms, and tenant improvements to interior office spaces.

LABOR HISTORY

The Garfield Building appears to have housed retail space, dentists' offices, a dental laboratory, and a variety of business offices throughout much of its history.

The retail stores at the street level undoubtedly included a mix of employees and storeowners. In 1908, when the building was constructed, retailing was undergoing a significant transformation, led by development of department stores, of which the Emporium was the first example in San Francisco. The change in the scale and variety of merchandising was

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accompanied by new patterns of employment in retail stores and new patterns of shopping, as women became more prominent on both sides of the retail store counter. Hardware stores were perhaps among the least likely to have recruited women as clerks or attracted large number of women as consumers, but subsequent retail occupants may have been more likely to have fit into the larger patterns of change within the retailing workforce. In the mid- and late 1930s, many retail clerks were organized by the recently formed Department Store Employees Union, Local 1100, but the record is not clear regarding the specific retail activities in this building; other locals were also active in organizing particular types of retail clerks. The retail shop along Market Street had its own entrance that was part of the original storefront system.

The dentists' offices that occupied the building for many years would have employed dentists and office assistants, and later dental hygienists and skilled lab technicians. It is unclear what specific types of businesses and employees occupied the remaining loft floors, although they were likely office-oriented uses and trades. The dentists' offices, lofts and business offices were accessed through a recessed entrance along Market Street and a general entrance along Mason Street.

Other workers in the building may have included a building manager and/or building engineer and janitorial staff contracted by the various tenants. San Francisco was the origin of the Building Service Employees Union, later the Service Employees International Union, but there are no records of union activity by the service employees for this building.

STATEMENT OF SIGNIFICANCE

The Garfield Building appears to be eligible for *National Register* listing based on the following two Criteria: Criterion B - associations with persons; and Criterion C - construction or design value. Specifically, the building's significance is based on its associations with Elise Abigail Drexler and on its value as an excellent example of the retail building type that was constructed along Market Street shortly after the earthquake and fire of 1906.

CRITERION B

The Garfield Building is significant for its association with Elise Abigail Drexler.

The original owner of the Garfield Building, Elise Abigail Drexler, is noted as being one of the first active woman landowners/developers in San Francisco. She was born in 1866 in Mendocino as the daughter of businessman William Kelly. She attended Mills College and later moved to San Francisco, where she had some local prominence. Mrs. Drexler began acquiring real estate under her own name in the early 1890s. In 1893 she wed Louis P. Drexler. Upon his death in 1899, she inherited his estate, which she then managed for over fifty years. As well as being an astute businesswoman, Mrs. Drexler was involved in local social causes, including the endowment of the Convalescent Hospital and School for Crippled Children in Palo Alto, and in 1922, she was listed in the *Who's Who Among the Women of California*. Mrs. Drexler died in 1951.

After the earthquake and fire of 1906, in which most of her holdings were destroyed, Mrs. Drexler commissioned the Reid Brothers to design replacement buildings. In 1907, in addition to the Garfield Building at 938-942 Market Street, the Sterling Building at 1049 Market Street, and the Drexler Estate Building at 111 New Montgomery were under construction. Later, she commissioned the Reid Brothers to design a building at 117-129 Post Street, another (now demolished) at Front and Clay Streets, and the Colombo Building at 1913 Columbus Avenue

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and Washington Street. Since Mrs. Drexler commissioned at least four buildings from the Reid Brothers, her connection with that office appears to have been strong.

In 1913, Elise Drexler made headlines in the *San Francisco Call* when she lost a legal suit that prevented her from selling property at Columbus Avenue and Washington Street that she had inherited from her husband after his death.¹ A local court made the determination that property Ms. Drexler was intending to sell to the Washington Development Company could not be sold due to a provision in her husband's will that required her to hold the property until her death. Ms. Drexler appealed the lower court's ruling and in 1916 the *Chronicle* reported that she won her case in the Supreme Court, which determined that she held good title to the properties and was authorized to sell them.²

CRITERION C

The primary significance of the Garfield Building is derived from its value on a local level as an excellent example of the retail building type that was constructed in the aftermath of the 1906 earthquake and fire.

An attempt was made after the earthquake and fire of 1906 to re-establish a retail thoroughfare along Market Street in downtown San Francisco. In the process, a retail district emerged that is recognized today as the Kearny/Market/Mason/Sutter Conservation District. The Garfield Building exhibits the characteristics that exemplify the retail type in this district, including its height, scale, massing, color, detailing, and retail base.

According to Chapter 11 of the San Francisco Planning Code, the basic nature of this district's pattern of development is that of "small-scaled, light-colored buildings predominantly four to eight stories in height." The buildings in this district generally meet the front property line and fill the entire lot, creating a comfortably scaled and sunlit pedestrian-oriented strip. The composition of the buildings in this district are characterized by two- and three-part vertical compositions of base, shaft, and capital, and their massing often takes the form of a vertically oriented rectangle. The San Francisco Planning Code also points out that the base of a retail building in this district "is often delineated from the rest of the building giving the District an intimate scale at the street." On all these accounts and more, the Garfield Building provides a fine example of the retail building type that makes the Kearny/Market/Mason-/Sutter Conservation District an important and significant part of San Francisco's downtown retail corridor.

Brittain & Co., a retailer of hardware, general household goods and sporting goods, signed a ten-year lease on the building at 938-942 Market Street with Elise Drexler before construction was complete. This was Brittain & Co.'s third store in San Francisco, after one that was located at Van Ness and Turk, and another at Sutter and Polk Streets. According to an article in the April 28, 1907 edition of the *San Francisco Chronicle*, Brittain & Co. wanted to be among the "front rank of those that are to remake Market Street." The caption of the article, which follows, attests to the City's desire to remake this portion of Market Street into a retail district:

Brittain & Co. Will Occupy Structure at Market, Near Mason, in Addition to Their Up-Town Stores, and Will Help to Bring Back Business to City's Chief Thoroughfare by Keeping Complete Supply of Household Hardware and Sporting Goods

¹ "Widow's Right Limited," *San Francisco Call*, Jan. 3, 1913, p.16.

² "Title Established by the Decision of Supreme Court," *Chronicle*, June 27, 1916, p.11.

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Mrs. Elise Drexler was cited in this same article as having "urged the contractor in charge of the work to hasten the construction of the building to enable Brittain & Co. to occupy the premises by October 1st."

The Reid Brothers

Although not significant under Criterion C as the work of a master, the Garfield Building is an important surviving example of the important body of post-earthquake work that was completed by architects James and Merritt Reid, one of San Francisco's most important architecture firms of the late nineteenth and early twentieth centuries.

James and Merritt Reid constituted one of the best-known and most well respected architecture firms in San Francisco around the turn of the 20th century. James Reid, the principal designer in the Reid Brothers partnership, was born November 25, 1851, in St. John, New Brunswick. He studied architecture at the Massachusetts Institute of Technology and may have then attended the École des Beaux Arts in Paris, although he did not matriculate. James Reid first came to California in 1888 after being commissioned to design the Hotel del Coronado in San Diego. The following year, James moved to San Francisco where he joined his brother Merritt who was already there. The brothers formed what became a tremendously important firm that lasted half a century, until Merritt's death in 1932.³ His brother James died in 1943. Much of their work took place during the reconstruction of San Francisco after the 1906 earthquake and fire. Both before and after the earthquake and fire, the Reid Brothers designed hotels, office buildings, churches, single-family residences and theaters. Some of their most important works include the Fairmont Hotel (1906), the Call Office Building (1914), the First Congregational Church (1914), and the Cliff House (1908) among many other prominent San Francisco landmarks.

From the classically-inspired Golden Gate Music Concourse of 1899 to the multiple-story Call Office Building, the Reid Brothers worked on a variety of sizes and scales of projects throughout the City of San Francisco. Following the earthquake and fire, the Reid Brothers were involved in the design of numerous commercial buildings, hotels, theaters, churches and residences in the Bay Area. *Architect and Engineer* paid homage to the Reid Brothers when it claimed that "none in their profession have done more to attract the attention of the outside world to this city by meritorious examples in architecture and engineering."⁴

Although the bulk of their work was completed in the San Francisco Bay Area, the Reid Brothers also completed work in San Diego, Los Angeles, Portland, Pittsburgh, and Evansville, Indiana. They also were commissioned to design projects as far away as London, England, and Wellington, New Zealand, although it is unknown whether or not these two projects were built.⁵

Splendid Survivors refers to the Reid Brothers as "one of the City's most important early century architectural firms."

³ Withey, Henry F., AIA. *Biographical Dictionary of American Architects*, Los Angeles: Hennessey & Ingalls, 1970, p. 500.

⁴ *Architect and Engineer*, (November, 1910), p35.

⁵ *Ibid.*, p37.

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APPROVED: June 3, 2004

PROPOSED LANDMARK NO.: 244

CROSS STREET REFERENCE MAP

See copy of the property map and adjacent streets provided in the DPR 523B form.

REFERENCES

Charles Hall Page & Associates, *Splendid Survivors: San Francisco's Downtown Architectural Heritage*, (San Francisco: California Living Books, 1979).

"Seven Story and a Basement Building," *San Francisco Chronicle* (April 28, 1907).

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Louis S. Lyons and Josephine Wilson, Ed., *Who's Who Among the Women of California*, (San Francisco: Security Publishing Co., 1922).

Henry F. Withey, AIA, *Biographical Dictionary of American Architects*, (Los Angeles: Hennessey & Ingalls, 1970).

"Title Established by the Decision of Supreme Court," *Chronicle*, June 27, 1916.

"Widow's Right Limited," *San Francisco Call*, Jan. 3, 1913.

RATINGS

The Garfield Building is located within the boundaries of the Kearny/Market/Mason/Sutter Conservation District and is rated by the City of San Francisco as a Category I building.

The Garfield Building was also included in Charles Hall Page & Associates' *Downtown Survey*, which was subsequently published in 1978 as *Splendid Survivors*. The Garfield Building is rated in *Splendid Survivors* as a category "C" building. According to the methodology used by Charles Hall Page & Associates in the *Downtown Survey*, buildings with a "C" rating are considered to be buildings with "contextual importance."⁶

The building was included the Junior League's survey of architecture in the Bay Area, but is not listed in *Here Today*.

PERMIT HISTORY

The following permit history for 942 Market Street is based on permit applications on file at the San Francisco Department of Building Inspection.

1. Application date: August 9, 1912
Approval date: August 12, 1912
Issue date: August 17, 1912
Permit number: 44306
Building Address: 942 Market
Owner: San Christina Inc (?) illegible
Owner Address: First Nat. Bank Bldg.
Engineer: None listed
Cost: \$1560 (?)
Contractor: D.J. (?) Sullivan Inc.
Description: To underpin east wall of building as per plans attached.
"Building to be used as Billiard Parlor"

⁶ C-rated buildings may be eligible for listing in the *National Register* as part of an historic district.⁶

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2. Application date: April 19, 1917
Approval date: April 25, 1917
Permit number: 76218
Building Address: 942 Market
Owner: Boston Investment Co.
Owner Address: 660 Market St. c/o Lyon & Hoag
Architect: Will E. Toepke
Cost: \$25,000
Contractor: "day work"
Description: To install a complete new elevator: Cut in windows on north and east side of building, using metal sash & frames & wire plate glass, for all new windows, adding steam heat to each office, also providing wash basins & lavatories. All according to attached plan and according to all plumbing laws and rules of the Board of Health. All office partitions to be 2" hardwall with metal studs and lath. All walls and ceilings to be finished with a washable wall tinting. Present metal and concrete stairs to remain (no change). Building to be used for commercial purposes, dividing each floor into large offices. Second story floor will remain as one large loft.
3. Application date: October 19, 1917
Approval date: October 24, 1917
Issue date: October 25, 1917
Permit number: 78898
Building Address: 942 Market
Owner: Lyon & Hoag
Owner Address: 942 Market
Architect: W. H. Toepke
Cost: illegible
Contractor: R. A. McLean
Description: Dental office partitions as per plan and specification. Work to be done on 2nd floor of 942 Market St. Garfield Bldg.
4. Application date: April 16, 1921
Approval date: illegible
Issue date: illegible
Permit number: 98567
Building Address: 942 Market
Owner: Dr. H. Morgan Lessee
Owner Address: 942 Market, 2nd floor
Engineer: None listed
Cost: \$600
Contractor: None listed
Description: Putting in partitions for eight examination rooms and one dental laboratory. Using plaster wall board partitions.
5. Application date: August 17, 1925
Approval date: August 17, 1925
Permit number: 141970
Building Address: 942 Market
Owner: Adolph Uhl
Owner Address: 156 Eddy Street

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Engineer: None listed

Cost: \$3,000

Contractor: None listed

Description: Desire to move location of existing column (located about ten feet east of the westerly wall of the building on property line) three feet to the west. Removal of stairs Market Street entrance of building from first to second floor.

"Building used as lofts and offices"

6. Application date: November 5, 1927

Approval date: November 16, 1927 (?)

Issue date: ?

Permit number: 166142

Building Address: 942 Market

Owner: Adolph Uhl

Owner Address: 156 Eddy Street

Architect: None listed

Cost: \$225

Contractor: P.H. Jackson & Co.

Description: Remove present sidewalk lights and fill area with concrete arches reinforced with steel rods, excepting in two areas 3'-0" x 6'-0" to have new sidewalk lights.

7. Application date: June 14, 1934

Approval date: Not listed

Issue date: June 26, 1934

Permit number: 7197

Building Address: 942 Market

Owner: Metropolitan Life Insurance

Owner Address: 942 Market Street (Garfield Building)

Engineer: None listed

Cost: \$5,000

Contractor: Frederick Whitton

Description: Alterations and repairs on Class A Building at 942 Market Street consisting principally of sundry remodeling and repair work of partitions, electrical work, plumbing, elevators, painting, recoating of roof, etc., all as more fully shown and described on the accompanying drawings and specifications.

8. Application date: August 24, 1934

Approval date: August 27, 1934

Issue date: August 27, 1934

Permit application number: 7959

Permit number: 10385

Building Address: 942 Market

Owner: Dr. Bernard

Owner Address: 942 Market Street

Engineer: None listed

Cost: \$150

Contractor: None listed

Description: DR. A.F. Bernard Dentist. 18" Skeleton Letters on box 10" high – 34; overall

9. Application date: October 9, 1935

Approval date: October 11, 1935

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Issue date: October 15, 1935
Permit application number: 14672
Permit number: 16255
Building Address: 942 Market
Owner: Dr. H.F. Bernard
Owner Address: 942 Market Street
Engineer: None listed
Cost: \$100
Contractor: None listed
Description: 1 D. F. Horizontal Neon Sign as per B/P #1 5'-6" x 2'-6"

10. Application date: March 27, 1946
Approval date: April 1, 1946
Issue date: April 1, 1946
Permit application number: 87368
Permit number: 81514
Building Address: 942 Market
Owner: Mr. Lippett
Owner Address: 942 Market
Engineer: None listed
Cost: None listed
Contractor: Brumfield Elec. Sign Co.
Description: Double face swinging horizontal sign to hang above marquis.
11. Application date: July 8, 1946
Approval date: July 10, 1946
Issue date: July 12, 1946
Permit application number: 90025
Permit number: 84371
Building Address: 942 Market
Owner: Dr. H. H. Brady
Owner Address: 942 Market
Engineer: None listed
Cost: \$250
Contractor: Apex Electric Co.
Description: Single faced horizontal neon sign.
12. Application date: January 3, 1947
Approval date: January 7, 1947
Issue date: illegible
Permit application number: 93962
Permit number: 87647
Building Address: 942 Market
Owner: Dr. H. H. Brady
Owner Address: 942 Market
Engineer: None listed
Cost: \$350
Contractor: Apex Elec. Co.
Description: Install double faced horizontal neon sign.
13. Application date: January 16, 1948

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Approval date: January 20, 1948
Issue date: January 20, 1948
Permit application number: 104175
Permit number: 95759
Building Address: 942 Market
Owner: Dr. Brady
Owner Address: 942 Market
Engineer: None listed
Cost: \$250
Contractor: Apex Electrical
Description: Double faced horizontal sign

14. Application date: February 7, 1955
Approval date: February 11, 1955
Issue date: February 25, 1955
Permit application number: 172293
Permit number: 154569
Building Address: 942 Market
Owner: Coldwell Banker Co.
Owner Address: 57 Sutter Street
Architect: Clark & Buetler
Cost: \$3,000
Contractor: Joseph L. Barnes
Description: Remove old marble lobby interior & replace with new travertine marble, new Kawneer entrance frame, doors, etc. as per plans submitted.
15. Application date: November 6, 1964
Approval date: November 12, 1964
Issue date: November 19, 1964
Permit application number: 307382
Permit number: 274588
Building Address: 942 Market
Owner: Carpenters Pension Fund of N. Calif.
Owner Address: Through Coldwell Banker – 57 Sutter St.
Engineer: E. H. Hesselberg
Cost: \$4800
Contractor: not listed
Description: New elevator door frames and miscellaneous plastering. San Jose Elevator Co. is modernizing the elevator.
16. Application date: September 16, 1966
Approval date: September 22, 1966
Issue date: September 23, 1966
Permit application number: 334699
Permit number: 299179
Building Address: 942 Market
Owner: H.H. Brady
Owner Address: 942 Market
Architect: None listed
Cost: \$3000
Contractor: R.E. Riddell

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Description: Relocate existing dental lab to floor above with stairway as per conversation with Bldg. Inspector.

17. Application date: September 24, 1968
Approval date: Oct. ?
Issue date: October 4, 1968
Permit application number: 362280
Permit number: 324953
Building Address: 942 Market
Owner: Robert Coleman
Owner Address: 942 Market Street
Architect: None listed
Cost: \$3,800
Contractor: Geo. T. Robinson Co.
Description: (Difficult to read) Construct 135 lin. ft. partitions ... taped...
18. Application date: December 23, 1969
Approval date: January (?), 1970
Issue date: January 7, 1970
Permit application number: 378482
Permit number: 339749
Building Address: 942 Market
Owner: Coldwell Banker
Owner Address: 57 Sutter Street
Engineer: None listed
Cost: \$1000
Contractor: Ira W. Coburn
Description: Remove two hollow metal sash room (illegible) and install two fire rated steel sash & wire plate glass.
19. Application date: February 16, 1970
Approval date: February 27, 1970
Issue date: February 27, 1970
Permit application number: 380236
Permit number: 341330
Building Address: 942 Market
Owner: Dr. H.H. Brady
Owner Address: 1250 Market St..
Architect: None listed
Cost: \$300
Contractor: R.E. Riddell
Description: Replace conc. floor over stairwell.
20. Application date: March 27, 1970
Approval date: March 30, 1970
Issue date: April 6, 1970
Permit application number: 381756
Permit number: 342546
Building Address: 942 Market
Owner: Coldwell Banker
Owner Address: P.O. Box 7987

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Engineer: None listed

Cost: \$911

Contractor: Ira W. Coburn

Description: Remove existing partitions Room 201.

21. Application date: December 9, 1971

Approval date: December 29, 1971

Issue date: January 10, 1972

Permit application number: 404427

Permit number: 362772

Building Address: 942 Market

Owner: Coldwell Banker Co.

Owner Address: #1 Embarcadero Center Bldg.

Engineer: H. J. Brunnien

Cost: \$10,000

Description: Installation of planter boxes & reconstruction of existing sidewalk as shown on plans submitted. Plans by Henry J. Brunnien & Associates Structural Engineers

22. Application date: December 2, 1975

Approval date: December 8-9, 1975

Issue date: no date

Permit application number: 454145

Permit number: 99357

Building Address: 942 Market

Owner: Coldwell Banker

Owner Address: #1 Embarcadero

Engineer: None listed

Cost: \$10,000

Contractor: Jos. L. Barnes Const. Co.

Description: Construct new metal stud & 5/8" gyp. Bd. Partitions. Relocate some electric life fixtures due to realigning existing partitions. Tape & paint all new work & some old work. Electric work and partitions included under this contract only. (4th and 5th floors.)

23. Application date: May 16, 1977

Approval date: June 8, 1977

Issue date: June 8, 1977

Permit application number: 7764895

Permit number: A23237

Building Address: 942 Market

Owner: Robert L. Coleman

Owner Address: 1105 Russ Bldg.

Engineer: A.T. Schildge, PE

Cost: \$7,000

Contractor: Ira W. Coburn

Description: Removal of 20' concrete stack no longer in use. Bracing of metal flue. Repair of spalled concrete parapet wall.

24. Application date: May 31, 1977

Approval date: June 1, 1977

Issue date: June 13, 1977

Permit application number: 7705543

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Permit number: 423398
Building Address: 942 Market
Owner: Robert Coleman
Owner Address: 1105 Russ Bldg., 235 Montgomery
Engineer: None listed
Cost: \$4,000
Contractor: Balliet Bros. Const. Corp.
Description: Remove existing lobby exit door, furnish & install new metal door and frame.
Relocate existing corridor wall and lobby wall to accommodate new construction. Patch floor and ceiling.

25. Application date: June 26, 1978
Approval date: July 14, 1978
Issue date: ?
Permit application number: 7806747
Permit number: 76403 (?)
Building Address: 942 Market
Owner: Robert L. Coleman
Owner Address: 1105 Russ Bldg.
Architect: None listed
Cost: \$19,125.00
Contractor: Pribuss Engineering Inc.
Description: Automatic sprinkler projection of public corridors, stairs, exits, garbage area and 2nd floor dental lab. New 4" fire service fm. Mason St. city main (by SFWD).
26. Application date: October 18, 1978
Approval date: September 5, 1978
Issue date: September 5, 1978
Permit application number: 7808816
Permit number: 09848 (?)
Building Address: 942 Market
Owner: Robert L. Coleman
Owner Address: 942 Market Street Rm. 205
Architect: None.
Cost: \$16,500
Contractor: Roth Electricians
Description: High rise safety title 19, electrical only.
27. Application date: March 6, 1979
Approval date: April 30, 1979
Issue date: April 30, 1979
Permit application number: 7902133
Permit number: 447839
Building Address: 942 Market
Owner: Caldwell Banker
Owner Address: Embarcadero One
Engineer: None listed
Cost: \$600
Contractor: Feinstein Const.
Description: Remove existing door & wall & replace with 60min door & frame with electrical release to conform with life safety plan.

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28. Application date: June 28, 1992
Approval date: August 31, 1992
Issue date: August 31, 1992
Permit application number: 9214900
Permit number: 704869
Building Address: 942 Market
Owner: Tadaaki Chigusa c/o William Meyer & Co.
Owner Address: 725 Greenwich Street
Architect: William Meyer & Co.
Cost: \$15,000
Contractor: Not selected
Description: Sheetrock ceiling soffit under exist. concrete floor slab.
29. Application date: May 18, 1993
Approval date: June 1, 1993
Issue date: June 1, 1993
Permit application number: 09308221
Permit number: 722751
Building Address: 942 Market
Owner: Tadaaki Chigusa c/o William Meyer & Co.
Owner Address: 725 Greenwich Street
Architect: William Meyer & Co.
Cost: \$5,000
Contractor: Not selected
Description: Cut openings in exist. conc. wall & install fire resistive steel frame wire glass windows below existing windows.
30. Application date: May 18, 1993
Approval date: May 18, 1993
Issue date: May 18, 1993
Permit application number: 09308231
Permit number: 721663
Building Address: 942 Market
Owner: Tadaaki Chigusa c/o William Meyer & Co.
Owner Address: 725 Greenwich
Architect: W.T. Meyer
Cost: not listed
Contractor: not listed
Description: Sheetrock ceiling. For final inspection of applic. #9214900
31. Application date: June 16, 1993
Approval date: July 6, 1993
Issue date: July 6, 1993
Permit application number: 09310149
Permit number: 724866
Building Address: 942 Market
Owner: Tadaaki Chigusa c/o William Meyer & Co.
Owner Address: 725 Greenwich Street
Architect: William Meyer & Co.
Cost: \$10,000

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Contractor: Not selected

Description: New non load-bearing partitions

32. Application date: July 9, 1993
Approval date: August 24, 1993
Issue date: August 24, 1993
Permit application number: 9311877
Permit number: 728264
Building Address: 942 Market
Owner: Tadaaki Chigusa c/o William Meyer & Co.
Owner Address: 725 Greenwich Street
Architect: William Meyer & Co.
Cost: \$10,000
Contractor: Not selected
Description: New non-loading partitions. Amendment to permit #9310149
33. Application date: October 7, 1994
Approval date: November 14, 1994
Issue date: November 14, 1994
Permit application number: 09416480
Permit number: 758578
Building Address: 942 Market
Owner: Tadaaki Chigusa c/o William Meyer & Co.
Owner Address: 725 Greenwich Street
Architect: William Meyer & Co.
Cost: \$42,500
Contractor: Not selected
Description: Tenant improvement @ 6th floor – new partitions (floor to ceiling), new doors and frames, new shelves.
34. Application date: November 1, 1994
Approval date: November 3, 1994
Issue date: November 3, 1994
Permit application number: 09418225
Permit number: 758080
Building Address: 942 Market
Owner: Tadaaki Chigusa c/o William Meyer & Co.
Owner Address: 725 Greenwich Street
Architect: William Meyer & Co.
Cost: \$10,000
Contractor: Not selected
Description: New bathrooms for the disabled @ 5th floor.
35. Application date: January 9, 1995
Approval date: January 9, 1995
Issue date: January 9, 1995
Permit application number: 09500257
Permit number: 761980
Building Address: 942 Market
Owner: Northern Pacific Properties
Owner Address: 725 Greenwich Street

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Architect: William Meyer & Co.

Cost: \$400

Contractor: Not selected.

Description: Install new 36" wide metal gate w/fence (42" high) at hall between elevator lobby and stair at 6th floor.

36. Application date: February 3, 1995

Approval date: February 22, 1995

Issue date: February 22, 1995

Permit application number: 09501499

Permit number: 764541

Building Address: 942 Market

Owner: Northern Pacific Properties

Owner Address: 725 Greenwich Street

Architect: William Meyer

Cost: \$5,700

Contractor: Aisup Construction

Description: Install structural steel angles to reinforce existing slabs @ floor openings for duct penetrations. (Duct penetrations at roof, 6th and 7th floor slabs.)

37. Application date: March 6, 1996

Approval date: Illegible

Issue date: March 29, 1996

Permit application number: 89603707

Permit number: 790679

Building Address: 942 Market

Owner: Northern Pacific Properties

Owner Address: 725 Greenwich Street 94133

Cost: \$6,000

Contractor: Not selected

Architect: William Meyer & Co.

Description: New public hallway @ 2nd floor for egress. (Existing egress goes through tenant space.) New lighting, sprinkler heads @ new hallway.

38. Application date: June 27, 1997

Approval date: June 27, 1997

Issue date: June 17, 1997

Permit application number: 9711955

Permit number: 825188

Building Address: 942 Market

Owner: Mr. William Meyer

Owner Address: 725 Greenwich Street 94133

Cost: \$55,000

Contractor: Cal State Roofing Co.

Description: Re-roofing. 1. Stripped old roof covering & asphalt primer. 2. 1 layer of #8 (?) Fiberglass shall be installed. 3. 3 layers of #11 fiberglass. 4. 3/8 gravel & (?) shall be installed.

39. Application date: May 7, 1999

Approval date: May 7, 1999

Issue date: May 7, 1999

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Permit application number: 09908983
Permit number: 878260
Building Address: 942 Market
Owner: WM Properties
Owner Address: 725 Greenwich Street
Architect: none
Cost: \$4,200
Contractor: Automatic Sprinkler Testing & Inspections
Description: Installation of 14 fire sprinkler heads in basement.

40. Application date: July 13, 1999
Approval date: September 9, 1999
Issue date: September 9, 1999
Permit application number: 09914139
Permit number: 888708
Building Address: 942 Market
Owner: GTE Wireless
Architect: Douglas B. Carlson
Cost: \$50,000
Contractor: Not selected
Description: Cellular telephone equipment will be installed on 4th floor – Coax cables will run to antennas on roof. Electrical power run from basement to 4th floor.
41. Application date: February 23, 2000
Approval date: February 23, 2000
Issue date: February 23, 2000
Permit application number: 2000/02/23/2547
Permit number: 902880
Building Address: 942 Market
Owner: GTE Wireless
Cost: \$1.00
Contractor: Unknown
Architect: Douglas B. Carson
Description: Revision to approved application #9914139 – Relocation of conduit at first floor.

PREPARED BY

Research and text by Carolyn Kiernat and Jessica Schmidt.
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ATTACHMENTS

Check all that apply.
523A ☒, 523B ☒, 523L (continuation sheets) ____.
Context Statement ____, Other _____