

United States Department of the Interior  
National Park Service**National Register of Historic Places Registration Form**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

**1. Name of Property**Historic name: Western Manufacturing Company Building **DRAFT**

Other names/site number: \_\_\_\_\_

Name of related multiple property listing: N/A

(Enter "N/A" if property is not part of a multiple property listing)

**2. Location**Street & number: 149 9<sup>th</sup> StreetCity or town: San Francisco State: CA County: San FranciscoNot For Publication: ☐ Vicinity: ☐**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this \_\_\_ nomination \_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

\_\_\_national \_\_\_statewide \_\_\_local

Applicable National Register Criteria:

\_\_\_A \_\_\_B \_\_\_C \_\_\_D

\_\_\_\_\_  
**Signature of certifying official/Title:****Date**\_\_\_\_\_  
**State or Federal agency/bureau or Tribal Government**

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register criteria.

\_\_\_\_\_  
**Signature of commenting official:****Date**\_\_\_\_\_  
**Title :**\_\_\_\_\_  
**State or Federal agency/bureau  
or Tribal Government**

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#### 4. National Park Service Certification

I hereby certify that this property is:

- ☐ entered in the National Register  
☐ determined eligible for the National Register  
☐ determined not eligible for the National Register  
☐ removed from the National Register  
☐ other (explain:) \_\_\_\_\_

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Signature of the Keeper

Date of Action

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#### 5. Classification

##### Ownership of Property

(Check as many boxes as apply.)

- Private: ☒
- Public – Local ☐
- Public – State ☐
- Public – Federal ☐

##### Category of Property

(Check only **one** box.)

- Building(s) ☒
- District ☐
- Site ☐
- Structure ☐
- Object ☐

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**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u>                    </u>	buildings
<u>                    </u>	<u>                    </u>	sites
<u>                    </u>	<u>                    </u>	structures
<u>                    </u>	<u>                    </u>	objects
<u>1</u>	<u>                    </u>	Total

Number of contributing resources previously listed in the National Register                     

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**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

INDUSTRY/PROCESSING/EXTRACTION: Manufacturing Facility

**Current Functions**

(Enter categories from instructions.)

COMMERCE/TRADE: Business

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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

LATE 19<sup>TH</sup> AND 20<sup>TH</sup> CENTURY REVIVALS: Classical Revival

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**Materials:** (enter categories from instructions.)

Principal exterior materials of the property: Brick

### Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

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### Summary Paragraph

149-155 9th Street (also addressed 790-798 Natoma Street, APN 3728/048) is an industrial building constructed in 1923 and designed by builder-contractor Samuel F. Schell. The three-story-with-mezzanine steel-frame and brick (with concrete piers) building was designed with modest Classical Revival influences. The building is rectangular in plan, has a brick foundation, and occupies the full dimensions of its lot. The building is clad with polychrome brick laid in a running bond and is capped by a flat roof with wire-glass skylights. A mechanical penthouse for an elevator is located at the southeast corner of the roof. The primary façade faces west and includes four structural bays, and the secondary façade faces south and includes seven structural bays. Typical fenestration consists of fixed plate-glass aluminum-sash windows and fixed divided-lite industrial steel-sash windows with center awning mechanisms. Architectural details include brick pilasters separating the structural bays and a denticulated cornice. 149-155 9<sup>th</sup> Street retains its historic integrity.

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## Narrative Description

### Overview and Setting

149-155 9th Street (also addressed 790-798 Natoma Street, APN 3728/048) is located on a 100' x 75' rectangular parcel at the northeast corner of 9th and Natoma streets in San Francisco, California.

The building is located in the generally low-rise western portion of the South of Market district, a block and a half south of Market Street. The character of the area in this vicinity transitions abruptly from high-rise commercial buildings along Market Street, to smaller one-to-four story mixed use and light industrial from Mission Street southward. The narrower intersecting streets east of 9th Street, such as Minna and Natoma streets, are somewhat more residential in character, typically featuring two- and three-story flats building interspersed with small-scale light industrial buildings.

Most of the industrial buildings feature reinforced concrete or masonry construction and are typically clad with smooth stucco or brick. Stylistically, they range from simple industrial designs to buildings showing Classical Revival, Art Deco, Mediterranean Revival, and International style influences. The subject building is also part of a particularly cohesive row of two-to-three story industrial and mixed use buildings located along the east and west sides of 9th Street between Minna Street and Howard Street.

The neighborhood is interspersed with residential flats, apartment buildings, and residential hotel buildings, most built between 1906 and the 1920s. This includes the four-story wood-frame residential hotel to the west across 9<sup>th</sup> Street from the subject building at 150 9<sup>th</sup> Street. The smaller residential buildings located along Minna and Natoma streets typically feature wood frame construction and show Classical Revival design influences associated with the Edwardian era, including the two-story residential-over-commercial building immediately to the northeast at 778-780 Natoma Street. Contemporary larger-scale residential and residential-over-commercial construction is also found in the western South of Market district, such as the five-story building addressed 165 9<sup>th</sup> Street on the southeast corner of 9<sup>th</sup> and Natoma streets, built in 2021.

### Exterior

#### *Primary (West) Facade*

The primary façade of 149-155 9th Street faces west onto 9th Street and features a symmetrical arrangement of four structural bays divided by brick-clad concrete piers. There are two entrances on this façade. At the northern end of the first story (addressed as 149 9th Street) is an arched opening which accesses a shallow vestibule featuring a checkerboard/herringbone tile threshold and rusticated stucco walls. Entry to the building is provided via a partially glazed and paneled-wood door with a paneled wood-frame sidelight. A double-sided sheet metal neon sign (neon tubing no longer extant) is affixed to the façade above this entrance and reads “StoRex Leather and Craft Supplies Western Mfg. Co.” The other entrance is located in the third structural bay

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and consists of a rectangular vestibule featuring a concrete threshold and textured stucco walls. Entry to the building is provided via a fully glazed non-historic metal door with a sidelight. The door is crowned with an operable wood-framed transom.

Typical fenestration on the primary façade consists of a metal and plate glass window system in the first, second, and fourth bays. The third bay with the entrance to 155 9<sup>th</sup> Street features a wood and plate glass storefront system crowned with a wood-frame clerestory. The mid-block storefront is in the final stages of restoration, resulting from removal of a non-character-defining storefront and restoration of the storefront to its original window arrangement. All street level windows have been secured with plexiglass coverings to protect them from damage and graffiti.

Fenestration on the upper floors consists entirely of multi-lite industrial steel-sash windows with center awning mechanisms. The spandrels between the window bays feature running bond brickwork with coursed headers to create a rectangular pattern with a brick diamond at center. The mezzanine and second-floor windows are framed with a soldier brick course at the top and a header course for the sills. Coursed brickwork is also used to accent the piers, including the use of a herringbone pattern for the capitals of the center piers and a polychrome "X" pattern at the capitals used on the building corners. The façade terminates in a galvanized iron cornice featuring a beltcourse, dentils, and a paneled base. A tall metal flagpole extends from the roof and is centered on the façade.

### *South Façade*

The south façade of the building faces Natoma Street and is comprised of six primary structural bays. The sixth (easternmost) bay is divided into two smaller bays by brick piers. A brick running bond water table is located at the base of the building and two windows are located at the base of the third and fourth structural bays.

The south façade contains a single entrance within the west half of the sixth bay. A new entry is installed within the historic opening. The entrance features a modern metal canopy with glass cover, which is mounted to the spandrel between the first and second stories. Fenestration on this façade consists entirely of multi-lite industrial steel-sash windows with center awning mechanisms. The spandrels between the window bays feature coursed brickwork similar to the primary façade. The piers and roofline all feature coursed brickwork identical to the primary façade. An iron fire escape is mounted to the façade at the third bay from the west, between the second and fourth stories.

### *East Facade*

The east façade of the building is not fenestrated. There is a shallow parapet but no cornice at the roofline. A mechanical penthouse for an elevator is located at the southeast corner.

### *North Facade*

The north façade abuts an adjacent building. The exterior plane of the building shifts inward along the eastern half of the building to provide a light well. Two industrial steel-sash windows are visible at the third and fourth stories near the northeast corner of this façade.

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### Interior

The building is divided into five floors: a basement, three full floors, and a mezzanine that overlooks the first floor. The building currently offers 31,462 usable square feet of office and commercial space. Within the first-floor interior, two open steel stairways with metal handrails and wood treads provide access to the basement and mezzanine above the first floor. The basement features a concrete floor, exposed brick walls at the perimeter, and exposed steel structure throughout the space. The street-level first floor and the mezzanine above feature a flexible open plan that has been modified with contemporary additions. A metal and glass guardrail runs along the perimeter of the mezzanine, bolted to the steel structure that supports the mezzanine and second floor. The mezzanine features mahogany flooring, large steel-sash windows along the west and south walls divided by brick piers, and a flat ceiling of exposed wood floor joists. The double-height area in the center of the first floor shares similar characteristics with the mezzanine and additionally features three steel columns aligned on an east-west axis through the center of the floor, joined at the top by a steel beam that runs the length of the building.

An enclosed stairway and elevator accessed from the arched entry at the north end of the primary façade runs up the interior north wall of the building and provides access to the second and third floors and the roof. A second stair is located at the southeast corner of the building with access doors on each floor. It replaced a freight elevator, though the penthouse for the former elevator is retained on the roof. New restrooms are located along the east wall at the first, second, and third floors and at the west wall in the basement.

Ceilings are typically exposed, as are the mahogany floors, brick walls and steel structure. The third floor also features an open floor plan with hardwood floors, brick walls, steel structure, and exposed ceiling. The north side of the building features a lightwell in its east corner that brings light to the lower floors that abut the adjacent building at 145 9<sup>th</sup> Street. One window on each of the second and third floors clears the adjacent building. The rear (east) of the building features no windows. Two rows of four steel-frame ridge skylights run through the center of the roof on an east-west axis, providing light to the third floor. A freight elevator shaft is located at the southeast corner of the building with access doors on each floor.

### Site Features

The building at 149-155 9<sup>th</sup> Street is built out to the property lines. There are no associated site features.

### Character-Defining Features

The character-defining features of 149-155 9<sup>th</sup> Street include:

#### *Exterior*

Overall:

- Rectangular plan and four-story (three-story with mezzanine) over basement massing
- All elevations and flat roofline

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- Polychrome brick cladding with ornamental detailing
- Galvanized iron cornice
- Multi-light steel-sash windows with central awnings

West (Primary) Façade (9<sup>th</sup> Street):

- Symmetrical design divided into four structural bays by brick-clad concrete piers
- Northern arched entryway with herringbone tile vestibule
- Partially glazed wood entrance door with sidelight
- Protruding sheet metal neon sign
- Storefront entry vestibule and brick arch
- Polychrome brick details
  - Accented spandrels with central diamond designs
  - Pier capitals with herringbone brickwork
  - Corner pier capitals with “x” motifs in red and blonde brick
  - Brick dentils below the cornice
  - Header brick course for windowsills
  - Soldier brick course for lintels
- Flagpole centered at the western edge of the roof

South Façade (Natoma Street):

- Six structural bays divided by brick-clad concrete piers
- Metal fire escape
- Running-bond brick water table
- Polychrome brick details mimic that of the primary façade
- Service entries at ground level of two easternmost bays: one pedestrian and one vehicular loading dock.

East (Rear) Façade:

- No cornice
- Shallow parapet with elevator bulkhead located at southern edge of roofline
- No fenestration
- Brickwork is laid in common bond with red brick

North Façade:

- No cornice
- Two steel-sash windows of various sizes are located at each story
- Brickwork is laid in common bond with red brick

*Interior*

- Exposed concrete floor at basement
- Exposed brick walls
- Open floor plans
- Exposed wood ceiling joists at all stories
- Original mahogany floors at first story, mezzanine, second story, and third story



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- Freight elevator shaft at first story, mezzanine, second story, and third story
- Original steel frame skylights at third story

### Alterations

Construction of 149-155 9<sup>th</sup> Street was originally permitted in May 1923 for a three-story, steel frame brick light industrial manufacturing building. The permit specified brick footings and foundation walls, concrete piers, wood joists, steel girders, a galvanized iron cornice, and eight galvanized iron skylights.

Exterior alterations to 149-155 9<sup>th</sup> Street have included an addition to the mezzanine floor to be used as a showroom in 1929 and removal of steel sash window and replacement of a rolling door in 1936. A double-face horizontal neon sign for the Western Manufacturing Company was added in 1946, and canvas awnings were added to windows in 1970. The unreinforced masonry parapet was reinforced in 1999. In 2008, the entry doors were removed and replaced in-kind. The exterior brick was repointed to match the existing mortar color and depth of reveal in 2019. Façade alterations were undertaken that year, as well. The following year, in 2020, the existing elevator and stair was extended to the rooftop, creating a stair/elevator enclosure with a roof deck and trellis.

At the interior, partitions and an acoustic ceiling were installed at the first floor in 1971. Further alterations were made to drywall partitions in 1981. In 2002, steel beams and columns were installed at the interior to support the wood floor framing and relieve the brick of bearing weight. A dual stack elevator was installed and restrooms were modified for accessibility in 2005. In 2011, tenant improvements were undertaken, which included removing non-structural partitions walls, doors, electrical outlets, lighting, plumbing, floor finishes and cabinets and making minor ADA upgrades at the first and second floors. An ADA-compliant elevator with new four-story egress stairs, improved entrance lobby, and new restrooms were added in 2019. Additional tenant improvements and a new sprinkler system were added in 2020.

### Integrity

149-155 9<sup>th</sup> Street retains integrity of location, as the building has not been moved from its location of construction. The building retains integrity of design, as there have not been any significant alterations of the building since the period of significance. The building retains its polychrome brick detailing, multi-light windows, galvanized iron cornice, and other character-defining features. The setting within the western South of Market neighborhood remains intact with a number of light industrial and residential buildings from the post-earthquake reconstruction period. 149-155 9<sup>th</sup> Street retains integrity of the materials and workmanship from its period of significance. Steel multi-light windows, polychrome brick, galvanized iron, and a partially glazed wood entrance door with a sidelight have been maintained to emphasize the connection the building's significant architecture and artistry. The building remained in use as a combination factory and commercial space through the 2000s and therefore retains integrity of association and feeling. Overall, the property retains a high degree of historic integrity.

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## 8. Statement of Significance

### Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☐ A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B. Property is associated with the lives of persons significant in our past.
- ☒ C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D. Property has yielded, or is likely to yield, information important in prehistory or history.

### Criteria Considerations

(Mark "x" in all the boxes that apply.)

- ☐ A. Owned by a religious institution or used for religious purposes
- ☐ B. Removed from its original location
- ☐ C. A birthplace or grave
- ☐ D. A cemetery
- ☐ E. A reconstructed building, object, or structure
- ☐ F. A commemorative property
- ☐ G. Less than 50 years old or achieving significance within the past 50 years

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**Areas of Significance**

(Enter categories from instructions.)

ARCHITECTURE

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**Period of Significance**

1923

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**Significant Dates**

1923

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**Significant Person**

(Complete only if Criterion B is marked above.)

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**Cultural Affiliation**

N/A

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**Architect/Builder**

Samuel F. Schell. Builder

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**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

149-155 9th Street is eligible for listing under Criterion C of the National Register of Historic Places. The property is significant at the local level for its architecture, which demonstrates high artistic values. Specifically, the building employs unusually high-styled polychrome brickwork

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relative to other industrial buildings in the South of Market district. It is also important as one of the best remaining examples of an industrial building designed by Samuel F. Schell, a prominent developer in the South of Market during the peak years of the neighborhood's industrial development.

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**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

### **Criterion C: Architecture**

#### Brief History of South of Market Area (SoMa)

Prior to the 1906 earthquake, the South of Market (SoMa) was San Francisco's most densely populated district, featuring a mixture of industrial plants, warehouses, and commercial buildings alongside boarding houses, hotels, apartments, and flats. The neighborhood was almost completely destroyed by the fires that erupted after the earthquake, with only a few buildings—including the old United States Mint—still standing. Unlike some areas of San Francisco, which were rebuilt relatively quickly, the recovery in SoMa proceeded at a relatively slower pace. This was due in part to continued uncertainty over the extension of fire limits into the neighborhood, which would mandate the use of "fireproof" construction materials. Ultimately, the fire limits were not extended, but in the interim, many property owners sold out to investors and industrialists who assembled smaller lots into large parcels suitable for industrial redevelopment.<sup>1</sup>

The reconstruction of SoMa moved forward in two primary phases. First, a rapid period of reconstruction occurred between 1906 and 1913, frequently characterized by the construction of smaller light industrial buildings. This was followed by a slow period and recession during World War I. During the early 1920s, however, construction rebounded along with a nationwide real estate boom.<sup>2</sup> The trend of this building boom was to transform lots that had been vacant since the 1906 earthquake into light industrial facilities. The height of construction in the western South of Market area during this decade occurred during the years 1923 through 1926.<sup>3</sup> Following the 1929 stock market crash and the subsequent onset of the Great Depression, building activity in SoMa slowed dramatically as compared with the boom years of the 1920s.

#### Site Development of 149-155 9<sup>th</sup> Street

The 1899 Sanborn Fire Insurance map shows that this area of SoMa at the turn of the twentieth century was predominately residential in character. The larger streets, such as Mission, 9<sup>th</sup> Street, and Howard, typically featured two- to three-story rowhouses and flats, with mixed use or commercial buildings most often found at street corners. The smaller streets such as Minna and Natoma were also overwhelmingly residential, typically featuring two-story duplexes or flats. In

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<sup>1</sup> Page & Turnbull, *South of Market Area Historic Context Statement*, Prepared for the City and County of San Francisco Planning Department, June 20, 2009, 50.

<sup>2</sup> *Ibid.*, 51.

<sup>3</sup> Christina Dikas and N. Moses Corrette, Western SoMa Light Industrial & Residential Historic District, Department of Parks and Recreation District Record, October 18, 2010, 97.

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1899, the subject parcel was occupied by a corner store and saloon, a furniture store, a wood and coal yard, and a stable.

The 1913 Sanborn Fire Insurance map shows a neighborhood transformed by the 1906 earthquake and fires. Many large parcels remained vacant – especially those at street corners – including the future site of 149-155 9<sup>th</sup> Street. Nearly the entire block bounded by Mission, 8<sup>th</sup>, 9<sup>th</sup>, and Minna streets also remained vacant. Industrial development was likewise sparse, with only a few small light industrial uses shown, including a painter's storage, a Chinese laundry, and a brass sign factory. The most developed area was the mid-block portion along Minna and Natoma streets between 8<sup>th</sup> and 9<sup>th</sup> streets, which was largely reconstructed as a residential enclave featuring one- to three-story flats, tenements, and duplexes.

149-155 9<sup>th</sup> Street was constructed in 1923 during the peak years of construction activity in SoMa. The building was constructed by Samuel Schell, though an architect was not listed in the original permit. The project was commissioned by Wencil C. Storek, Sr. (1878-1956) as a new manufacturing and distribution building for the Western Manufacturing Company. The company was formed in 1909 and during its early years operated from several different locations, including 1695 Market Street (1912), 109 New Montgomery Street (1914), and 617 Mission Street (1921). Following construction of 149-155 9<sup>th</sup> Street, the company remained in the building until 2011.

According to Wencil C. Storek's grandson, Craig Storek, the ground floor was used for both retail and shipping, the offices were located at the mezzanine level, and the manufacturing facilities were located on the third floor. In addition to leather goods, the company was also described as manufacturing canvas, sporting goods, and brief bags. By the 1930s, other related businesses were also located in the building, including knit goods and sporting goods manufacturers. Wencil Storek, Sr. also initiated his own brands, including Western-Storex leather goods and Storex Craft Supply. City directories from the 1930s and 1940s list the building as "W. C. Storek Western Manufacturing Co." The company remains in business but is now headquartered in Burlingame, California.

#### Samuel F. Schell, Builder-Contractor

149-155 9<sup>th</sup> Street was built by Samuel F. Schell, one of the most prolific developers in SoMa during the 1920s. Samuel F. Schell was born in Transylvania, Austria-Hungary, in 1878 and immigrated to the United States in 1895. He lived in Ohio and later worked as a day laborer in Montana before moving to San Francisco in 1903. By 1909, Schell appeared in San Francisco city directories as a contractor and continued to be identified as either a contractor or builder in census records through the 1930s. From at least the early 1900s through the 1920s, Schell lived in a rented house at 1367 5<sup>th</sup> Avenue in San Francisco, before moving into his own home at 1370 6<sup>th</sup> Avenue by 1930. Schell died of lung cancer in 1955 and is buried at Cypress Lawn Memorial Park in Colma, California.

Based on various construction and engineering trade journals of the 1910s and 1920s, Schell was active both in buying and selling real estate, as well as construction. Schell is known to have

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served as contractor on numerous projects throughout the city, as well as serving as owner/contractor for several speculative industrial buildings in SoMa. He constructed at least three buildings on the 400 block of Bryant Street in SoMa, and many others in the near vicinity. Schell's buildings appear to be commercial or industrial in nature, typically two stories in height and often of brick masonry, featuring a strong demarcation of structural bays, and in most cases a trademark rounded parapet element.<sup>4</sup> Other buildings known to have been constructed by Schell include 1379 Folsom Street (1921); 469 Bryant Street (1922); 1173-75 Howard Street (1922); 453 Bryant Street (1923); 555 Bryant Street (1923) and 1855 Folsom Street (1927).

San Francisco Architectural Heritage included 149-155 9<sup>th</sup> Street in its August 1985 newsletter. It states: "Constructed by Samuel Schell, one of the larger South of Market developers of the 1920s, this four-story factory and loft building features unusual yellow and brown 'Dickey' face brick."<sup>5</sup> 149-155 9<sup>th</sup> Street is notably more elaborate in design and grander in scale compared to Schell's typical work.<sup>6</sup>

### Conclusion

149-155 9<sup>th</sup> Street is significant within a local context under Criterion C as a building that demonstrates high artistic values. Specifically, the building employs unusually high-styled polychrome brickwork relative to other industrial buildings in the South of Market and other neighborhoods in San Francisco. This polychromatic brickwork is used throughout the building's two street façades, including the use of a herringbone pattern for the capitals of the center piers, and varied color dentils at the cornice. The polychromatic brickwork highlights the pilasters, beltcourses, and wall panels. Most notably are the brick "X" patterns at the capitals used on the building corners.

149-155 9<sup>th</sup> Street is also important as one of the best remaining examples of an industrial building constructed by Samuel F. Schell. Schell was a prominent developer and builder in the South of Market during the peak years of the neighborhood's industrial redevelopment following the 1906 earthquake and fires that decimated the area. While it is unknown whether an architect was involved in the design of the building, and Schell cannot be considered a master designer, his work as a builder shaped the architectural character of the South of Market neighborhood. 149-155 9<sup>th</sup> Street is a particularly notable building within his body of work. This building is the largest and most decorative of the known examples of Schell's work. It displays a high quality of workmanship, elaborate brickwork design, and retains its original multi-lite industrial steel-sash windows with center awning mechanisms.

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<sup>4</sup> Christina Dikas, Page & Turnbull and N. Moses Corrette, San Francisco Planning Department, Western SoMa Light Industrial & Residential Historic District, California Department of Parks and Recreation DPR 523L form, March 31, 2009, 99.

<sup>5</sup> The Foundation for San Francisco's Architectural Heritage, "South of Market Street a Brief Guide to its Architecture," *Heritage Newsletter* Vol. XIII, No.2: South of Market Supplement (August 1985), 3.

<sup>6</sup> 1855 Folsom Street is a six-story brick building located outside of the western SoMa neighborhood. It presently serves as the UCSF Mission Center and retains very little integrity.

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## 9. Major Bibliographical References

**Bibliography** (Cite the books, articles, and other sources used in preparing this form.)

Christina Dikas, Page & Turnbull and N. Moses Corrette, San Francisco Planning Department, Western SoMa Light Industrial & Residential Historic District, California Parks and Recreation District Record, October 18, 2010, 97.

Christina Dikas, Page & Turnbull and N. Moses Corrette, San Francisco Planning Department, Western SoMa Light Industrial & Residential Historic District, California Department of Parks and Recreation DPR 523L form, March 31, 2009, 99.

Craig Storek, personal communication 22 April 2013.

Echeveste, Stephanie. "Behind the Scenes: Leather Talk with Craig Storek of Western Storex." Last modified November 25, 2013. <http://www.etxe.co/behind-the-scenes-leather-talk-withcraig-storek-of-western-storex/>.

The Foundation for San Francisco's Architectural Heritage, "South of Market Street a Brief Guide to its Architecture," *Heritage Newsletter* Vol. XIII, No.2: South of Market Supplement (August 1985), 3.

The Foundation for San Francisco's Architectural Heritage. *Splendid Survivors – San Francisco's Downtown Architectural Heritage*. San Francisco: California Living Books, 1979.

Page & Turnbull, *South of Market Area Historic Context Statement*, Prepared for the City and County of San Francisco Planning Department, June 20, 2009, 50, 51.

San Francisco Planning Department. *Preservation Bulletin No. 9 – Landmarks*. San Francisco: San Francisco Planning Department, 2003.

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### Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☒ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # \_\_\_\_\_
- ☐ recorded by Historic American Engineering Record # \_\_\_\_\_
- ☐ recorded by Historic American Landscape Survey # \_\_\_\_\_

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**Primary location of additional data:**

☐ State Historic Preservation Office  
☐ Other State agency  
☐ Federal agency  
☒ Local government  
☐ University  
☒ Other

Name of repository: City and County of San Francisco Assessor-Recorder; City and County of San Francisco Department of Building Inspection; San Francisco Public Library, History Room

**Historic Resources Survey Number (if assigned):** \_\_\_\_\_

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**10. Geographical Data**

**Acreage of Property** Less than one acre

Use either the UTM system or latitude/longitude coordinates

**Latitude/Longitude Coordinates**

Datum if other than WGS84: \_\_\_\_\_

(enter coordinates to 6 decimal places)

1. Latitude: 37.775721 Longitude: -122.413667

**Verbal Boundary Description** (Describe the boundaries of the property.)

The boundary corresponds to the legal boundary with the City and County of San Francisco Assessor-Recorder, parcel number 3728-048.

**Boundary Justification** (Explain why the boundaries were selected.)

The boundary corresponds to the legal boundary of the parcel on which the building has been located since its construction in 1923.



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## 11. Form Prepared By

name/title: Walker Shores, Architectural Historian/Cultural Resources Planner  
organization: Page & Turnbull, Inc.  
street & number: 170 Maiden Lane, 5<sup>th</sup> Floor  
city or town: San Francisco state: CA zip code: 94108  
e-mail shores@page-turnbull.com  
telephone: (415) 362-5154  
date: June 2022

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### Additional Documentation

Submit the following items with the completed form:

- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

### Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

### Photo Log

Name of Property: 149-155 9<sup>th</sup> Street  
City or Vicinity: San Francisco  
County: San Francisco  
State: California  
Photographer: Various  
Date Photographed: Various

Description of Photograph(s) and number, include description of view indicating direction of camera:

1 of 14. View of southwest façade along 9th Street. Looking northeast.

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- 2 of 14. Oblique view of southeast façade along Natoma street. Looking north.
- 3 of 14. View of south corner at 9th Street and Natoma Street. Looking northeast.
- 4 of 14. View of southeast façade of first floor at Natoma Street. Looking northeast.
- 5 of 14. Detail view of brick at southwest facade. Looking northeast.
- 6 of 14. Detail view of fascia brick along southwest façade. Looking northeast.
- 7 of 14. Detail view of cornice at top of southwest façade from roof.
- 8 of 14. Detail view of brickwork and window at southwest façade.
- 9 of 14. View of pedestrian entry at southwestern façade. Looking northeast.
- 10 of 14. View of first floor storefront at southwest façade. Looking north.
- 11 of 14. View of northwest façade from rooftop. Looking northeast.
- 12 of 14. Detail view of cornice at the east corner. Looking west.
- 13 of 14. View of southeast wall of first floor. Looking east.
- 14 of 14. Detail of divided-lite steel window at third story. Looking northwest.

**Paperwork Reduction Act Statement:** This information is being collected for nominations to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

**Estimated Burden Statement:** Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

- Tier 1 – 60-100 hours
- Tier 2 – 120 hours
- Tier 3 – 230 hours
- Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.

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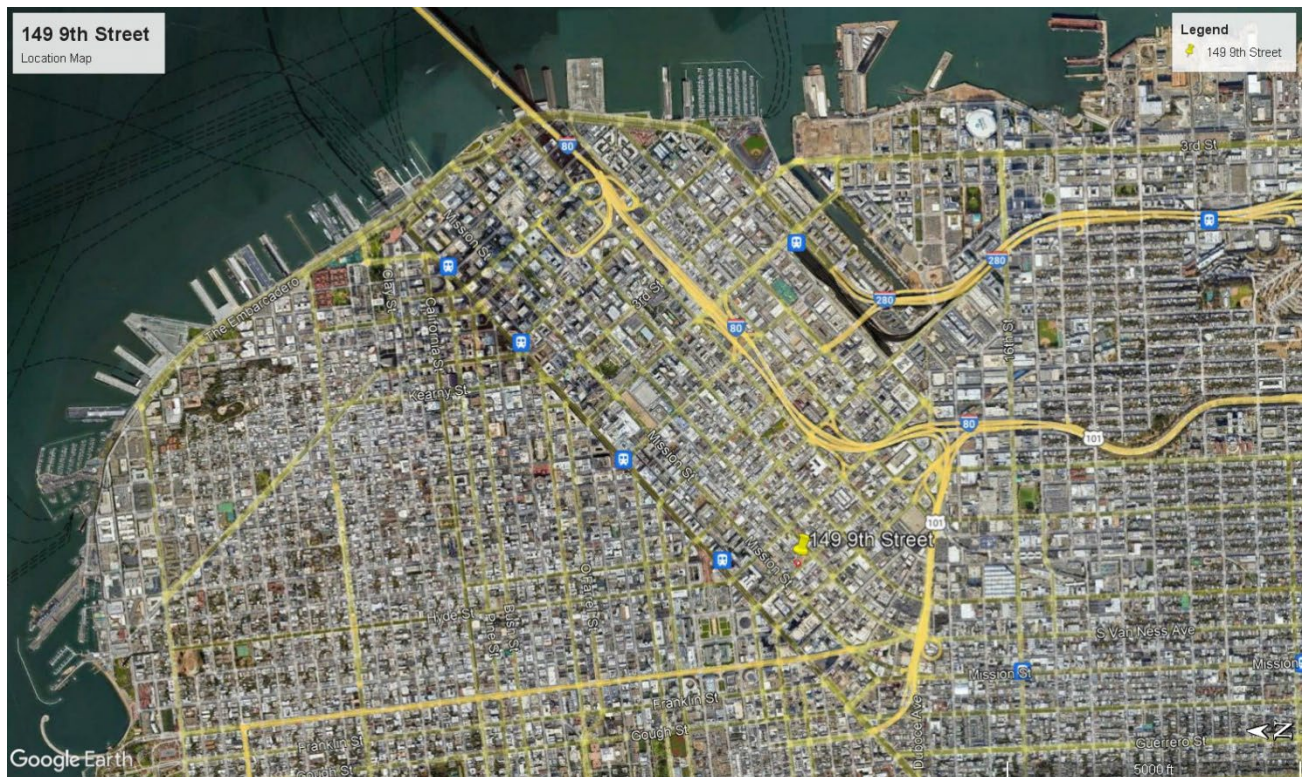
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## Location Map

Latitude: 37.775721

Longitude: -122.413667

Source: Google Earth, 2021, edited by Page & Turnbull, 2022



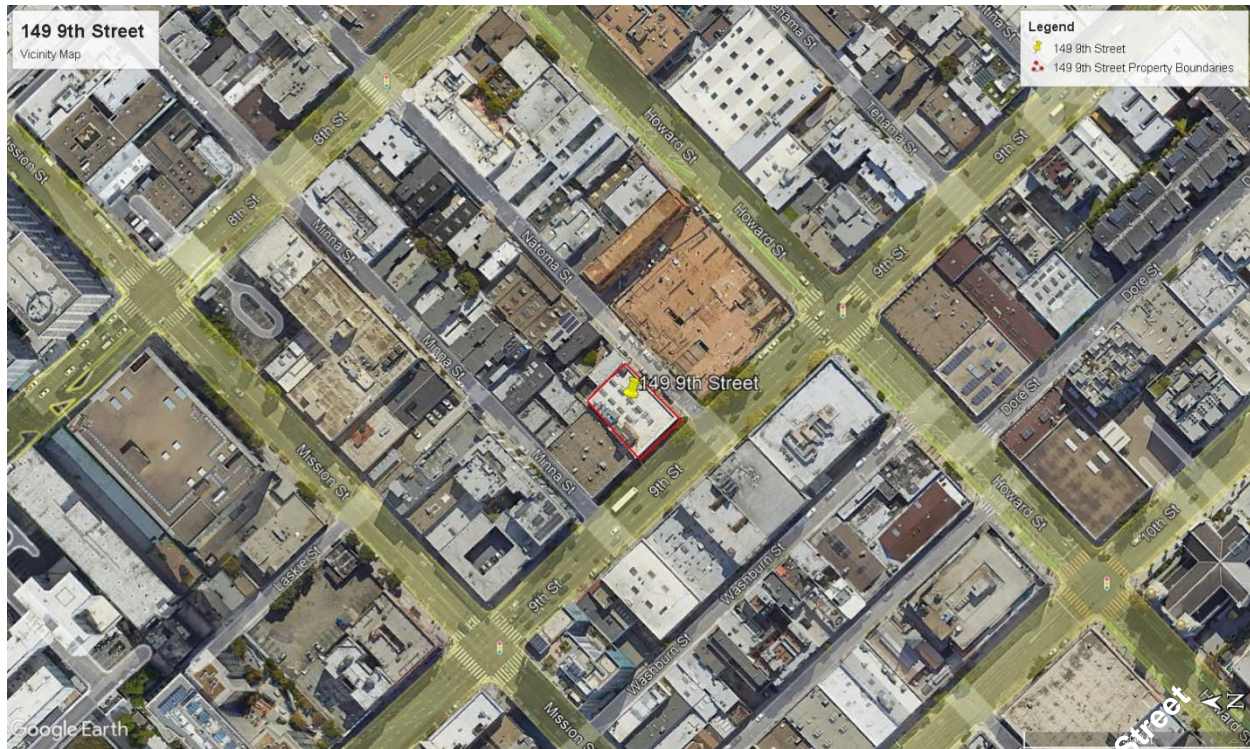


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## Vicinity Map

Source: Google Earth, 2021, edited by Page & Turnbull, 2022



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**Sketch Map/Photo Key 1 of 3 (Exterior)**

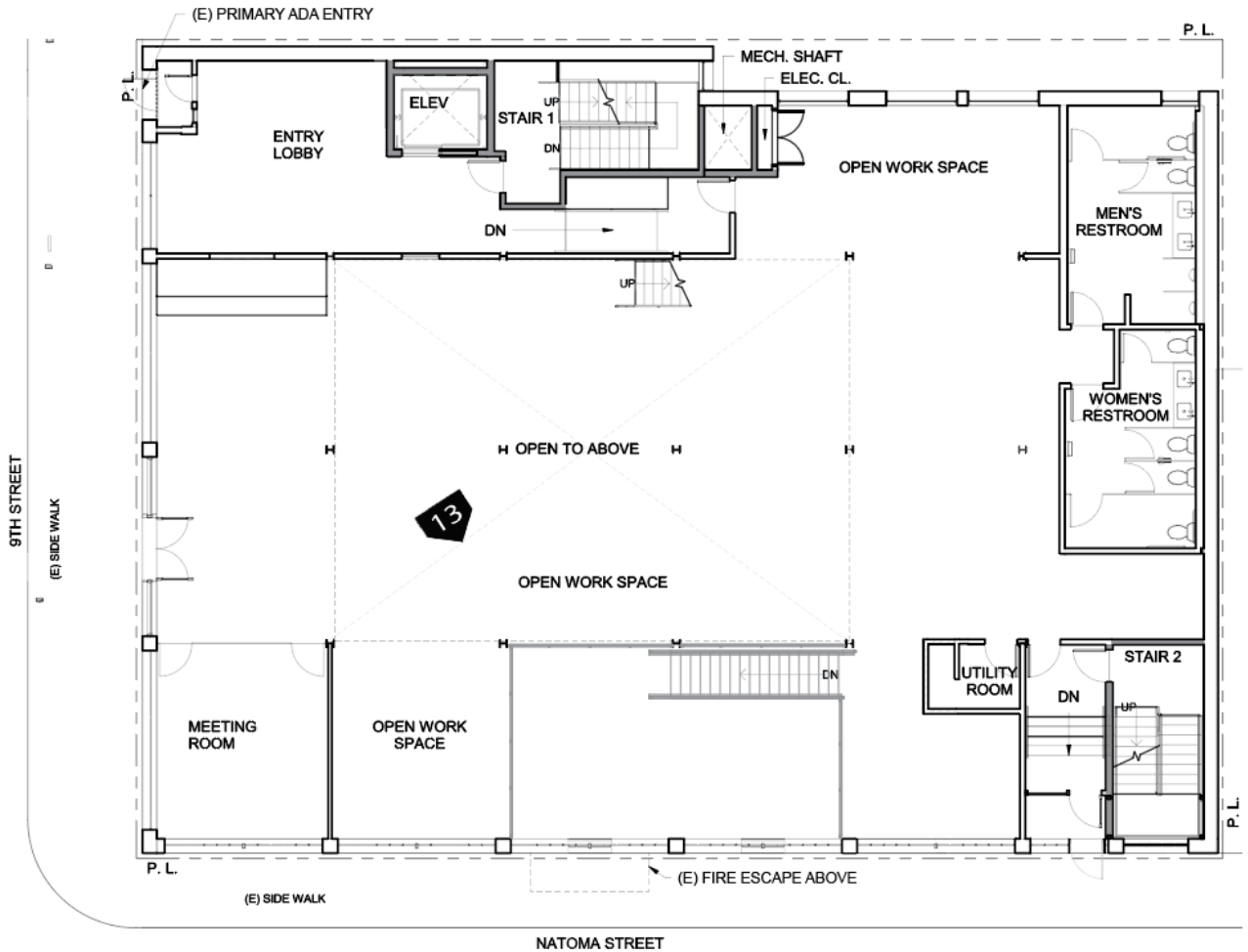
Source: Google Earth 2022, edited by Page & Turnbull 2022



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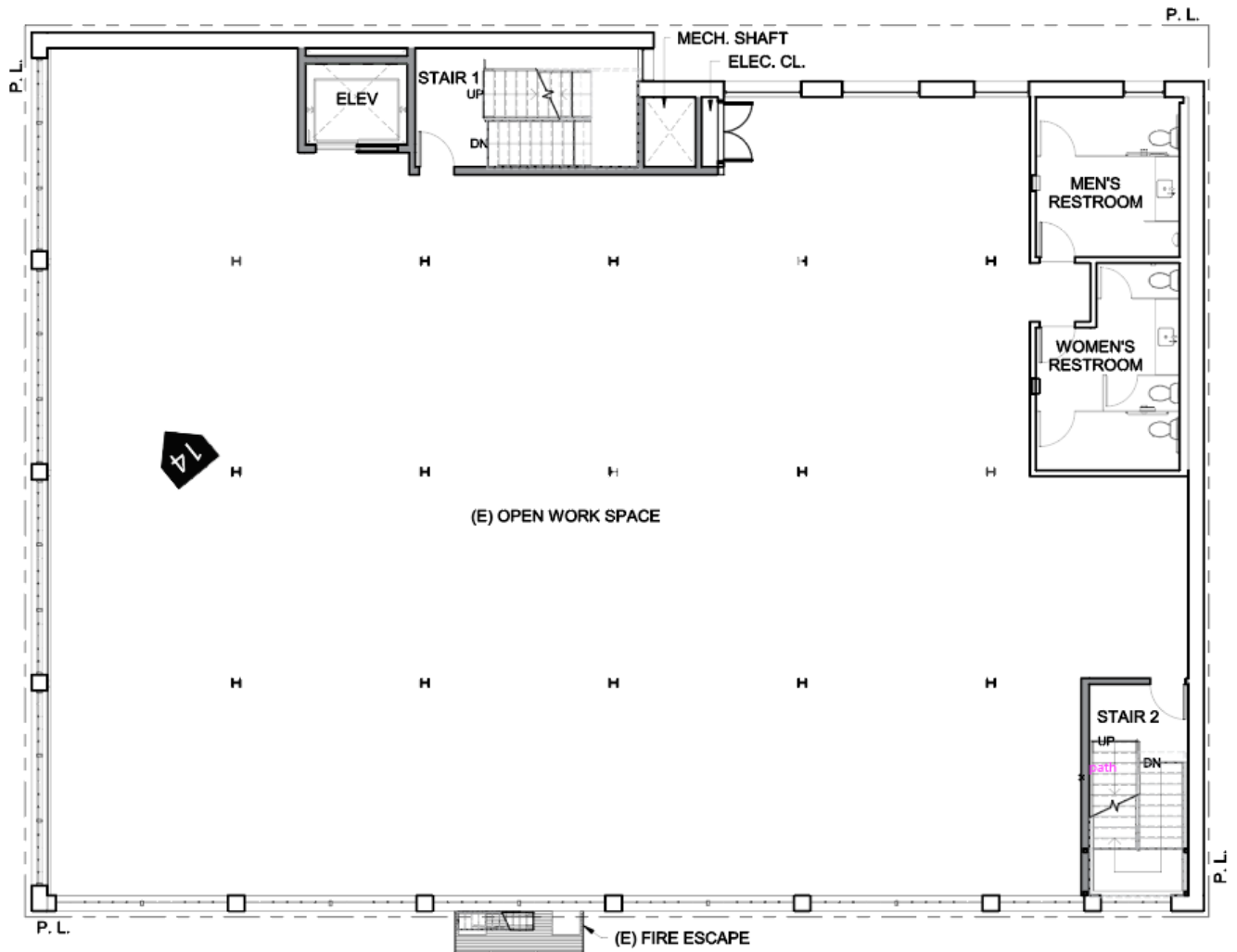
Sketch Map/Photo Key 2 of 3 (Interior First Floor)



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**Sketch Map/Photo Key 3 of 3 (Interior Third Floor)**





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## Figure 1 Birds Eye View

Source: Google Earth 2021, edited by Page & Turnbull, 2021



## Figure 2 Property Boundary Map

Source: San Francisco Public Library, Proquest Digital Sanborn Maps. Edited by Page & Turnbull.





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**Figure 3** 149 9<sup>th</sup> Street in 1941, viewed from 9<sup>th</sup> and Mission Streets, looking south.  
Subject building is the dark building at right; Source OpenSF History/wnp14.10806



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**Photo 1** View of southwest façade along 9th Street. Looking northeast.





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**Photo 2** Oblique view of southeast façade along Natoma street. Looking north.





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**Photo 3** View of south corner at 9th Street and Natoma Street. Looking northeast.



**Photo 4** View of southeast façade of first floor at Natoma Street. Looking northeast.





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**Photo 5** Detail view of brick at southwest facade. Looking northeast.



**Photo 6** Detail view of fascia brick along southwest façade. Looking northeast.

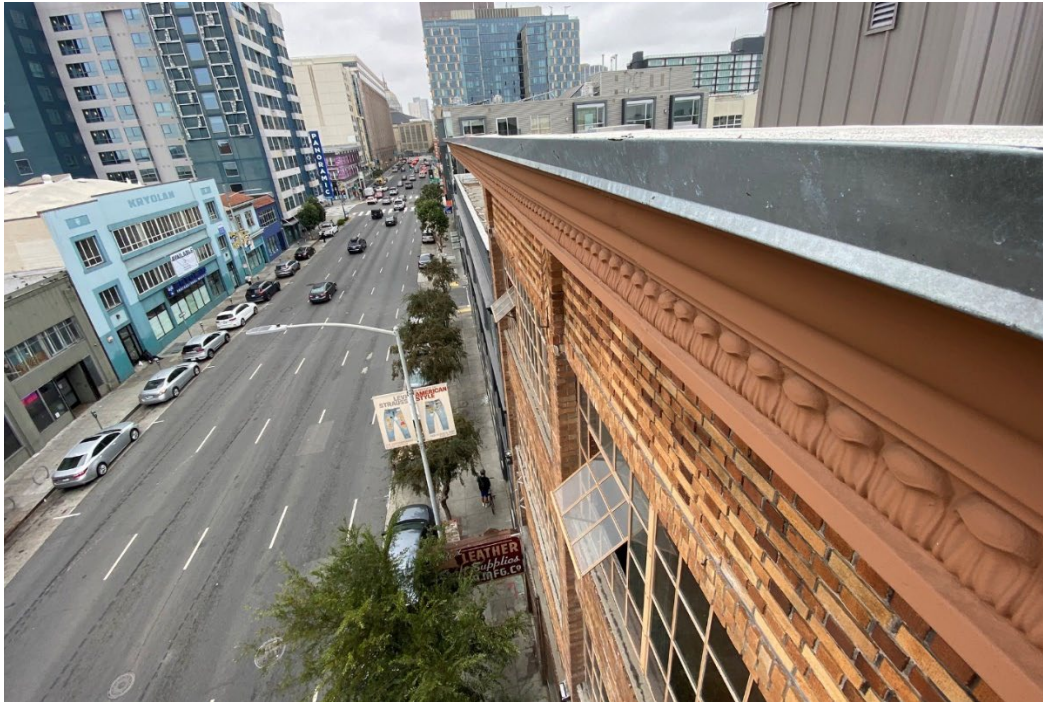




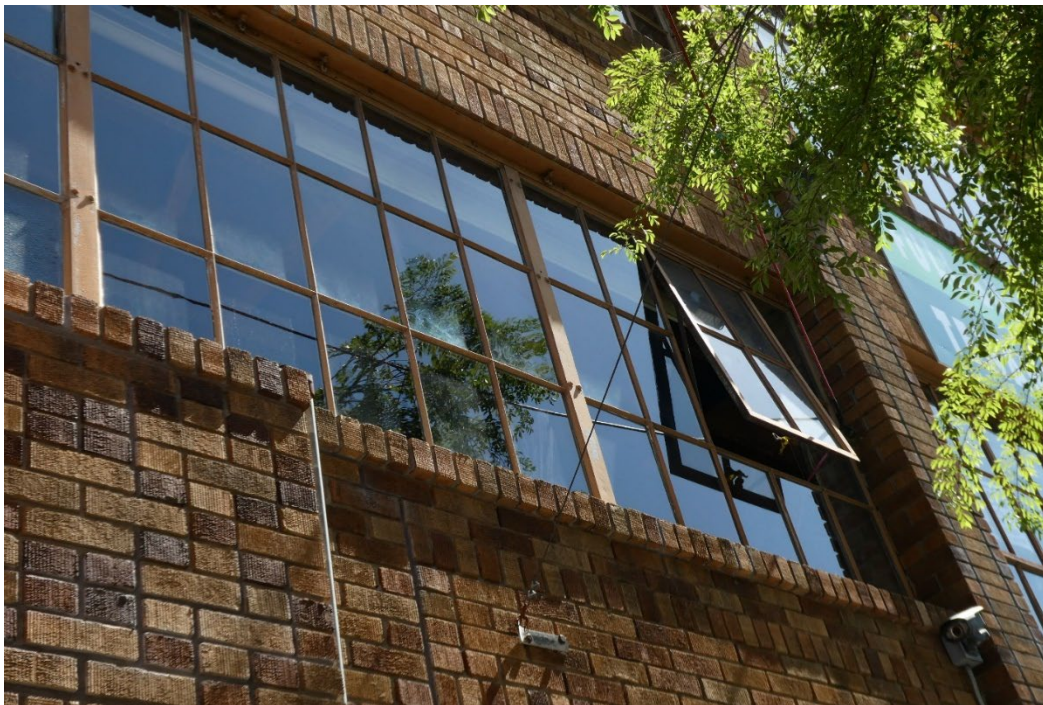
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**Photo 7** Detail view of cornice at top of southwest façade from roof.



**Photo 8** Detail view of brickwork and window at southwest façade.





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**Photo 9** View of pedestrian entry at southwestern façade. Looking northeast.



**Photo 10** View of first floor storefront at southwest façade. Looking north.





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**Photo 11** View of northwest façade from rooftop. Looking northeast.





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**Photo 12** Detail view of cornice at the east corner. Looking west.

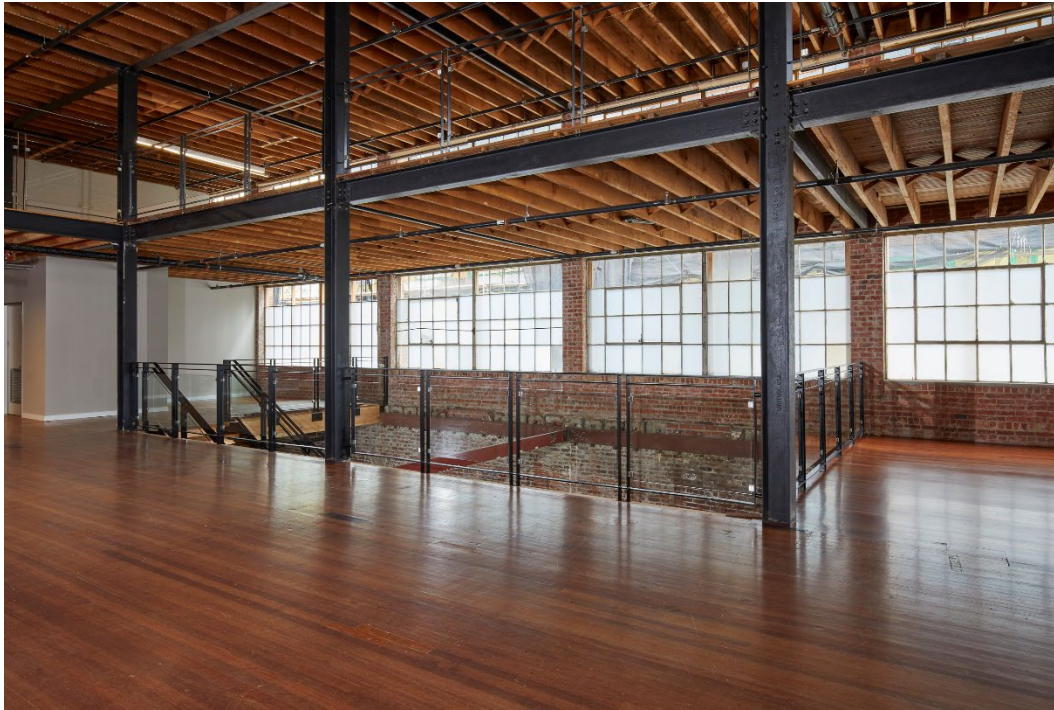




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**Photo 13** View of southeast wall of first floor. Looking east.



**Photo 14** Detail of divided-lite steel window at third story. Looking northwest.

