

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: North Beach Historic District **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: Columbus Avenue roughly bounded by Chestnut Street (at the district's northernmost point, Mason Street (westernmost), Sansome Street (easternmost), Washington Street (southernmost)City or town: San Francisco State: California 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:) \_\_\_\_\_

\_\_\_\_\_  
Signature of the Keeper

\_\_\_\_\_  
Date of Action

#### 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>625</u>	<u>80</u>	buildings
<u>1</u>	<u>9</u>	sites
<u>0</u>	<u>1</u>	structures
<u>5</u>	<u>0</u>	objects
<u>631</u>	<u>90</u>	Total

Number of contributing resources previously listed in the National Register 5

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

DOMESTIC: single dwelling, multiple dwelling  
COMMERCE/TRADE: business, specialty store  
COMMERCE/TRADE: organizational, restaurant  
COMMERCE/TRADE: financial institution  
SOCIAL: meeting hall  
GOVERNMENT: post office  
EDUCATION: school  
RELIGION: religious facility  
RECREATION AND CULTURE: auditorium, outdoor recreation  
LANDSCAPE: park

**Current Functions**

(Enter categories from instructions.)

DOMESTIC: single dwelling, multiple dwelling  
COMMERCE/TRADE: business, specialty store  
COMMERCE/TRADE: organizational, restaurant  
COMMERCE/TRADE: financial institution  
SOCIAL: meeting hall  
GOVERNMENT: post office  
EDUCATION: school  
RELIGION: religious facility  
RECREATION AND CULTURE: auditorium, outdoor recreation  
LANDSCAPE: park

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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

Italian Renaissance Revival

MODERN MOVEMENT

Moderne

Art Deco

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

Principal exterior materials of the property: Wood frame, masonry, brick, stucco, reinforced concrete

### 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.)

#### Summary Paragraph

The North Beach Historic District is located in the northeast quadrant of the City of San Francisco. The defining historical event that informs this urban district's present-day condition and appearance is the earthquake of April 18, 1906 and the subsequent fire which resulted in total devastation of the area. The immediate, rapid reconstruction between 1906 and 1915 established the built environment that now defines North Beach. Rebuilt on the previous street and block grid, the district's architecture retains a distinctive and cohesive vocabulary based on similarity of height, scale, proportion, materials, and ornamentation. The district is comprised of a limited number of building types, the most common being three-story, wood-frame residential flats often with ground floor commercial use. The prevailing architectural idiom is based on the popular historicist styles of the time, principally the Classical Revival style. Of similar materials and consistent construction methods, virtually all buildings are of wood-frame construction and typically adjoin each other resulting in a continuous wall plane at the front property line running



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the length of most blocks. At the present time, primary land uses in North Beach are residential and commercial.

Sitting in the lowland between Telegraph Hill on the east and Russian Hill on the west, the central core of this urban district is relatively flat. However, at the east and west perimeter, North Beach's streets slope upward in response to the district's hilly topography. Columbus Avenue, the main commercial thoroughfare, bisects the district's otherwise regular street grid on a diagonal. Starting at Telegraph Hill on the east, and moving clockwise, North Beach is generally bounded by neighborhoods of differing, distinct character: the Jackson Square National Register Historic District to the south/southeast; Chinatown to the southwest; and Russian Hill on the west. The streets that border North Beach are Chestnut Street on the north, Mason on the west, Sansome on the east, and the southernmost tip of Columbus where it begins at the 3-way intersection of Columbus, Montgomery, and Washington Streets.

Contributing resources include 625 buildings and 1 site and 5 objects associated with Washington Square Park. Ninety noncontributing resources – eighty buildings, nine vacant lots, and one structure - date from outside the period of significance, do not add to the historic associations for which the district is significant, or have lost integrity. As a dense, thriving, and busy neighborhood, North Beach still operates as it did historically. The district retains all aspects of integrity.

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## Narrative Description

### Setting

The North Beach Historic District is an urban residential and commercial neighborhood north of San Francisco's financial district. At the same time, natural features - hills and the San Francisco Bay - are in proximity and inform the visual quality of the area. San Francisco Bay to the north, Telegraph Hill on the east and Russian Hill on the west define the area's topography and offer opportunities for city and water views which are key characteristics.

Columbus Avenue is the neighborhood's main commercial thoroughfare; it bisects the district's otherwise regular street grid on a diagonal. The arrangement of the gridded street and block plan was determined early in San Francisco's history when, in 1847, the grid was laid over the area's topography.

The reason North Beach is visually distinct from surrounding neighborhoods, including Chinatown and Jackson Square, is due to its architectural characteristics (further explained

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below). The uniform construction of buildings to the front lot line, the lack of front yards, and the interspersed businesses all lend to the area's urban feeling.

With regard to vegetation, North Beach exhibits a markedly low percentage of tree canopy relative to other neighborhoods. Tree wells along the public sidewalks are intermittently planted.

### Land Use

Land use patterns have remained consistent since the neighborhood was rebuilt in the immediate post-earthquake and fire period. Proximity to San Francisco Bay, farther north, was influential upon the development of the neighborhood and early commerce, specifically, shipbuilding, warehousing, and the fishing industry. At the present time, primary land uses in North Beach are residential and small-scale commercial with public open space at Washington Square Park. This arrangement of uses dates to the post 1906-earthquake reconstruction.

### Building Types

The building types that comprise the historic district are: residential – flats, cottages, and residential hotels; mixed-use, flats with commercial; commercial – restaurants, cafés, bars, music venues, clubs and retail; institutional – schools, churches, fraternal organizations; and, automotive – parking and repair garages. Flats, in their many variations, are by far the most common building type in North Beach and are located in the heart of the district. Commercial uses on the ground floor are common. The building types on busier thoroughfares such as Broadway, and Columbus Avenue south of Broadway, are generally larger, often of four stories, and of brick or concrete construction.

The south side of North Beach, on Broadway and along Columbus Avenue south of Broadway, has a slightly different, less residential character than the north side. Historically associated with the nearby and infamous Barbary Coast east of Columbus Avenue, this part of North Beach was known as the “entertainment section.” On Broadway, common entertainment building types were pool and dance halls, bocce ball courts, theaters, arcades, restaurants, and saloons. At present, this area is known for clubs and adult entertainment.

A handsome three-story, brick Classical Revival/Romanesque school building at 350 Broadway is the John Yehall Chin Elementary School. Saints Peter and Paul Catholic Church and School is a dominant presence at the heart of the neighborhood adjacent to Washington Square.<sup>1</sup>

<sup>1</sup> This nomination benefits from the research and contributions of architectural historian Michael R. Corbett; Sections 7 and 8 contain cited excerpts from his *North Beach Historical Context Statement*, 2022, prepared for the Northeast San Francisco Conservancy and adopted by the Historic Preservation Commission of the City of San Francisco on December 7, 2022.

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### Architectural Characteristics of Residential and Mixed-Use Buildings

As observed by noted architectural historian Anne Bloomfield, “the physical setting of North Beach possesses an overall continuity transcending its variety.”<sup>2</sup> The neighborhood’s architecture has a distinctive and cohesive vocabulary based on similarity of height, scale, proportion, materials, and ornamentation. A majority of residential and mixed-use buildings in North Beach share the following common original features and characteristics:

- Building widths between 18 - 45 feet
- Building heights two or four stories
- Wood-frame construction
- Roofline is a parapet or false front, articulated as a cornice
- Roofs are generally flat
- No front yard, setback, or side yard
- A continuous wall plane along the front property line defines most blocks
- One or two projecting stacks of bay windows, usually beginning one level above the street and continuing up to the cornice
- Bay windows may be angled, rectangular, or circular
- Flats located on alleys typically have facades without projecting bays
- Recessed entry, side-set or centered, contains steps leading to the principal entry
- Entry door(s) set in a wood paneled or marble lined vestibule
- Upper part of the building is faced with horizontal wood siding, either smooth tongue-and-groove, rustic, channel, overlapping clapboards, or alternating wide and narrow pattern
- Façades often contain a storefront, or paired or Palladian windows
- Ornamentation includes cornices, belt courses, pilaster and column orders, window and door moldings, and other detail
- Roof uses were historically utilitarian as for drying laundry; roof sometimes feature decks
- Rear stairs and lightwells are common, but not part of the public right-of-way
- Integrated garages, original or later alterations
- Paneled garage doors, sometimes glazed

<sup>2</sup> [Bloomfield](#), *North Beach San Francisco: An Architectural, Historical and Cultural Study*, 1982.

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### Architectural Characteristics of Commercial Buildings and Storefronts

North Beach commerce comes in many varieties: large and small businesses, bars, cafes, restaurants, banks, bookshops, bakeries, medical offices, garages and retail shops of all types. A few early commercial buildings are freestanding; most are located on the ground floor of mixed-use buildings. Extant elements of early storefronts are numerous and include characteristic features:

- Entrance in the plane of the building or recessed slightly in a vestibule paved in tiles
- Recessed corner commercial entrance with tile paving and corner posts
- Plate display glass windows resting on a bulkhead or short wall that may be faced in wood or tile
- Thin metal framing members supporting the plate glass, often cast or pressed in the image of elements of classical orders
- Transom windows above plate glass display windows
- Doors, sometimes wood and glass, occasionally metal with prism glass or other special glass
- Awnings over storefronts

### Streetscapes

The result of these architectural similarities is a harmonious streetscape. In addition, the basic building block of the neighborhood, the 19<sup>th</sup> century street grid, imbues the area with symmetry, a regular pattern and rhythm. However, the district is also a collage of streetscapes of varying character and proportions. Broadway and Columbus Avenue are wider thoroughfares. Grant Avenue is narrow and mixed-use with small-scale ground floor commercial spaces. The open space at Washington Square is leafy and surrounded by imposing architecture. Narrow residential streets and alleys such as Varnnes, Jasper, and Bannan are more intimately scaled. All differ from each other; yet together they form the unique and cohesive North Beach character.

Throughout the district, a consistency of façade treatment and historically inspired ornament defines and unifies the streetscape character. However, building form and façade composition vary depending on location. On the main streets, most buildings have bay windows; on alleys buildings have flat fronts.

Commercial areas, which are comprised of both mixed-use with two stories of residential flats above stores and three-story wood residential flats are concentrated on Columbus Avenue, on Grant Avenue, and on the 500 block of Green Street.

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On the broadest and busiest vehicle thoroughfares in the area, Broadway, and Columbus Avenue south of Broadway, the buildings are larger four stories and built on more expansive lots. These buildings tend to be of brick or reinforced concrete construction. Originally built as larger hotels, many still operate as residential hotels. Other large buildings on Broadway and the south end of Columbus, some built for manufacturing uses, have been converted to office use on upper floors and have commercial businesses on the ground floor.

### Parks and Public Open Space

For its size and density, North Beach has relatively little parkland or open space. Located at the center of the neighborhood is Washington Square, one of the city's three original public squares mapped in 1847.<sup>3</sup> Washington Square is located on the block bounded by Powell and Stockton, Union and Filbert Streets, and has served as the central open space of North Beach since the neighborhood's inception. The following excerpt describes Washington Square:

Washington Square is one of San Francisco's oldest and most beloved parks. Dedicated as public open space even before the incorporation of the city of San Francisco, it remained a tranquil, natural oasis as the City sprang up around it. In pre-Gold Rush California, Juana Briones, one of California's noteworthy pioneers, grew vegetables on this land. In 1847, when Jasper O'Farrell was commissioned to lay out the city's streets, he identified three city blocks as public squares, including the city block which later became known as Washington Square. In 1849, William Eddy re-surveyed the City and published a widely distributed map showing the public squares. In 1850, the sites were set aside for the public by John W. Geary.

Washington Square is associated with important events in local and state history. The Park was given its name during the fervently patriotic years leading up to the Civil War and was the site of Fourth of July ceremonies. In 1906-07, 600 earthquake refugees were sheltered in the park. As a public park, Washington Square continues to host many special events such as Fourth of July, Indigenous/Columbus Day celebrations, the start of the annual Blessing of the Fishing Fleet procession, and the North Beach Festival.<sup>4</sup>

When Columbus Avenue was cut through the gridded neighborhood on a diagonal in 1873, the southwest corner of the square was lost to the street right-of-way. A small triangle of the park

<sup>3</sup> Of the three original public squares mapped out in the Jasper O'Farrell Survey of 1847, only Washington Square remains in its original condition.

<sup>4</sup> *Draft Landmark Designation Case Report for Washington Square* (City Landmark No. 226), dated April 1999, prepared by the San Francisco Planning Department.

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bounded by Powell, Columbus Avenue, and Union Streets was separated from the main square and is now known as Marini Plaza.

### **Objects**

A number of public art installations and objects are located within Washington Square and include: the granite block placed in 1869 as an U.S. Coast and Geodetic Survey Station; the Volunteer Fire Department Statue erected in 1935 by bequest of Lillie Hitchcock Coit; and the Benjamin Franklin Statue (1879), originally a water fountain commissioned by temperance activist Henry Cogswell. Located in adjacent Marini Plaza are the "Thirst" statue (1905) and the Marini bust (1949).

Elements of historic infrastructure contribute to the character of the neighborhood. These elements include historic paving, sidewalks, granite curbs, sidewalk lights, concrete staircases and associated features in public rights-of-way, streetlights, utility plates (for sewer, water, and gas systems, and city monuments), and features of the Auxiliary Water Supply System (hydrants, cisterns marked with brickwork, and manhole covers).

### **Alterations and Integrity**

It is common for historic buildings to undergo major or minor modifications over time and expected that neighborhoods will evolve. This has happened in North Beach. Yet, since its reconstruction (1906 – 1915), North Beach has not seen large-scale physical change. The street grid is unchanged. Limited infill construction occurred on vacant lots throughout the 20<sup>th</sup> century since the neighborhood was fully built out by 1915. As there has been minimal interventions over time, most of the building stock dates to the defined period of significance. An individual building may have undergone modifications, but substantial cumulative change has not occurred within the district boundary.

### ***Residential Alterations***

In some cases, a single property has seen a series of alterations or multiple eras of remodels. In some cases, a single property lacks characteristics of a specific style, exhibits mediocre or low-quality materials due to alterations. In general, typical residential alterations that are seen in the district are: replacement windows; replacement cladding materials; replacement doors; vertical additions; and garage insertions.

### ***Other Minor Alterations***

It is expected that commercial storefronts will be subject to alterations as tenants and uses change. Common alterations to storefronts include: removal or covering over of transom windows above plate glass display windows; door modifications for improved accessibility; and

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the insertion of new storefront systems. After World War II facades were remodeled with stucco or other new siding material and aluminum replacement windows.

### ***Transformations and Trends Districtwide***

In the late 1930s, a pattern of stylistic change was made to North Beach building facades. Associated with the Golden Gate International Exposition of 1939, Streamline Moderne or Art Deco motifs began to appear throughout North Beach. Many buildings, both mixed-use and residential, most near Washington Square, were updated with treatments or features related to the Streamline Moderne style. While the original building form and (typically) bay window composition remained, smooth new stucco was applied over existing facades and original ornamentation associated with revivalist styles was removed. Streamlined moldings replaced original cornices. New adornments appeared at cornices and around entrances.<sup>5</sup> These alterations occurred within the period of significance.

Later, in the post-World War II period, prevailing repair, maintenance, and replacement materials were generally handled less sensitively. Facades were re-clad in inferior materials, aluminum replacement windows were installed, and original decorative features were sometimes removed consistent with mid-century preferences for an absence of ornament.

### ***Integrity***

In North Beach, the *setting* is much as it was historically with the topography, street grid and streetscape relatively unchanged. The overwhelming majority of the residential buildings in North Beach retain integrity of *location* with only two buildings moved from their original sites. Designed by architect Paul F. DeMartini and built in 1907, 659B Greenwich Street was moved approximately one and a half blocks from its original location at 514 Filbert Street in 1912. The building at 37-41 Bannan Place was reoriented on its original parcel by being moved to the front from the rear in 1913; it remains there at present. Both moves occurred during the period of significance and do not diminish integrity of *location*.

With regard to *design*, North Beach is defined by a distinctive streetscape made up of a collection of similar buildings and a continuity of size, scale, use, materials, and style. Massing and form of individual buildings become critical components when considering integrity; in North Beach massing and form are uniform and intact to the period of significance. Alterations to features of individual buildings such as windows or cladding material are less important for determining a district's integrity. Despite alterations to some individual structures, the overall *design* of the buildings including their *materials and workmanship* has been maintained. The

<sup>5</sup> Corbett, *North Beach Historic Context Statement*, p. 48.

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cohesive character and visual identity of *design* and the architectural streetscape continues to contribute to North Beach's historical significance.

North Beach, as a whole, retains a strong sense of time and place with integrity of *association* intact. Changes over time, material and stylistic, have not impacted the neighborhood integrity of exterior *setting, design, feeling* and *association*. As a district, North Beach retains all seven aspects of integrity: *location, design, setting, materials, workmanship, feeling* and *association*. The district retains a high level of overall integrity.

## INDIVIDUAL RESOURCE DESCRIPTIONS

### August Alley

- |    |                                  |                             |                |      |
|----|----------------------------------|-----------------------------|----------------|------|
| 1. | 6 August Alley                   | APN BL/Lot 0118/014         | Noncontributor | 1906 |
|    | Architect: Unknown               | Builder/Contractor: Unknown |                |      |
|    | Original Owner: Enrico Gabrielli |                             |                |      |

A two-story plus basement, wood-frame, Streamline Moderne, single-family residence with a stucco finish. Details include Moderne style round lights on the entry door and garage door, both flanked by glass blocks. The windows on the upper floors are multi-paned. Prominent streamline details divide the floors. Alterations include the addition of a second floor in 1978, altered window openings, and the insertion of a garage; the building has been too altered to contribute to the district.

- |    |                                    |  |             |      |
|----|------------------------------------|--|-------------|------|
| 2. | 7 August Alley                     | APN BL/Lot 0118/019A                   | Contributor | 1906 |
|    | Architect: Unknown                 | Builder/Contractor: Christian Severing |             |      |
|    | Original Owner: Christian Severing |  |             |      |

A one-story plus basement, small-scale, wood-frame, Italianate cottage, single-family residence with V-rustic wood siding. Details include a cornice featuring decorative brackets, a central hooded entry flanked by windows with heavy entablatures. Alterations include the insertion of a garage, driveway and wall at the sidewalk level.

- |    |                                 |                             |                |      |
|----|---------------------------------|-----------------------------|----------------|------|
| 3. | 9 August Alley                  | APN BL/Lot 0118/018         | Noncontributor | 1967 |
|    | Architect: Unknown              | Builder/Contractor: Unknown |                |      |
|    | Original Owner: Rollin E. Meyer |                             |                |      |

A three-story plus basement, small-scale, wood-frame, multi-family residence. It is an apartment building with a stucco finish and brick clad basement level. Details include very narrow rectangular windows, an entry below a segmental brick arch, and matching arches over two garages. A fire escape is affixed to the recessed, northern portion of the façade.



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4. 10 August Alley APN BL/Lot 0118/015 Contributor 1906  
Architect: John A. Porporato Builder/Contractor: Hugh E. Pynn  
Original Owner: Francisco Casella

A two-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an alley flats building with a stucco finish. Details include a molded cornice, balustrades on the top floor window and hoods over the first floor windows, and an octagonal-shaped opening above the arched entryway. Alterations include the insertion of a garage.

5. 11 August Alley APN BL/Lot 0118/040B Contributor c. 1906  
Architect: Unknown Builder/Contractor: Unknown  
Original Owner: Samuel Wehrti

A one-story plus basement, wood-frame cottage, single-family residence, with rustic wood siding. Located at the rear of the lot, details include a pitched roof with a simple cornice, and a large French door entry with fan light above. Alterations include the construction of a garage and street level entrance door at the front of the lot, featuring rustic wood siding, a sloped roof and dentil molding at a narrow cornice.

6. 14-16 August Alley APN BL/Lot 0118/017 Contributor 1924  
Architect: Louis Traverso Builder/Contractor: V. Filippis  
Original Owner: C. Busalashi

A two-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an alley flats building with narrow, rustic wood siding. Details include a cornice featuring modillions and a row of dentil molding, and windows with Arts and Crafts divided lights at their upper sash. On the top floor, the windows are in two sets of three. The rectangular entry is simple with a terazzo and tiled vestibule and altered doors.

7. 18 August Alley APN BL/Lot 0118/041 Contributor Unknown  
Architect: Unknown Builder/Contractor: Unknown  
Original Owner: Unknown

A one-story, wood-frame, cottage-style single family residence with V-rustic wood siding. Details include one double-hung window, and a front entry door flush with the façade. Related features include mixed-use building at 741-47 Union Street (described separately).

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8. 42-44 August Alley APN BL/Lot 0118/016 Contributor 1912  
Architect: John A. Porporato Builder/Contractor: Luigi Segale  
Original Owner: Francisco Casella

A two-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with V-rustic wood siding and imitation stone at the base. Details include two shallow angled bays, which is rare on an alley. The cornice features modillions and a row of dentil molding. The entry is curved and wide, decorated with a keystone and flanked by two columns. The vestibule is paneled with dentil molding and clerestories above the doors. Alterations include the insertion of an inset garage.

**Bannan Place (aka Bannam Place)**

9. 15-17 Bannan Place APN BL/Lot 0116/052 Contributor 1906  
Original Architect: Unknown Builder: W. E. Grant  
Original Owner: Antonio Silvestri

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an enclosed Romeo, alley flats building with channel rustic wood siding. Details include a simple cornice with block modillions, and brackets supporting the hood with dentil molding above the entry. Windows are paired on the first floor and in the Romeo stair stack. There are two single windows on the upper floors. Alterations include the insertion of a garage.

10. 19-29 Bannan Place APN BL/Lot 0116/051 Contributor 1908  
Original Architect: John A. Porporato Builder: DeMartini & Caranza  
Original Owner: Antonio Difalco

A three-story plus basement, wood-frame, Classical Revival, multi-family residence with V-rustic wood siding. A Romeo alley flats building, it is on a wider lot than usual and has two flats per floor with access stairs between. Details include a cornice with molded modillions and dentils, small entablatures above the windows and balcony stair stack, with scrolled brackets at the first floor. Windows are paired and double-hung wood on the principal floors. Balcony railings are wrought iron. Alterations include an early garage in the basement and ground floor doors.

11. 30 Bannan Place APN BL/Lot 0116/006 Contributor 1907  
Original Architect: Unknown Builder: Jose Torres & Co.  
Original Owner: P. Bezzone

A two-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an alley flats building with scored stucco finish. Details include a simple molded cornice and a

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pedimented entrance door surround with a keystone. Windows have simple detail and are double-hung, paired on the right (south) and single on the left (north).

12. 31-35 Bannan Place APN BL/Lot 0116/050 Contributor 1907  
Original Architect: Otto Collischonn Builder: Bradshaw Bros.  
Original Owner: Mariano Tortoria

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an alley flats building with channel rustic wood siding. Details include a simple molded cornice with brackets, small entablatures over the windows, a paneled vestibule, and a simple pediment above the entrance door that is flanked by short pilasters. The windows are double-hung wood with simple detail and are single above the entry and otherwise paired. It is a near twin of 37-41 Bannan Place next door.

13. 37-41 Bannan Place APN BL/Lot 0116/049 Contributor 1906  
Original Architect: Otto Collischonn Builder: S. H. Robinson  
Original Owner: Giuseppe & Antonio Cozzo

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an alley flats building with channel rustic wood siding. Details include a simple molded cornice with brackets, small entablatures over the windows, a paneled vestibule, and a simple pediment above the entrance door that is flanked by short pilasters. The windows are double-hung wood with simple details and are single above the entry and otherwise paired. It is a near twin of 31-35 Bannan Place. The building was moved to the front of the lot in 1913.

14. 43-47 Bannan Place APN BL/Lot 0116/048 Noncontributor 1907  
Original Designer and Builder: F. Redondo  
Original Owner: M. Barozzi

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with a stucco finish. Details include two stacks of angled bays. The building has been stripped of its original ornamentation, except for the cornice. The cornice has dentil molding and band-sawn end cornice brackets (shared with 49-53 Bannan Place). A four-foot brick base has been added. Windows have been altered with aluminum sash. Related features include a separate two-story, two flats building at 47A Bannan Place on the same lot, designed by architect Joseph Devincenzi in 1914, not visible from the right of way.

15. 44-46 Bannan Place APN BL/Lot 0116/004 Contributor 1907  
Original Architect: Paul J. DeMartini Builder: P. H. DeMartini  
Original Owner: L. Ravani

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A two-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an open Romeo alley flats building with channel rustic wood siding. Details include a simple cornice, and double-hung wood windows on either side of the entry stairs. Alterations include the insertion of a garage. It is the near twin to 50-52 Bannon. Related features include a separate building at 1445-49 Grant Ave located on the same lot (described separately).

16. 49-53 Bannan Place APN BL/Lot 0116/047 Contributor 1907  
Original Designer and Builder: F. Redondo  
Original Owner: P. Barozzi

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with smooth wood siding above a channel rustic wood base. Details include two stacks of angled bays, and a cornice with dentil molding and band-sawn end cornice brackets (shared with 43-47 Bannan Place).

17. 50-52 Bannan Place APN BL/Lot 0116/003 Contributor 1907  
Original Architect: Paul J. DeMartini Builder: A. Caccia  
Original Owner: Guiseppe & Domenico Oneto

A two-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an open Romeo alley flats building with channel rustic wood siding. Details include a simple cornice, double-hung wood windows on either side of the entry stairs. It is the near twin to 44-46 Bannon. Related features include a separate building at 1453-59 Grant Avenue located on the same lot (described separately).

18. 55-57 Bannan Place APN BL/Lot 0116/046 Contributor 1926  
Architect: Louis Mastropasqua Builder: F. Damante  
Original Owner: Joseph Marsaferri

A one-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an alley flats building with a stucco finish. Details include a cornice with rows of egg-and-dart and dentil moldings and decorative end brackets. The entry is arched with decorative molding and keystone. There are two pairs of windows on the upper floor. Alterations include the insertion of a garage. Related features include a separate building at 517-21 Union Street on the same lot (described separately).

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**Bartol Place**

19. 18 Bartol Place APN BL/Lot 0164/016 Contributor c. 1924  
Architect: Unknown Builder: Unknown  
Original Owner: Unknown

A one-story, wood-frame, commercial block with a stucco finish. Details include six vertical windows with eight panes each. There is tall parapet with a simple band at the cornice. Atypical for the area, the sidewalk in front of the building has been landscaped as a garden with ferns behind a low metal fence.

**Bob Kaufman Alley (formerly Harwood Alley)**

20. 2-4 Bob Kaufman Alley APN BL/Lot 0104/028 Noncontributor c. 1907  
Architect: Unknown Builder: Unknown  
Original Owner: Unknown

A two-story plus basement, wood-frame, multi-family residence, with asbestos siding. It is an alley flats building only partially visible from the right of way.

21. 6-8 Bob Kaufman Alley APN BL/Lot 0104/035 Contributor 1910  
Architect: Unknown Builder: Unknown  
Original Owner: A. Babbino

A two-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an alley flats building with wood shingles. Details include a simple cornice, a rectangular entry, double-hung wood windows. Alterations include the insertion of an inset garage.

22. 10-22 Bob Kaufman Alley APN BL/Lot 0104/036 Contributor 1906  
Architect: Unknown Builder: Unknown  
Original Owner: G. B. Torre

A two-story plus basement, wood-frame, Classical Revival, multi-family residence with rustic wood siding. It is an alley flats building on a wider lot than usual. Details include a cornice with dentil molding, double-hung wood windows, paired on the first floor, and a rectangular entrance on each end. Alterations include the insertion of a garage. Related features include a separate building at 4 1/2 Bob Kaufman Alley located on the same lot, not visible from the right of way.

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23. 28-38 Bob Kaufman Alley APN BL/Lot 0104/037 Contributor 1915  
Architect: Unknown Builder: Unknown  
Original Owner: G. B. Pasqualetti

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an enclosed Romeo alley flats building with wide and narrow wood siding. Details include a cornice featuring modillions and dentil molding, and a prominent string course separating the upper three floors from the entry level. The rectangular Romeo entrance is flanked by pilasters, with decorative molding on the lower window of the Romeo stair stack. On its Filbert Street elevation, the lot slopes steeply and has a 2--story and a 3--story stack of bays, both rectangular. Alterations include the insertion of a garage on Bob Kaufman Alley.

**Brant Alley**

24. 36 Brant Alley APN BL/Lot 0089/044-047 Contributor 1914  
Architect: Unknown Builder/Contractor: P. G. Molinari  
Original Owner: P. G. Molinari

A two-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an alley flats building with wide and narrow wood siding finish and an imitation stone base. Details include a cornice with molded medallions and dentils, string courses separate the basement and first floors as well as the first and second floors. The windows are double-hung, some paired. The paneled entry located at the northwest corner of the building is open on one side with has a free-standing column.

25. 39-43 Brant Alley APN BL/Lot 0089/022E Contributor 1914  
Architect: Paul F. DeMartini Builder/Contractor: Paul DeMartini  
Original Owner: A. Campana

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an alley flats building with a wide and narrow wood siding finish. Details include a cornice with molded medallions and dentils. There are no bays. On the top two levels the windows are paired on either side of a single windows. The entry is arched flanked by pilasters on imitation stone piers.

**Broadway**

26. 333 Broadway APN BL/Lot 0164/030 Contributor 1921  
Architect: Perseo Righetti & B. S. Hirschfeld  
Builder/Contractor: Del Favero & Rasuri  
Original Owner: L. Cariani

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A three-story, reinforced concrete, commercial block with Classical Revival ornamentation with a cement plaster or stucco finish. Details include molded string courses separating the floors and two shallow bay windows on each of the two upper floors, all with cornices. Originally a sausage factory, now converted to offices. Alterations include a recessed opening on the ground floor.

27. 341-43 Broadway APN BL/Lot 0164/029 Noncontributor 1920  
Architect: Paul F. DeMartini Builder/Contractor: Martinelli  
Original Owner: M. Marsicano

A two-story, concrete, office building. Significantly altered.

28. 350 Broadway APN BL/Lot 0143/003 Contributor 1914  
Architect: John Reid, Jr. Builder/Contractor: F. M. Garden Co.  
Original Owner: SFUSD Historic Name: Washington Irving School

A three-story, brick, Classical Revival/Romanesque school building. Details include ornamental brickwork, such as a corbelled brick cornice with medallions and a brick string course between the ground floor and the floors above. It has a terra cotta entry frame. The five sets of windows on the upper two floors are double-hung wood with metal surrounds. Each set of windows is separated by a decorative brick band. The ground floor windows feature fine wrought iron window grills with rosettes. As indicated on its cornerstone, the current structure was built as the Washington Irving School in 1914 and is currently the John Yehall Chin Elementary School.

29. 353-59 Broadway APN BL/Lot 0164/020 Contributor 1907  
Architect: Emile P. Antonovich Builder/Contractor: P. Ziegler  
Original Owner: Andrea Arata & Joseph Canepa

A three-story plus basement, commercial block with Classical Revival ornamentation, presently used for offices. Details include a galvanized cornice, lighter colored brick pilasters at the storefront, and radiating lintels and keystones also of lighter colored brick above the windows, contrasting with the red brick of the basic fabric. Alterations include a recessed penthouse, altered entry at Broadway and a new arched entry on Osgood Place. This building has a secondary address at 99 Osgood.

30. 369 Broadway APN BL/Lot 0164/017 Contributor 1912  
Architect: William D. Shea Builder/Contractor: A. DeBenedetti & G. Cuneo  
Original Owner: Theresa Chichizola

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A three-story, L-shaped, stucco-faced reinforced concrete, commercial block with Classical Revival ornamentation, presently used for offices. Details include galvanized cornices on both Broadway and Bartol Place with large egg-and-dart molding and segment arches over slightly recessed vertical panels. The Broadway and Bartol facades match except for differences in width. The storefront on the Broadway elevation has been altered. This building has a secondary address at 20 Bartol Place.

31. 371-77 Broadway APN BL/Lot 0164/018 Contributor 1913  
Architect: Louis Mastropasqua Builder/Contractor: Day Work<sup>6</sup>  
Original Owner: H. Capurro

A four-story plus basement, stucco-faced reinforced concrete building, with a combination of Classical Revival and Arts and Crafts ornamentation. It is a mixed-use building of residential use over a store. Details include pressed metal bays with roof line pediments, a cornice and rusticated pilasters with giant circulars and ribbons of stucco in place of capitals. The casement windows have multi-paned transoms. The storefront on Broadway is little altered and retains its original mullioned transom strip and entry marble. The Bartol elevation is of the same materials, but simplified.

32. 381-91 Broadway APN BL/Lot 0164/014 Contributor 1909  
Architect: Righetti & Kuhl Builder/Contractor: Anderson & Anderson  
Original Owner: Joseph Maccono

A three-story plus basement, red brick commercial block, with Classical Revival ornamentation. It is a mixed-use building of residential use over a store. Details include a string course, decorative brickwork on both the Broadway and Montgomery Street facades and deeply recessed mortar. The window pavilions extend a mere half-inch and include checkerboard panels on the diagonal between windows and on a line below them. The storefront has been altered.

33. 400-06 Broadway APN BL/Lot 0144/007 Contributor 1906  
Architect: E. A. Bozio Builder/Contractor: Segregated Contracts  
Original Owner: Alexandre Vayssie Historic Name: Golden Eagle Hotel

A four-story, wood-frame, Classical Revival building with a stucco finish. Historically known as the Golden Eagle Hotel, it has three floors of residential hotel above three ground floor stores. Details include a molded consoled cornice on both the Broadway and Montgomery Street facades and entablatures over the second floor Broadway windows. Windows are double-hung wood and their spacing is regular, without projecting bays. A decorative feature is six portholes

<sup>6</sup> Many of the buildings in the historic district were constructed by day workers as indicated on the original building permits. Wherever this is the case, 'Day Work' is indicated under "Builder/Contractor". If no builder or contractor was listed on the building permit 'Unknown' is indicated.



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placed symmetrically, two per floor on the Broadway facade. The building is rectangular in plan with the rear one-half -story higher at roofline but losing one and one half stories of the base due to the rising hillside. The stucco facing might be original: an imitation of the stuccoed commercial brick blocks. The original use was lodgings above a saloon and two stores. The storefronts have been altered.

34. 401-07 Broadway APN BL/Lot 0163/001 Contributor 1906  
Architect: Righetti & Kuhl Builder/Contractor: Joseph Maccano & L. Capurro  
Original Owner: B. Cereghino Historic Name: New Rex Hotel

A three-story, painted brick commercial block with Classical Revival ornamentation. It is a mixed-use building of residential use over a store. Details include Classical Revival moldings at the cornice and a string course between the commercial ground floor and the floors above. Windows are paired - three bays on the Broadway elevation and four on the Montgomery Street elevation. The window bays are rectangular in deep reveals under segmental relieving arches. Montgomery Street slopes down to accommodate a basement and additional windows. Storefronts have been altered. A vintage neon sign for the New Rex Hotel remains on the Broadway facade.

35. 412 Broadway APN BL/Lot 0144/033 Noncontributor 1967  
Architect: Harold K. Major Builder/Contractor: Day Work  
Original Owner: Moulin Rouge, Inc.

A two-story, wood-frame, commercial building with a stucco finish. Current use is entertainment. Details include multi-leveled parapet, a tall vertical glass block window, and a metal band between floors. Significantly altered.

36. 415-25 Broadway APN BL/Lot 0163/002 Noncontributor n/a  
Architect: n/a Builder/Contractor: n/a  
Original Owner: n/a

This L-shaped lot that extends through to Montgomery Street is currently a parking lot with a below-grade concrete parking level and ramp.

37. 426-30 Broadway APN BL/Lot 0144/009 Contributor 1907  
Architect: Luigi Rossi Builder/Contractor: E. Cereghino  
Original Owner: A. Garibaldi & Albert Rivara

A four-story, wood-frame, Classical Revival building with tongue and groove wood siding. It is a mixed-use building of residential use over a store. Details include a cornice with modillions, and

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bands of dentil molding under the bays. There are two stacks of angled bays with pilasters between the windows. The storefront has been altered.

38. 432-34 Broadway APN BL/Lot 0144/010 Contributor 1906  
Architect: Unknown Builder/Contractor: Unknown  
Original Owner: Talete Venturi

A four-story, wood-frame, Classical Revival building with a stucco finish. It is a mixed-use building of residential use over a store. Details include two stacks of angled bays, double-hung wood windows, and an cornice featuring large modillions. The storefront has been altered.

39. 435-43 Broadway APN BL/Lot 0163/028 Contributor 1906  
Architect: Henry Pizzigoni Builder/Contractor: Paul Bondry  
Original Owner: Compagnia Garibaldina di Mutuo Soccorso  
Historic Name: Garibaldi Hall

A two-story plus basement, stucco-faced brick commercial block with a combination of Classical Revival and Mission Revival ornamentation. Current use is commercial. Details include a Mission Revival curvilinear parapet atop a Classical Revival cornice. Ionic-capped pilasters divide the facade into five bays, each with a full height round headed opening at each floor, those on the ground floor considerably wider than those above. A string course separates the floors. Upper window sills continue as a narrow string course. All openings have deep reveals. This building is significant for its association with the social history of the Beats (Garibaldi poetry readings) and LGBTQ social history (Mabuhay Gardens Night Club, 1970's-86).

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40. 438-48 Broadway APN BL/Lot 0144/011 Contributor 1915  
Architect: James R. Miller Builder/Contractor: J. S. Hannah  
Original Owner: John Brickell Co.

A three-story, wood-frame, mixed-use building of residential use over a store. This Classical Revival building was modified with addition of stucco siding and replacement of the existing ornament with Art Deco motifs in blue glazed terra cotta. Details include a set of four double-hung windows grouped in the center and single windows between two pair of fluted engaged pilasters. The cornice and string course feature vertical detailing and zigzags, as do window lintels. This building was modified consistent with a prevailing pattern of alterations in North Beach associated with the architectural expression of the 1930s Art Deco or Streamline Moderne style. The storefront has been altered. The building is significant for its association with LGBTQ social history (Mona's 440 Club), and the social history of the Beats (Allen Ginsberg recorded Howl at Beach Hotel; Lenny Bruce's first performance ever at Ann's 440).

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41. 447-61 Broadway APN BL/Lot 0163/026 Contributor 1907  
Architect: William Mooser Builder/Contractor: Bernard Dreyer  
Original Owner: A. & G. De Martini

A three-story, brick, commercial block with a stucco finish and Art Deco details. It is a mixed-use building of residential use over a store. Details include a cornice of stylized swags between end bay towers and fluted pilasters, Mayan-inspired relief panels, and stepped keystones. There are five flat bays with double-hung windows evenly spaced, paired only in the center bay. A broad string course separates the upper floors from the ground floor. This building was modified consistent with a prevailing pattern of alterations in North Beach associated with the architectural expression of the 1930s Art Deco or Streamline Moderne style. The storefront has been altered.

42. 450-52 Broadway APN BL/Lot 0144/012 Noncontributor c. 1907  
Architect: Unknown Builder/Contractor: Unknown  
Original Owner: Unknown

A three-story plus basement, wood-frame building with a stucco finish. It is a mixed-use building of residential use over a store. This building has been significantly altered.

43. 456-60 Broadway APN BL/Lot 0144/013 Contributor 1906  
Architect: Unknown Builder/Contractor: Unknown  
Original Owner: C. Capurro

A three floor, wood-frame, Classical Revival building with a stucco finish. It is a mixed-use building of residential use over a store. Details include a simple cornice and shouldered windows with decorative entablatures above. The storefront has been altered.

44. 462-64 Broadway APN BL/Lot 0144/014 Contributor 1909  
Architect: Louis Mastropasqua Builder/Contractor: Giustina Bros. & DeLucia  
Original Owner: A. A. Grondona & Maria Arata

A two floor, wood-frame, Classical Revival building with a tongue and groove finish. It is a mixed-use building of flats over a store. Details include two angled bay windows that join the cornice, which features a band of dentil molding above the bays. Between the bays is a pilaster that ends with a bracket under the cornice. There is decorative wood moldings above the store. The storefront has been altered.

45. 465-67 Broadway APN BL/Lot 0163/029 Contributor 1906  
Architect: Unknown Builder/Contractor: Unknown

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Original Owner: L. Giovannini

A two floor plus basement, painted brick, commercial block with Classical Revival ornamentation. It is a mixed-use building of a residential use over a store. Details include a cornice with modillions and end brackets, projecting segmental arches with end blocks and keystones over the windows, and a string course between floors. This building is significant for its association with LGBTQ social history (Chi Chi Night Club, 1949-56). Upper floor windows are paired and have straight lintels under the segmental relieving arches. Related features include a separate building at 471-73 Broadway located on the same lot (described separately). The storefront has been altered.

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46. 468-88 Broadway APN BL/Lot 0144/015 Noncontributor n/a  
Architect: n/a Builder/Contractor: n/a  
Original Owner: n/a

This lot is currently a parking lot.

47. 471-73 Broadway APN BL/Lot 0163/029 Contributor 1926  
Architect: Perseo Righetti Builder/Contractor: Unknown  
Original Owner: D. Giovannini and Co

A two floor plus basement, commercial brick block with Classical Revival ornamentation and a stucco finish. It is a mixed-use building of residential use over a store. Details include a cornice with dentil molding and paneled fascia, and a string course separating the floors. The storefront has been modified. Originally constructed as a one-story building in 1906, architect Perseo Righetti altered this building into two stories in 1926. Related features include a separate building at 465-67 Broadway located on the same lot (described separately).

48. 475-79 Broadway APN BL/Lot 0163/023 Contributor 1906  
Architect: Crim & Scott Builder/Contractor: Yerba Buena building Co.  
Original Owner: Anna von Straden

A three-story plus basement, painted brick commercial block with both Classical Revival ornamentation and Greek Revival detailing. It is a mixed-use building of residential use over a store. Details include a cornice a row of dentil molding and triglyphs and guttae in the fascia. The three second floor windows have blind round-headed arches with keystones above. The paired upper floor window also have keystones. The ground floor has been altered.

49. 483-93 Broadway APN BL/Lot 0163/022 Contributor 1906  
Architect: Louis Mastropasqua Builder/Contractor: Unknown

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Original Owner: L. Figone Co.

A two-story plus basement, stuccoed brick commercial brick block with Classical Revival ornamentation. The present use is commercial. Details include a pressed metal cornice and paired or single windows with deep reveals and segmental relieving arches on the second -story. On Kearny Street, the building slopes down from Broadway where there are three ground floor small windows with projecting sills, deep reveals, and segmental relieving arches. The storefront has been altered.

50. 490-92 Broadway APN BL/Lot 0144/082 Contributor 1907  
Architect: John A. Porporato Builder/Contractor: B. Castro  
Original Owner: Giacomo Delmonte & Giovanni Roscelli

A four-story, wood-frame, Classical Revival building with aluminum clapboard siding. It is a mixed-use building with three floors of hotel use over a store. The façade is defined by two stacks of angled bays. The cornice features large dentil molding and end brackets. The windows are double-hung. This building is significant for its association with the social history of the Beats (El Matador, c. 1953-77). Related features include two other buildings located on the same lot at 496-98 Broadway and 1116-18 Kearny (described separately).

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51. 496-98 Broadway APN BL/Lot 0144/082 Contributor 1906  
Architect: Salfeld & Kohlberg Builder/Contractor: Hubbs & Lear  
Original Owner: Rosie Auerbach

A two-story, wood-frame, Classical Revival with Art Nouveau details and a stucco finish. A mixed-use building, it is one floor of hotel use over store. Details include two large Art Nouveau windows on the front façade and three on the Kearny Street facade. The Kearny Street windows have stained glass in the upper oval portions. The cornice features a row of dentil molding and end brackets. Related features include two other buildings located on the same lot at 490-92 Broadway and 1116-18 Kearny Street (described separately).

52. 500-08 Broadway APN BL/Lot 0145/008 Contributor 1906  
Architect: Frederick D. Boese Builder/Contractor: J. Wendering  
Original Owner: John Capurro and G.B. Antonini

A three-story, wood-frame, combination Classical Revival and Mission Revival, mixed-use building of office over store with tongue and groove siding. Classical Revival details include a molded cornice, clapboard siding, and rectangular bay windows on each side of the second floor. Mission Revival details include a ceramic tile rooflet between the 2nd and 3rd floors and a row of ceramic tile below each rectangular bay. The bay windows have art glass transoms with a grapevine background and the name "Il Trovatore Restaurant." Vertical siding and triangular

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awnings has been added to the Broadway elevation. Windows are double-hung. The storefront has been altered on Broadway to provide for semi-outdoor restaurant seating. This building has a secondary address at 1105-11 Kearny Street. The building is significant its association with LGBTQ social history (Finocchio's Night Club, 1936-99) and the Beats social history (Enrico's, 1958-2006).

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53. 501-05 Broadway APN BL/Lot 0162/001 Contributor 1909  
Architect: Alfred I. Coffey Builder/Contractor: H. W. Beach  
Original Owner: Walter B. Coffey

A three-story, commercial brick block, Classical Revival, with an unpainted brick finish. A mixed-use building, it has two floors of residential hotel use over store. Upper floor windows are double-hung, making five flat bays on each elevation. Details include white brick quoins outlining the corner and between each row of windows, white brick flat radiating lintels, and a cornice featuring modillions and a row of dentil molding. The ground floor has been altered.

54. 506 1/2 Broadway APN BL/Lot 0145/007 Contributor Unknown  
Architect: Unknown Builder/Contractor: Unknown  
Original Owner: Unknown

A one-story, unpainted brick commercial block of unknown use. This small one floor early brick building sits on a tall concrete retaining wall and is only visible from Broadway. Details include brick ledges under the windows and circular bolts at the cornice level. The building abuts the former Finocchio's club at 500-08 Broadway and may have been used by the club. Related features include a separate building at 1119-21 Kearny Street located on the same lot (described separately).

55. 515-21 Broadway APN BL/Lot 0162/025 Contributor 1908  
Architect: O'Brien Bros. Builder/Contractor: F. J. Clench  
Original Owner: Joseph E. O'Donnell

A three-story plus basement, commercial brick block, Classical Revival, mixed-use building. It has two residential floors over stores. Details include corbelled brick quoins framing the paired windows with flat radiating lintels above, and a pressed metal cornice with modillion blocks. The parapet has a raised center section. The face brick is off-white and laid with rustication lines while the trim brick is tan. On the ground floor the rusticated painted brick pilasters remain at the building edges. The storefronts have been altered.

56. 527-29 Broadway APN BL/Lot 0162/024 Contributor 1911  
Architect: Salfield & Kohlberg Builder/Contractor: Adam Beck

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Original Owner: Melanie Jewett Historic Name: Ning Yung District Association

A three-story plus basement, commercial Brick Block, Classical Revival, mixed-use building with painted brick finish. It has two residential floors above a store, with a rear elevation on William Saroyan Place. Details include an arched entry with a large keystone, a cornice with scrolled modillions and end brackets descending into pendant, paneled pilasters. On the Broadway elevation, the two windows on each upper floor are rectangular and double-hung. The top floor windows have radiating lintels and keystones. The Broadway storefront has been altered. It is significant for its association with Chinese ethnic history as the 19th century site of the Ning Yung District Association, a Chinese benevolent association. The rear elevation on William Saroyan Place has three floors above a store. Its upper floors are painted brick with large windows that have steel lintels. The storefront at 12 William Saroyan Place (12 Adler Place) is painted brick with wood trim. It is significant for its association with LGBTQ social history (Tommy's Place, 1952-55) and the social history of the Beats (Specs' Twelve Adler Museum Café, 1956 to present).

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57. 530 Broadway APN BL/Lot 0145/009 Noncontributor n/a  
Architect: none Builder/Contractor: n/a  
Original Owner: Unknown

This is a surface parking lot with a tall brick and stone retaining wall at the rear.

58. 534-40 Broadway APN BL/Lot 0145/010 Contributor 1909  
Architect: Frederick S. Rolandi Builder/Contractor: Day Work  
Original Owner: Frederick S. Rolandi

A three-story plus basement, wood-frame, mixed-use building of two floors of residential over a store. This Classical Revival building was modified with addition of stucco siding and replacement of the existing ornament with Streamline Moderne motifs. Details include a wide set of streamlines at the cornice level, three stacks of circular bay windows separated by two flat bays with paired windows. All windows are double-hung with segmental arches. This building was modified consistent with a prevailing pattern of alterations in North Beach associated with the architectural expression of the 1930s Art Deco or Streamline Moderne style. The storefront has been altered. A related feature on the north side of this lot is an extant brick wall remaining from the 19th century San Francisco Jail, which opened here in 1851 and was destroyed in the 1906 earthquake and fire.

59. 535-39 Broadway APN BL/Lot 0162/023 Contributor 1911  
Architect: Louis Mastropasqua Builder/Contractor: George C. Bauer & A. Nelson  
Original Owner: G. B. Antonini & Co.

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A three-story plus basement, commercial block, mixed-use building with a stucco finish. Details include a mansard roof with dormer windows, widely spaced and paired consoles with pendant rings and ribbons at the cornice, a string course with elaborate moldings between the first and upper floors. There are simple large windows with mullions on the first floor. The second-floor windows have fanlights. The storefront entry has been altered. Related features include a separate building at 250-56 Columbus Avenue located on the same lot (described separately).

60. 546-54 Broadway APN BL/Lot 0145/011 Contributor 1907  
Architect: Charles Paff & Co Builder/Contractor: Lincoln U. Grant  
Original Owner: N. Ferroggiaro

A three-story plus basement, wood-frame, mixed-use building. The Broadway façade of this Classical Revival building was modified with the addition of stucco and replacement of the existing ornament with Streamline Moderne motifs. It has two floors of residential hotel over store. Details include three stacks of angled bay windows, a Moderne cornice of rounded streamlining with rough stucco plaques at the center facets of the bay windows. All upper floor windows are double-hung. Single flat windows are placed between the bay windows. The front façade of this building was modified consistent with a prevailing pattern of alterations in North Beach associated with the architectural expression of the 1930s Art Deco or Streamline Moderne style. The storefronts have been altered, although clerestories may still exist behind signage. Two large neon signs have been added to the façade. The Romolo Place façade retains its original Classical Revival details including narrow wood siding and a molded cornice with widely spaced rows of egg-and-dart and dentil molding. The windows are topped with decorative keystones.

61. 556-58 Broadway APN BL/Lot 0145/012 Contributor 1907  
Architect: none Builder/Contractor: O. A. Craemer  
Original Owner: Bertha Dupuy

A three-story, wood-frame, Classical Revival, mixed-use building with narrow wood siding. It has two floors of hotel use over store. Details include two stacks of angled bays that joins the cornice, which features large modillions. There is a large (historic) neon sign for "Big Al's," one of the first topless bars in San Francisco and the United States since the mid-1960s. The storefront has been altered including the addition of a marquee sign.

62. 571 Broadway APN BL/Lot 0162/016 Contributor 1907  
Architect: Albert Pissis Builder/Contractor: JNO Faubel  
Original Owner: J. E. Walsh

A three-story, masonry, Classical Revival, mixed-use building with a stucco finish. It has two floors of residential units over a bank. The bank entrance is on Broadway and the residential hotel entrance is at 1150 Grant Avenue. Details include deeply recessed windows with heavy



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carved surrounds and curved lights in the upper sashes. The exterior was remodelled in 1967 with Chinese-style decorations with a pagoda-style parapet and cornice.

63. 612-16 Broadway APN BL/Lot 0146/003 Contributor 1913  
Architect: John A. Porporato Builder/Contractor: G. Caranza & A. Curran  
Original Owner: Prosper Bacigalupi

A four-story, reinforced concrete, Classical Revival, mixed-use building with a stucco finish. It is three floors of residential units over a store. Details include two stacks of angled bays that join an ornate pressed metal cornice featuring modillions, consoles large decorative brackets. Rows of egg-and-dart and dentil moldings top the fourth floor bay windows, a simple cornice tops the third floor bay windows, and a cornice with dentil molding and pendant ribbon molding top the second floor windows. There is a deeply rusticated store surround. The storefront has been altered.

#### **Cadell Place**

64. 15-15 1/2 Cadell Place APN BL/Lot 0103/037 Contributor 1911  
Architect: Charles Fantoni Builder/Contractor: P. Prasso  
Original Owner: F. Botto

A two-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an enclosed Romeo alley flats building with rustic wood siding. Details include paired double-hung wooden windows on each side of the Romeo stair stack and a tall rectangular hooded entry. The cornice features modillions with end brackets and is higher above the Romeo stair stack. Alterations include the addition of a vertical penthouse.

65. 20-24 Cadell Place APN BL/Lot 0103/005A Contributor 1912  
Architect: Mario Bacigalupi Builder/Contractor: Day Work  
Original Owner: G. & D. Sangiacomo

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an alley flats building with wood siding finish. Details include a cornice with modillions, two sets of paired windows on the upper two floors, and another set of paired windows opposite the panelled recessed entry. A string course divides the first floor from the upper two floors.

66. 25-27 Cadell Place APN BL/Lot 0103/041 Noncontributor 1965  
Architect: Unknown Builder/Contractor: Unknown  
Original Owner: Lloyd M. Demrick

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A two-story plus basement, wood-frame, multi-family residence. It is alley flats building with a stucco finish. Only a small portion of the building covered by a fire escape is visible from Cadell Place.

### Card Alley

67. 2-4 Card Alley APN BL/Lot 0130/008 Contributor 1906  
Architect: Louis Traverso Builder/Contractor: Louis Traverso  
Original Owner: Paulo Bezzone

A two-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an alley flats building with wood siding. Details include rustic wood siding at the basement and first floor, with narrow siding above and a cornice featuring modillions a row of dentil molding. There is a belt course between the first and upper floors and a tall rectangular panelled entry. Alterations include insertion of a garage.

68. 17-19 Card Alley APN BL/Lot 0130/007 Contributor 1912  
Architect: Unknown Builder/Contractor: Day Work  
Original Owner: F. Balstrierez

A two-story plus basement, small wood-frame, Classical Revival, multi-family residence. It is an alley flats building with wide and narrow rustic wood siding. Details double-hung wood windows that are single over entry and otherwise paired and a cornice with consoles and egg-and-dart molding. There is a belt course between the top two floors and a rectangular entry.

69. 21-23 Card Alley APN BL/Lot 0130/006 Contributor 1907  
Architect: Unknown Builder/Contractor: M. Cociellato  
Original Owner: M. Cociellato

A three-story, wood-frame, Classical Revival, multi-family residence. It is an alley flats building with rustic wood siding. Details include double-hung wood windows that are single over entry and otherwise paired, a cornice with modillions and dentil molding, and a secondary cornice with modillions between the top two floors. The entry is simple and at street level.

70. 25-27 Card Alley APN BL/Lot 0130/005 Contributor 1906  
Architect: Louis Traverso Builder/Contractor: Louis Traverso  
Original Owner: Louis Foppiano

A two-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an alley flats building with rustic wood siding finish. Details include double-hung wood windows with

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entablatures that are single over the entry and otherwise paired. The molded cornice features a row of dentil molding. The rectangular entry has a shallow vestibule.

71. 34-36 Card Alley APN BL/Lot 0130/037 Contributor 1907  
Architect: John A. Porporato Builder/Contractor: L. A. Hinson  
Original Owner: Nunzio Tarantino

A two-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an alley flats building with asbestos siding finish. Details include double-hung windows, a simple cornice, and a paneled entry. Related features include a separate building at 635-41 Green Street located on the same lot (described separately). Alterations include insertion of a garage.

72. 51-73 Card Alley APN BL/Lot 0130/014 Contributor 1910  
Architect: Unknown Builder/Contractor: Unknown  
Original Owner: Thomas L. Hill

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. This unusual Romeo alley flats building is comprised of two separate, but identical, halves divided by a lightwell that is opens on the principal façade. Details include tongue-and-groove wood siding, simple bracketed, projecting cornices with square moldings below, two slightly projecting stairwells ornamented with pediments with dentil molding, and street-level entries within shallow vestibules.

### **Chestnut Street**

73. 379-99 Chestnut St. APN BL/Lot: 0062/022 Contributor 1906  
Architect: W. G. Hind Builder/Contractor: Hind Improvement Co.  
Original Owner: Angelo Serventi

A three-story over basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with rustic wood siding. Details include three stacks of angled bays on Chesnut Street, one on Stockton Street and a round bay on the corner, all with tongue and groove siding. The flat windows have entablatures. The cornice features a row of dentil molding. There are two hooded entries on Chestnut Street, one of which has an enclosed Romeo stair stack that is surrounded by pilasters. Alterations include two garages added on Stockton Street.

74. 401 Chestnut St. APN BL/Lot 0063/001 Contributor c. 1906  
Architect: Unknown Builder/Contractor: Unknown  
Original Owner:

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A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with rustic wood siding and stucco basement. Details include two pairs of double-hung windows on each floor, a simple molded cornice with a roofdeck railing above. The entry to these flats is from an open staircase. Related features include separate, partially attached building at 1957-61 Stockton Street (described separately).

75. 421-23 Chestnut St. APN BL/Lot 0063/029 Contributor 1907  
Architect: Unknown Builder/Contractor: Day Work  
Original Owner: Mary Bowen

A two-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with a stucco finish. Details include one stack of angled bays, a rectangular entry, and a simple molded cornice. Alterations include the insertion of a garage and the removal of some ornamentation.

76. 427 Chestnut St. APN BL/Lot 0063/028 Contributor 1932  
Architect: C. M. Baker Builder/Contractor: R. Foliotti  
Original Owner: D. Devincenzi

A three-story plus basement, wood-frame, Craftsman/Mission Revival, multi-family residence. It is an apartment building including original garages with a stucco finish and multi-colored brick base. Details include two shallow, angled bay stacks with paired windows with between the bays. The upper sashes of all double-hung windows have six part divided lights. The cornice features a Lombard band and a tile rooflet. The segmental arch above the central entry has a keystone. Two garages flank the entry.

77. 437-41 Chestnut St. APN BL/Lot 0063/027A Contributor 1908  
Architect: John A. Porporato Builder/Contractor: L. Fogliott  
Original Owner: G. Cerelli

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with rustic wood siding on the first floor, tongue and groove on the second and third floors, and imitation stone at the basement level. It is the twin to 443-47 Chestnut Street. Details include one three-story stack of bays and one two-story stack above the wide entry which has voussoirs and keystones. On the third floor the front windows in the bays are flanked by colonettes with consoles below. The cornice features modillions and dentil moldings. The entry stairway is parallel to the building façade, with pairs of doric columns supporting the floors above. A related feature includes a separate flats building at 439A Chestnut Street, constructed for same original owner, located on the same lot not visible from the right-of-way.

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78. 443-47 Chestnut St. APN BL/Lot 0063/027 Contributor 1908  
Architect: John A. Porporato Builder/Contractor: L. Fogliotti  
Original Owner: G. Cerelli

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with rustic wood siding on the first floor, tongue and groove on the second and third floors, and imitation stone at the basement level. It is the twin to 437-41 Chestnut Street. Details include one three-story stack of bays and one two-story stack above the wide entry with voussoirs and a keystone. On the third floor the front windows in the bays are flanked by colonettes with consoles below. The cornice features modillions and dentil moldings. The entry stairway is parallel to the building façade, with pairs of doric columns supporting the floors above.

79. 449-53 Chestnut St. APN BL/Lot 0063/026 Contributor 1912  
Architect: Unknown Builder/Contractor: E. Dalgero  
Original Owner: L. Carriani

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with tongue and groove wood siding and imitation stone at the basement level. Details include two stacks of round bay windows and a cornice featuring consoles and dentil molding. Rows of dentil molding are also above the second floor bay windows and at the string course separating the first and second floors. The entry is a wide arch with a keystone flanked by pilasters. The first floor window is semi-Palladian flanked by pilasters. Alterations include the insertion of a garage. A related feature includes a separate 1906 dwelling at 453A Chestnut Street, constructed for same original owner, located on the same lot not visible from the right of way.

80. 455-59 Chestnut St. APN BL/Lot 0063/025A Contributor 1908  
Architect: Paul J. DeMartini Builder/Contractor: E. Dalgero  
Original Owner: E. Dalgero

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with tongue and groove wood siding. Details include two stacks of angled bays with many decorative moldings, and a cornice featuring consoles, egg-and-dart and dentil molding. Garlands decorate the frieze. Pilasters the length of the bay stacks surround the bay windows. The entry is a wide arch supported by columns. Alterations include the insertion of a garage

81. 461-67 Chestnut St. APN BL/Lot 0063/025 Contributor c. 1907  
Architect: Paul J. DeMartini Builder/Contractor: Paul J. DeMartini  
Original Owner: E. Dalgero

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A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an enclosed Romeo flats building with V-rustic wood siding. Details include two stacks of angled bays with pilasters flanking the windows. The windows in the Romeo stair stack are multi-paned with a simple pediment at the top. The cornice features consoles and dentil molding. Two pairs of shouldered first floor windows are below the bays. Alterations include the insertion of an early garage. A related feature includes a separate 1906 dwelling at 469 A Chestnut Street, constructed for the same original owner, located on the same lot not visible from the right of way.

82. 475 Chestnut St. APN BL/Lot 0063/024 Contributor 1946  
Architect: Unknown Builder/Contractor: Progressive Building Const. Co  
Original Owner: Costanzo

A three-story plus basement, wood-frame, Modern, multi-family residence. It is an apartment building with a stucco finish. Details include a cornice with two widely spaced streamlines and an entry surround with Art Deco moldings. The vestibule is shallow at street level. Each floor has a tri-part window over the entry and two sets of paired windows. There is an original garage.

### Columbus Avenue

83. 1-21 Columbus Ave. APN BL/Lot 0195/004 Contributor 1913  
Architect: Reid Bros. Builder/Contractor: MacDonald & Kahn  
Original Owner: Elsie Drexler Historic Name: Colombo/Elise Drexler Building

A two-story plus basement, reinforced concrete, Classical Revival commercial building clad in ashlar-scored cement plaster, giving the appearance of masonry. The base course is marble veneer. It has two floors of offices over stores. Historically known as the Colombo/Elise Drexler Building, its rounded gore at the intersection of Columbus Avenue and Washington Street is the focal point of the architecture. Five narrow bays comprise the gore corner, separated at the first-story by four engaged Ionic columns. Flat Tuscan pilasters flank the windows on the top floor. Entablature separates the first and second stories while a smaller simpler one separates the second level from the parapet. Both entablatures are articulated with dentils, but only the lower one has modillions. The storefronts on the Columbus Avenue façade are separated by Ionic pilasters. The storefronts on the Washington Street façade are similar but simplified. Between the ground floor columns are prismatic glass clerestory windows above cast-iron storefronts. A pair of glazed, wood windows is centered on each bay. An entrance to the basement parking garage, added in 1924, is on the western end of the Washington Street façade. This building is listed on the National Register of Historic Places ([NRHP #07001469](#)) and is San Francisco Landmark #237. This building has a secondary address at 612-24 Washington Street.

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84. 37-49 Columbus Ave. APN BL/Lot 0195/005 Noncontributo 2009

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Architect: EHDD/Barcelon & Jang Builder/Contractor: Bovis Lend Lease, Inc.  
Original Owner: City College of San Francisco

A steel frame school building with fiber cement panel finish. It is three stories on Columbus Avenue and four stories on Washington Street. On the Columbus Avenue elevation details include, glass awnings above the first-floor windows, and double-hung windows on top floor. This building has a secondary address at 628 Washington Street.

85. 53-55 Columbus Ave APN BL/Lot 0195/023-025 Contributor 1910  
Architect: Fabre & Mohr Builder/Contractor: B. Becaas  
Original Owner: John G. IIs Estate

A three-story, commercial brick block, Classical Revival, mixed-use building with a stucco finish. It has two floors of residential hotel over an office. The building has elevations on Gibb Street and IIs Lane and is unusual in that most of the façade does not front on Columbus Avenue. Details include an octagonal stacked bay at the corner, a tower ornamented with decorative spandrels, a string course between the first and upper floors. The upper floor windows have segmental arched openings. The entry doors are inset with wooden surrounds. The storefront has two transom windows that meet at the corner. Rusticated brick pilasters divide the base into irregular bays.

86. 57-67 Columbus Ave. APN BL/Lot 0195/016 Contributor 1906  
Architect: Mooser & Milwain Builder/Contractor: Rainey & Phillips  
Original Owner: Giacomo Orsi Historic Name: Orsi Building

A three-story plus basement, commercial brick block, Classical Revival, mixed-use building with yellow brick finish. It has two floors of apartments and offices over stores. Triangular in plan, details include a cornice with dentil molding and banded quoins and window surrounds executed in white brick. It has straight window lintels with keystones. At the ground floor, corner piers have banded rustication and store windows retain their original forms including transom strips. Historically known as the Orsi Building, the fascia reads "ORSI."

87. 145-59 Columbus Ave. APN BL/Lot 0177/001 Contributor 1906  
Architect: Salfeld & Kohlberg Builder/Contractor: J. W. Parish & A. Gourlay  
Original Owner: Leopold & Joseph Hirsch Historic Name: St. Paul Hotel

A three-story and mezzanine, steel frame, commercial block, Classical Revival mixed-use building with yellow brick finish. It has two floors of residential hotel above stores and mezzanine. Details include round headed windows on the top floor, rounded recessed corners, and a pressed metal cornice with modillion blocks. Upper floor windows have keystones at the

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middle floor and radiating lintels of brick on the top floor. The storefronts have been altered. This building has a secondary addresses at 935-41 Kearny Street and 609 Pacific Avenue.

88. 201-05 Columbus Ave. APN BL/Lot 0162/004 Contributor 1906  
Architect: Ferrolite Co. Builder/Contractor: Ferrolite Co.  
Original Owner: Charles Carpy

A three-story, reinforced concrete, commercial block, Mission Revival, mixed-use building with a rough 0162/005 stucco finish. It has two floors of residential use above store. Triangular in plan, details include a five-faceted bay window at the corner with crenelations above. The cornice features Mission style modillions. Windows are double-hung wood. A center portion of the Columbus Avenue elevation is one floor shorter than the rest and filled in with a low greenhouse structure, historically housing the photography studios of J.B. Monaco (1902-1920) and Mark Lumiere (1930s). The storefront has been altered.

89. 211-41 Columbus Ave. APN BL/Lot 0162/005 Contributor 1907  
Architect: Salfeld & Kohlberg Builder/Contractor: Joseph Bucher  
Original Owner: F. Koenig Historic Name: San Gottardo Hotel

A two-story plus basement, masonry, Mission Revival, mixed-use building with a stucco finish. It has one floor of residential hotel above stores. It has an irregular plan with frontage on Columbus Avenue and Pacific Avenue. Columbus Avenue facade features a segmentally arched tiled pent rooflet in the center and flat tiled rooflets at each end. There is an arched parapet with an open window above each rooflet. Between these elaborated sections, the cornice consists of two long rows of recessed squares. The upper floor windows have deep reveals. The elevation at 614-26 Pacific Avenue features matching details. The storefronts have been altered.

90. 222 Columbus Ave. APN BL/Lot 0162/003 Contributor 1907  
Architect: Welsh & Carey Builder/Contractor: M. Hastings  
Original Owner: Josephine Boyle Historic Name: Hotel Vendome

A four-story and mezzanine over basement, commercial brick block, Classical Revival mixed-use building with painted brick finish. On a triangular lot formed by the intersection of Columbus Avenue and Kearny Street, it has three floors of offices and mezzanine over stores. Details include a deep, pressed metal cornice featuring scrolled modillion blocks, with rows of egg-and-dart and dentil molding above the circular bay window at the corner. String courses are below the fascia and at the second floor sill level. An arched and hooded entrance at the northern end of the Columbus elevation leads to the upper floors. The storefront clerestories are tall and the corner post remains. This building has a secondary address at 1011 Kearny Street.



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91. 228-34 Columbus Ave. APN BL/Lot 0162/021 Contributor 1910  
Architect: Frederick H. Meyer Builder/Contractor: S. Giletti  
Original Owner: Mortimer Fleishhacker

A triangular-plan four-story commercial brick block, Classical Revival, mixed-use building with a scored stucco finish. It has three floors of offices above a store. Details include a cornice with dentil molding, and windows in triplets. The storefront has been altered.

92. 245-47 Columbus Ave. APN BL/Lot 0162/020 Noncontributor 1908  
Architect: A. Kneiling Builder/Contractor: Clark Construction Co.  
Original Owner: Leopold B. Hirsch

A two-story and mezzanine, concrete, commercial block, Classical Revival, commercial use building with a stucco finish. It has two floors of office above stores. Details include a cornice with egg-and-dart and dentil moldings. The storefront and upper floor window openings have been altered.

93. 253-55 Columbus Ave. APN BL/Lot 0162/019 Contributor 1913  
Architect: Italo Zanolini Builder/Contractor: Charles Fleischer  
Original Owner: Fred. A. Mueller Historic Name: Cavalli building, Vesuvio Café

A two-story and mezzanine over basement, Italian Renaissance Revival, brick commercial building with a stucco finish and an obtuse angle at the corner of Columbus Ave. and Jack Kerouac Alley (formerly Adler Place). The upper floor features shallow rectangular bay, arched openings, balustraded balconies, and paired full-story Corinthian pilasters. Windows are multi-paned casements with fanlights and colonnettes. The rounded corner features palladium sidelights and columns. A greenhouse-like window breaks the facade on mid-Jack Kerouac Alley. The cornice is pressed metal with modillion blocks and rows of egg-and-dart moldings. The entrance to the upper floor is pedimented. The storefront and their wood clerestories are virtually intact. Vesuvio Café, established in 1948, is significant for its association with the social history of the Beats, still occupied by its original Beat-era tenant.

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94. 256 Columbus Ave. APN BL/Lot 0162/023 Contributor 1906  
Architect: John Plover Builder/Contractor: Charles E. Urfo  
Original Owner: John Plover

A two-story plus basement, small commercial brick block, Classical Revival, commercial building, with a painted brick finish. It has one floor of offices above a store. Details include a corbelled fascia line and string course, relieving arches over the rectangular windows, and corner bricks laid log-cabin fashion at the obtuse-angled corner. The storefront has been altered. Related

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features include a separate building at 535-39 Broadway located on the same lot (described separately).

95. 261-71 Columbus Ave. APN BL/Lot 0162/018 Contributor 1907  
Architect: Oliver Everett Builder/Contractor: Webster Mace Const.Co.  
Original Owner: Emile & Jean Artigues  
Historic Name: City Lights Booksellers and Publishers

A triangular-plan two-story and mezzanine over basement, Classical Revival/Craftsman, commercial block with a stucco finish over brick. The cornice is molded with multiple horizontal bands. Upper floor windows are deep set with segmental relieving arches, except for one bay, which is double width with a flat lintel that appears to have been modified to accommodate the former photography studio of "Vitalini Fotografia Italiana." The storefront clerestories still exist with their diamond-patterned muntins between verticals. Most of the storefronts appear to be early or even original. This is the long-time home of City Lights Booksellers and Publishers, established in 1953, significant for its association with the social history of the Beats. Perhaps the most important Beat site in North Beach, it is also significant for its association to LGBTQ social history. Largely intact, the building is a San Francisco Landmark (#228).

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96. 270 Columbus Ave. APN BL/Lot 0162/022 Contributor 1922  
Architect: Italo Zanolini Builder/Contractor: Cahill Bros.  
Original Owner: Italian American Bank  
Historic Name: Italian-American Bank, Bank of America

A triangular-plan, one-story plus basement, concrete, Venetian Gothic commercial building. Details include an elaborate double cornice, round-headed arcades of four bays on Columbus and two on Broadway, clustered columns, and cartouche with swags above the canted corner entrance. Cladding is glazed grey-tan terra cotta with marble on the basement.

97. 277-79 Columbus Ave. APN BL/Lot 0162/017 Contributor 1907  
Architect: Charles Fantoni Builder/Contractor: Modesto Mori  
Original Owner: G. B. Antonini

A three-story plus basement, brick, Classical Revival mixed-use building with a stucco finish. It has two floors of residential use over a store. Details include a crenellated parapet above rooflets supported by large scrolled brackets and modillion blocks. A round arched entry to the upper stories has four Tuscan pilasters and an elongated keystone. The storefront has been altered.

98. 300-18 Columbus Ave. APN BL/Lot 0145/013 Contributor 1906  
Architect: William D. Shea Builder/Contractor: Bernard Dreyer

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Original Owner: Teresa Chichizola

A three-story, wood-frame, Classical Revival mixed-use building with smooth tongue and groove wood siding. It has two floors of residential hotel use over multiple stores. Details include a molded cornice featuring consoles and dentils, and a string course between the commercial and residential floors. The storefronts have been altered. This building has a secondary address at 560 Broadway.

99. 301 Columbus Ave. APN BL/Lot 0146/002 Contributor 1906  
Architect: W. G. Hind/E. A. Bozio Builder/Contractor: W. G. Hind Improvement Co.  
Original Owner: Gustav Harshall

A four-story, wood-frame, Classical Revival, mixed-use building with a stone scored stucco finish. It has three floors of residential hotel use over stores. Details include an irregular plan with facades on Columbus Avenue, Broadway and Grant Avenue, a molded cornice with modillions, and quoins at the principle corner. A mural of local jazz entertainers and North Beach and Chinatown scenes has been painted on all facades since the early 1980s. Storefront has been altered. There is a vintage neon sign saying "HOTEL" above the hotel entrance. This building has a secondary address at 606 Broadway.

100. 303-07 Columbus Ave. APN BL/Lot 0146/030 Noncontributor 1906  
Architect: John A. Porporato Builder/Contractor: Unknown  
Original Owner: F. Venturi

A two-story, wood-frame, commercial building with a stucco finish. Details include a wrought-iron balcony on second floor and a recessed flanked by two side doors. The entire façade has been altered.

101. 309-11 Columbus Ave. APN BL/Lot 0146/029 Noncontributor 1906  
Architect: Edward M. Buckley Builder/Contractor: Cobby & Hansen  
Original Owner: Edward M. Buckley

A two-story, wood-frame, commercial building with a stucco finish. Details include four centered vertical windows with a wrought-iron balcony on the second floor. The storefront features multi-paned clerestories. The facade has been altered.

102. 319-29 Columbus Ave. APN BL/Lot 0146/004 Contributor 1906  
Architect: none Builder/Contractor: W. G. Hind Improvement Co.  
Original Owner: Gustav Harshall

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A one-story, wood-frame, commercial building with a stucco finish. The original four storefronts have been internally combined into one. Details include a 1930s tile base and clearstories on three storefronts, one with a detailed portico over the entry. The fourth storefront has a wood base and cornice with a projecting clock over the entry. As a 1906, one-story frame store building, it represents an early or rare resource in North Beach. This building has a secondary address at 618-24 Broadway.

103. 331-47 Columbus Ave. APN BL/Lot 0146/027 Contributor 1906  
Architect: Mooser & Milwain Builder/Contractor: C.H. Hock  
Original Owner: Joseph Musto Estate Co.

A three-story, painted brick, Classical Revival, mixed-use building. It has two floors of residential hotel use over stores. Details include a string course between the commercial and residential floors, a cornice with egg-and-dart molding that projects slightly over the end bays where it rests on two pairs of large, elaborate brackets. Windows have radiating lintels. The storefronts have been altered.

104. 353-55 Columbus Ave. APN BL/Lot 0146/026 Contributor 1910  
Architect: O'Brien Bros. Builder/Contractor: Unknown  
Original Owner: Samuel Altshuler

A three-story, masonry or concrete, mixed-use building of two floors of apartments over store. This Classical Revival building was modified with the addition of a stucco finish and the replacement of existing ornament with Art Deco motifs. Details include two angled bay window stacks with pilasters spanning the upper two floors and a string course between the lower and upper floors. Art Deco details include chevrons and tassels on the fascia and fanciful flowers at the top of the bay windows. The tiled and angled apartment entry features a stepped arch. This building was modified consistent with a prevailing pattern of alterations in North Beach associated with the architectural expression of the 1930s Art Deco or Streamline Moderne style.

105. 371-73 Columbus Ave. APN BL/Lot 0146/025 Contributor 1912  
Architect: Paul J. Capurro Builder/Contractor: Nelson & Bauer  
Original Owner: John Capurro  
Historic Name: P. G. Molinari and Sons, Molinari Delicatessen

A three-story, wood-frame, Classical Revival building with a scored stucco finish. It has two floors of apartments over a store. Details include two stacks circular bay window flanked by flat windows, a cornice with modillion blocks and dentils, keystones and brackets on the base of the fascia, and circular pediments over the lower bay windows. A string course between commercial and residential floors is supported by Tuscan pilasters. The storefront is little changed except for a base of 1930s tile. This building has been occupied since its construction by Molinari's

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Delicatessen, established in 1896, the last of the four original Italian delis. Since its construction, it has been occupied by Molinari Delicatessen.

106. 401-05 Columbus Ave. APN BL/Lot 0131/026 Contributor 1906  
Architect: Conrad A. Meussdorffer Builder/Contractor: A. Olson  
Original Owner: George C. Alfritz

A three-story, wood-frame, mixed-use building with a stucco finish. It has two floors of offices above a store. Details include one stack of angled bays on Columbus Avenue, one on Vallejo Street, and a five-faceted bay window at the corner. The corner store has an angled entry with its original corner pole. In the late 1930s, this building was combined with the building at 411-53 Columbus Avenue/1400-36 Stockton Street located on the same lot (described separately). The combined buildings, occupying all but one 20 foot lot of a triangular block bounded by Columbus Avenue, Vallejo Street and Stockton Street, were stripped of their original Classical Revival ornamentation, clad with stone-textured stucco, and given Streamline Moderne ornamentation featuring pulvinated streamlining just below the cornices. These modifications are consistent with a prevailing pattern of alterations in North Beach associated with the architectural expression of the 1930s Art Deco or Streamline Moderne style. The storefronts have been altered.

107. 402 Columbus Ave. APN BL/Lot 0131/009A Contributor 1948  
Architect: Unknown Builder/Contractor: Louis Murer  
Original Owner: Roman Catholic Archbishop Historic Name: Frank Marini Gymnasium

A one-story, concrete, Carpenter Gothic Revival building with a stucco finish. Details include ornamentation minimally imitative of the Shrine St. Francis of Assisi Church next door (see 620 Vallejo) and features a pointed arch window with label molding and two-part tracery, paneled buttress-type elements at the corners, and a tightly sculpted floral pendant from the center of the cornice, which is topped by a cross. The facade is symmetrical, with a wide, squared entrance below the arched window, flanked by two elongated windows. Historically known as the Frank Marini Gymnasium, it was constructed after World War II as an adjunct of St. Francis of Assisi Church to house its athletic and other programs. The exterior remains intact, except for the glass front door. It has now been converted to La Porziuncola Chapel.

108. 408-14 Columbus Ave. APN BL/Lot 0131/015 Contributor 1922  
Architect: Louis Mastropasqua Builder/Contractor: J. Farnocchio & Co.  
Original Owner: Atilio Capurro Historic Name: Columbus Building

A two-story, wood-frame, Classical/Arts and Crafts mixed-use building with a stucco and brick base finish. It has one floor of apartments above stores. The name "Columbus Building" appears on the stepped parapet. The design is symmetrical. Each end has a rectangular bay window with

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rounded corners and a pediment with a broken base. Between them are three wide windows. Two arched and pilastered brick entrances are topped by multi-paned leaded windows and keystones. A broad string course separates floors. Storefronts are altered but retain original multi-paned leaded clerestories.

109. 411-53 Columbus Ave. APN BL/Lot 0131/026 Contributor 1906  
Architect: Nathaniel Blaisdell Builder/Contractor: C. P. Moore Building Co.  
Original Owner: Oscar T. Luning

A two-story, wood-frame, mixed-use building. It has one floor of offices above a store. Details include numerous angled and rectangular bay windows on all street frontages and 5-faceted bay window at the corner of Columbus Avenue and Stockton Street. In the late 1930s, this building was combined with the building at 401-05 Columbus Avenue located on the same lot (described separately). The combined buildings, occupying all but one 20 foot lot of the triangular block bounded by Columbus Avenue, Vallejo Street and Stockton Street, were stripped of their original Classical Revival ornamentation, clad with stone-textured stucco, and given Moderne ornamentation featuring pulvinated streamlining just below the cornices, and stepped arches above the bay windows on the northern corner. These modifications are consistent with a prevailing pattern of alterations in North Beach associated with the architectural expression of the 1930s Art Deco or Streamline Moderne style. The storefronts have been altered. Related features include historic neon signs for Little City Market at 1400 Stockton Street and a shoe repair sign at 427 Columbus Avenue. This building has secondary addresses at 644-58 Vallejo Street and 1400-36 Stockton Street.

110. 420-30 Columbus Ave. APN BL/Lot 0131/016 Contributor 1925  
Architect: Perseo Righetti Builder/Contractor: G. B. Pasqualetti  
Original Owner: C. H. Vitalini

A two-story, wood-frame, Classical/Art Nouveau, mixed-use building with scored stucco finish. It has one floor of apartments above a store. Details include four rectangular bay windows. The style of its ornament is Classical Revival featuring a strong cornice with modillion blocks, and a string course between floors. Art Nouveau elements feature arched, tripartite windows with graceful, kidney-shaped transoms subdivided in the center half with a circle and curving muntins. The unusually tall clerestory windows still exist. The storefront has been altered.

111. 444-54 Columbus Ave. APN BL/Lot 0131/017 Contributor 1906  
Architect: Mooser & Milwain Builder/Contractor: Gustave Peterson  
Original Owner: Atilio Capurro

A three-story plus basement, wood-frame, Classical Revival, mixed-use building with channel rustic wood siding. It has two floors of hotel use above stores. Details include four slightly

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splayed rectangular bay windows, evenly spaced, and a straight line box cornice that projects slightly beyond the bays' outermost facets and features egg-and-dart molding. There is also egg-and-dart molding below each bay window, elaborated cartouches on the frieze between the bay windows, and a string course separating the first floor from the upper floors. Related features include an historic neon blade sign for Stella Pastry, the Italian-American bakery that has been in North Beach since 1942.

112. 460-68 Columbus Ave. APN BL/Lot 0131/019 Contributor 1911  
Architect: Louis Mastropasqua Builder/Contractor: D. Francesconi & G. Ferroni  
Original Owner: Atilio Capurro

A three-story plus basement, wood-frame, Classical Revival, mixed-use building with smooth tongue and groove wood siding. It has two floors of apartments above a store. Details include three rounded bay windows placed symmetrically, a cornice with scrolled modillions and paired brackets between the bay windows, keystones, rings and other ornaments in the frieze, and double string courses between floors. The storefront has been altered.

113. 470-90 Columbus Ave. APN BL/Lot 0131/018 Contributor 1936  
Architect: Martin J. Rist Builder/Contractor: M. E. Vulicevich  
Original Owner: Joseph A. Capurro Historic Name: Buon Gusto Market

A two-story plus basement, concrete, Streamlined Moderne mixed-use building with a glazed metal panel finish and a streaked black marble base. It has a floor of offices above stores. Details include a rounded corner at the acute angled intersection of Green Street and Columbus Avenue. The arched office entrance is lined by pulvinated streamlining with a round transom window above brass double doors, and is framed by peach-colored, high-gloss terra tiles radiating from the arch. The cornice features a line of wavy peach-colored terra cotta tile. There is a continuous band of windows on the upper floor. The storefronts have been altered, but they adhere to the original lines. It is probably the best Moderne/Deco design in North Beach, has one of the finest Moderne doorways in the city, occupies a prominent corner on a block of largely intact buildings, and is itself generally intact.

114. 500-24 Columbus Ave. APN BL/Lot 0117/004 Contributor 1907  
Architect: Martens & Coffey Builder/Contractor: San Francisco Realty & Const. Co.  
Original Owner: Leon and Joseph Lewin  
Historic Name: Triangolo Hotel

A four-story plus basement, wood-frame, Mission Revival, mixed-use building with a stucco finish. It has three floors of residential hotel use above stores. Details include a circular bay window at the gore corner, four rectangular bay windows along Columbus Avenue, and three rectangular bays along Stockton Street. The building has been stripped of its original

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ornamentation and given a coat of stone-textured stucco, and simple molding added on the circular bay window and along Mission style parapets that rise above the rectangular bay windows. The storefronts have been altered. This building has a secondary address at 1509-17 Stockton Street.

115. 501-47 Columbus Ave. APN BL/Lot 0117/005 Contributor 1906  
Architect: Conrad A. Meussdorffer Builder/Contractor: O. A. Craemer  
Original Owner: George C. Alfritz

A three-story plus basement, wood-frame, mixed-use building of two floors of residential hotel use above stores. Details included a circular bay window at the gore corner, seven angled bay windows on Columbus Avenue, and four angled bays on Green Street. In the late 1930s, this Classical Revival building was modified with the addition of stucco siding and replacement of the existing ornament with Art Deco motifs including a Mayan foliate frieze in place of the original cornice and vertically-lined swags under each upper floor window. This building was modified consistent with a prevailing pattern of alterations in North Beach associated with the architectural expression of the 1930s Art Deco or Streamline Moderne style. The storefronts have been altered. This building has a secondary address at 612-22 Green Street.

116. 526 Columbus Ave. APN BL/Lot 0117/003 Contributor 1906  
Architect: none Builder/Contractor: Day Work  
Original Owner: Delosa and Caselli

A two-story plus basement, wood-frame, mixed-use building of a floor of offices above store. This Classical Revival building was modified with addition of stucco siding and replacement of the existing ornament with Art Deco motifs. Details include grooved pilasters, zigzag moldings, rounded storefront piers, and on Stockton Street a stepped balcony. Otherwise, both street elevations are similar. These 1934 & 1936 modifications by architect John A. Porporato, are consistent with a prevailing pattern of alterations in North Beach associated with the architectural expression of the 1930s Art Deco or Streamline Moderne style. This building has a secondary address at 1521 Stockton Street.

117. 532-44 Columbus Ave. APN BL/Lot 0117/002 Contributor 1915  
Architect: Louis Mastropasqua Builder/Contractor: Passalino & Moriconi  
Original Owner: C. & J. C. Favilla & P. A. Bricca

A three-story and mezzanine over a basement, commercial brick block, Classical Revival, mixed-use building with a stucco finish. It has two floors and mezzanine of commercial uses above store. Details include a much-bracketed cornice below a narrow, tiled rooflet with animal and musical motifs between the brackets and a row of dentil molding below. Pilasters surround



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the five bays of Chicago-style windows that have flattened-arch transoms on the top floor. Both street elevations are similar. This building has a secondary address at 1527 Stockton Street.

118. 549-55 Columbus Ave. APN BL/Lot 0117/019 Contributor 1909  
Architect: Charles Williams (designer) Builder/Contractor: J. B. Baker  
Original Owner: James Lagomarsino

A three-story, wood-frame, mixed-use building of two floors of apartments over stores. This Classical Revival building and the adjacent building at 559-65 Columbus Avenue were stripped of their original ornament and covered with asbestos siding. Details include two circular bay windows. The storefronts have been altered.

119. 552-66 Columbus Ave. APN BL/Lot 0117/020 Contributor 1909  
Architect: Charles J. Rousseau Builder/Contractor: N. P. Anderson  
Original Owner: Alfred Newman

A three-story, wood-frame, mixed-use building of two floors of office and residential uses above stores. This Classical Revival building was modified with addition of stucco siding and replacement of the existing ornament with Streamline Moderne motifs. Details include a round corner bay and two angled bays along Columbus Avenue, and a cornice with streamlining of the Moderne style. Mayan-inspired panels decorate the bays. The corner storefront seems to be from the original construction; it is wooden, with paneled Tuscan pilasters and low paneled bases. This building was modified consistent with a prevailing pattern of alterations in North Beach associated with the architectural expression of the 1930s Art Deco or Streamline Moderne style.

120. 559-65 Columbus Ave. APN BL/Lot 0117/018 Contributor 1906  
Architect: Righetti & Kuhl Builder/Contractor: Theodore Lutge  
Original Owner: G. Chiappari

A three-story, wood-frame, mixed-use building of two floors of apartments over stores. This Classical Revival building and the adjacent building at 549-55 Columbus Avenue were stripped of their original ornamentation and covered with asbestos siding. Details include two angled bay windows flanking a circular bay window. The original storefronts have been altered.

121. 575-79 Columbus Ave. APN BL/Lot 0117/017 Contributor 1912  
Architect: Salfeld & Kohlberg Builder/Contractor: N. P. Anderson  
Original Owner: Meta Guedecke

A three-story, wood-frame, Classical Revival, mixed-use building with a scored stucco finish. It has two floors of residential use above stores. Details include three angled bay windows, an

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usual three layer cornice with egg-and-dart molding that comes to a point above each bay stack. The storefronts have been altered, but clerestories have been uncovered on one storefront.

122. 659 Columbus Ave. APN BL/Lot 0101/045 Noncontributor 1908  
Architect: J. E. Krafft & Sons Builder/Contractor: Unknown  
Original Owner: Charles W. Sutro

A one-story plus basement, wood-frame store. Details include vertical channel rustic siding covering original clerestory windows, inset entry and a flat band cornice. A 1930s glazed ceramic tile base has been painted. Related features include an adjacent open space.

123. 701-09 Columbus Ave. APN BL/Lot 0090/038 Contributor 1906  
Architect: Righetti & Kuhl Builder/Contractor: R. J. Hughes  
Original Owner: August Casassa

A three-story plus basement, wood-frame, Classical revival, mixed-use building with wide and narrow rustic wood siding. It has two floors of residential use above stores. Details include a triangular plan, three angled bay windows on Columbus Avenue and two on Filbert Street, a consoled cornice of pressed metal. The bays are paneled and have molded window surrounds with dentil and keystones. Most storefronts and all clerestories appear intact, including some Corinthian pilasters with a 1930s tile base. This building has a secondary address at 720-22 Filbert Street.

124. 706 Columbus Ave. APN BL/Lot 0090/026 Noncontributor c. 1956  
Architect: Unknown Builder/Contractor: Unknown  
Original Owner: Unknown

A one-story, wood-frame, commercial building with a stucco finish. It is used as an auto repair shop and parking lot on a triangular lot. Details include a wide, roll-up metal garage door.

125. 716-22 Columbus Ave. APN BL/Lot 0090/027 Contributor 1906  
Architect: Unknown Builder/Contractor: Unknown  
Original Owner: A. Guatelli

A one-story, wood-frame, Classical Revival, commercial building with wood siding representing an early or rare resource in North Beach. Details include a simple cornice and clerestories. Related features include a separate building at 731-45 Greenwich Street located on the same lot (described separately).

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126. 725-37 Columbus Ave. APN BL/Lot 0090/037 Contributor 1914  
Architect: Paul J. Capurro Builder/Contractor: Farnocchia Petri & Co.  
Original Owner: D. J. Casassa

A two-story, wood-frame, Classical revival, mixed-use building with wide and narrow rustic wood siding. It has a floor of residential flats above stores. Details include six angled bay windows, a cornice featuring consoles, egg-and-dart, and dentil molding, and three symmetrically sited, round-arched entrances to the upper floor. The upper floor windows are surrounded by decorative molding and are within string courses above and below. The storefronts have been altered, although all original clerestories remain.

127. 745 Columbus Ave. APN BL/Lot 0090/024 Noncontributor 1909  
Architect: Unknown Builder/Contractor: Norio Cavaglia  
Original Owner: M. Landucci

A one-story, wood-frame, commercial building with a stucco finish. Details include pedimented entrance and tile base.

128. 752-60 Columbus Ave. APN BL/Lot 0090/028 Contributor 1909  
Architect: Charles Fantoni Builder/Contractor: G. B. Baglietto & G. Trevia  
Original Owner: John Oliva

A three-story plus basement, wood-frame, Classical Revival mixed-use building with asbestos siding. It has two floors of apartments over stores. Details include three angled bays with rooflets flanked by rectangular bays at the building ends. The residential entries are angled. There is a metal railing at the cornice lines. Storefronts have been altered.

129. 753-59 Columbus Ave. APN BL/Lot 0090/025 Contributor 1907  
Architect: John A. Porporato Builder/Contractor: Unknown  
Original Owner: Peter L. Simi

A two-story, wood-frame, Classical Revival, mixed-use flatiron building with smooth wood siding and brick veneer on the ground floor. It has a floor of residential flats above a store. Details include a triangular plan, four angled bays, including one at the corner of Stockton Street, a cornice featuring consoles and dentil molding. The windows have wide molded wood surrounds. The storefront has been altered. The flat-front rear elevation at 30 Scotland Street has no bays and a set-back additional upper story.

130. 780-82 Columbus Ave. APN BL/Lot 0090/029 Contributor 1907

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Architect: Unknown

Builder/Contractor: Unknown

Original Owner: Asunta Orcese

A two-story, wood-frame, Classical Revival, mixed-use building with narrow wood siding. It has a floor of residential flats above a store. Details include a triangular plan, one angled bay on Columbus Avenue and three on Greenwich Street, and a round bay at the corner with curved glass. The cornice features consoles, egg-and-dart and dentil molding. A string course separates the floors. The storefront has been altered, but the original pole remains at its corner entry. This building has a secondary address at 747-51 Greenwich Street where the arched residential entry is flanked by pilasters and has a prominent entablature.

131. 783-85 Columbus Ave.

APN BL/Lot 0090/033

Contributor

1906

Architect: Paul J. DeMartini

Builder/Contractor: W. O. & J. Clement & W. A. Feeth

Original Owner: G. B. Dondero

A three-story, wood-frame, Classical Revival, mixed-use building with smooth wood siding and a brick veneer base. It has two floors of apartments over stores. Details include residential entries on both Mason Street and Scotland Street with shallow vestibules. There is a round corner bay and both elevations have squared and angled bays. The cornice features consoles, egg-and-dart and dentil molding. Alterations include the storefronts and the insertion of two garages on Scotland Street and one on Mason Street. This building has secondary addresses at 1952-56 Mason Street, 21-25 Scotland Street, and 783 Greenwich Street.

### **Eaton Place**

132. 4 Eaton Place

APN BL/Lot: 0129/027 Noncontributor n/a

Architect: n/a

Builder/Contractor: n/a

Original Owner: n/a

A vacant lot.

### **Edith Street**

133. 5-11 Edith St.

APN BL/Lot 0077/008

Contributor

1913

Architect: Italo Zanolini & Grace Jewett

Builder/Contractor: P. Prasso

Original Owner: Goppici

A four-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an enclosed Romeo flats building with smooth wood siding above the rustic siding on the basement level. Details include a cornice featuring modillions and dentil molding and flat architrave. The

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windows are double-hung. There is one stack of bay windows on Grant Avenue, with no bays on Edith Street. Alterations include a partial penthouse and the insertion of a garage on Grant Avenue.

134. 15-17 Edith St. APN BL/Lot 0077/012 Contributor 1909  
Architect: Adolph Cavallo Builder/Contractor: J. F. Jones  
Original Owner: Mary Calderoni

A two-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an enclosed Romeo alley flats building with V-rustic wood siding. Details include a simple cornice. Alterations include insertion of a garage with an early garage double door. Related features include a separate building at 514-18 Greenwich Street located on the same lot (described separately).

135. 19-21 Edith St. APN BL/Lot 0077/013 Contributor 1911  
Architect: Unknown Builder/Contractor: L. Maragliano  
Original Owner: L. Maragliano

A three-story plus basement over two flats, wood-frame, Classical Revival, multi-family residence. It is an alley flats building with V-rustic wood siding. Details include a simple cornice, double-hung windows, and a rectangular entry. Alterations include the insertion of garage and the addition of a partial third floor addition. Related features include a separate building at 520-26 Greenwich Street located on the same lot (described separately).

136. 25-27 Edith St. APN BL/Lot 0077/014 Contributor 1908  
Architect: Paul J. Capurro Builder/Contractor: Day Work  
Original Owner: G. B. Valle

A two-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an enclosed Romeo alley flats building with V-rustic wood siding. Details include a cornice with egg-and-dart and dentil molding, paired windows with entablatures, and a rectangular entry with an entablature. Alterations include the insertion of a garage. Related features include a separate building at 528-30 Greenwich Street located on the same lot (described separately).

137. 33-35 Edith St. APN BL/Lot 0077/016 Contributor 1912  
Architect: Louis Mastropasqua Builder/Contractor: Clemente Rosina  
Original Owner: Pio Cecchi

A two-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an alley flats building with V-rustic wood siding. Details include a wide cornice with modillions and a

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second cornice separating the first and second floors. The top floor double-hung windows are shouldered with keystones. The shallow, paneled entry is arched with a decorative band ending in rings. The doors have clerestories above. Related features include a separate building at 540 Greenwich Street located on the same lot (described separately).

138. 43-45 Edith St. APN BL/Lot 0077/017 Contributor 1924  
Architect: Unknown Builder/Contractor: Paul DeMartini  
Original Owner: Mario De Martini

A two-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an alley flats building with narrow wood siding and painted imitation stone base. Details include a wide cornice with modillions and a second cornice between the two floors. There are two pairs of shouldered windows on the second floor with entablatures and a set of three windows on the first floor surrounded by pilasters. The upper sash of each window is multi-paned. The paneled entry is arched with a keystone and is flanked by pilasters. Alterations include the insertion of a garage. Related features include a separate building at 544-46 Greenwich Street located on the same lot (described separately).

139. 49-51 Edith St. APN BL/Lot 0077/018 Contributor 1906  
Architect: Adolf Cavallo Builder/Contractor: B. O. Bassett  
Original Owner: Mary Calderoni

A two-story plus basement, wood-frame, multi-family residence. This Classical Revival, alley flats building was stripped of its original ornamentation and given a stucco finish. Details include a smooth cornice, paired windows on the west façade, and an arched entry. Related features include a separate building at 550-52 Greenwich Street located on the same lot (described separately).

#### **Emery Lane**

140. 4 Emery Lane APN BL/Lot 00130/013 Contributor 1907  
Architect: Unknown Builder/Contractor: Michele Nave  
Original Owner: Michele Nave

A one-story plus basement, wood-frame, Classical Revival, dwelling with a stucco finish. Details include a cornice featuring a Lombard band decorated with flowers and shells and a tri-part window with a larger center flanked by narrow ones, all with multi-paned upper sashes. The floors are divided by a belt course. The shallow, arched entry has a checkered tile base and terazzo steps. Alterations include the insertion of a garage.

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141. 439-41 Filbert St. APN BL/Lot 0104/054 Contributor 1907  
Architect: Unknown Builder/Contractor: Vittorio Pera & Co.  
Original Owner: Albert Puccetti

A two-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with V-rustic wood siding on the first floor plus basement, and smooth, narrow wood siding above. Details include a cornice with modillions, an angled bay on the top floor, a string course separating the top two floors, and a shallow, rectangular entry topped by a cornice with modillions.

142. 443-45 Filbert St. APN BL/Lot 0104/053 Contributor 1906  
Architect: Giovanni Buzzetti Builder/Contractor: Unknown  
Original Owner: Angelo Boitano

A two-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an alley flats building with V-rustic wood siding. Details include a simple entablature over each window and a cornice with egg-and-dart molding. A shallow recessed entry has simple ornamentation. Because of the slope, the building is three stories on its secondary elevation at 198 Varennes Street. Alterations include the insertion of a garage.

143. 449-55 Filbert St. APN BL/Lot 0104/040 Contributor 1908  
Architect: Paul J. DeMartini Builder/Contractor: A. Bris  
Original Owner: Assunta Ferroggiore

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an enclosed Romeo flats building with smooth narrow wood siding. Details include a cornice featuring consoles and rows of egg-and-dart and dentil moldings. There are two stacks of angled bay windows flanked by pilasters. The central rectangular Romeo entry is also flanked by pilasters.

144. 457-63 Filbert St. APN BL/Lot 0104/039 Contributor 1908  
Architect: Charles Fantoni Builder/Contractor: P. Gamassella & Co.  
Original Owner: Guiseppina Soldavini

A two-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a Romeo flats building with a stucco finish. Details include a simple cornice and paired double-hung windows. Alterations include the insertion of a garage.

145. 467-69 Filbert St. APN BL/Lot 0104/071 Noncontributor 2008

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Designer: Fabien Lannoye  
Original Owner: Unknown

Builder/Contractor: Nova Designs & Builds

A three-story plus basement, residential building with wood siding. Details include a small penthouse, a stack of wide rectangular bay windows, and a recessed entry and garage.

146. 471-75 Filbert St.  
Architect: none  
Original Owner: Rosa Badarocco

APN BL/Lot 0104/070 Contributor 1906  
Builder/Contractor: Dahl & Kessler

A 3 -story, wood-frame, Classical Revival multi-family residence. It is a flats building with asbestos siding. Details include a cornice with a wide slanting eave supported by posts with a parapet above, and a two-leg exterior staircase to non-recessed entry doors.

147. 501 Filbert St.  
Architect: none  
Original Owner: Lucci Baccioccio

APN BL/Lot 00103/001 Contributor 1924  
Builder/Contractor: G. B. Pasqualetti, Felix Spitzer  
Name: Grant Avenue Garage

A two-story plus basement, concrete industrial building (a public garage) with a wood truss roof. Details include a Classical Revival decorative cornice and a parapet with raised centers and pointed corner ornaments on both the Filbert Street and Grant Avenue elevations. The windows are steel with factory-sashes. The auto entrance is on Filbert Street. There appear to be no alterations.

148. 519-21 Filbert St.  
Architect: John A. Porporato  
Original Owner: Maria Nicolini

APN BL/Lot 00103/038 Contributor 1907  
Builder/Contractor: Henry Conrad

A two-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an enclosed Romeo flats building with V-rustic wood siding. There is a molded cornice with dentil molding. Details include two angled bays on the top floor and single windows flanking the entry. The bays have smooth tongue-and-groove siding. The Romeo entry and staircase window have simple entablatures.

149. 520-24 Filbert St.  
Architect: Paul J. Capurro  
Original Owner: Antonio Cerruti

APN BL/Lot 0088/049-051 Contributor 1912  
Builder/Contractor: John Dighero

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with alternating wide and narrow rustic wood siding. Details include a round corner



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bay, an angled bay on Filbert Street, and no bay windows on Medau Place. The cornice on Filbert Street has consoles and rows of egg-and-dart and dentil moldings. The bays are treated elaborately with pilasters between windows, filigreed pediments, elongated brackets, and paneling. The entry vestibule is arched, within a squared and ornamented surround. The windows are all double-hung wood; those on the corner bay are curved. There are no apparent alterations.

150. 525-35 Filbert St. APN BL/Lot 00103/035 Contributor 1908  
Architect: Giovanni B. Torre Builder/Contractor: Cuneo & Cavaglia  
Original Owner: Giovanni B. Torre

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with alternating wide and narrow rustic wood siding. Details include two angled bay windows on the top two floors. On an extra wide lot, it has a wide entry vestibule and two central flat windows between the bays. The cornice has consoles with rows egg-and-dart and dentil moldings and garlands on the frieze. The garland motif and dentil molding is repeated below each of the bay windows. The entry features an arch with garlanded soffits, flanked by very narrow windows. Alterations include the insertion of a garage.

151. 526-30 Filbert St. APN BL/Lot 0088/052-054 Contributor 1912  
Architect: Paul J. Capurro Builder/Contractor: John Dighero  
Original Owner: Antonio Cerruti

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with alternating wide and narrow rustic wood siding. Details include two angled bay windows, and a cornice featuring consoles and rows of egg-and-dart and dentil moldings. Large pilasters with a hanging ring motif flank the bay windows, which are treated with fluted brackets. It has an arched entry vestibule within a squared and ornamented surround. It was designed by Paul J. Capurro for Antonio Ceruti under the same contract as the similarly styled adjacent building at 520-24 Filbert.

152. 532-36 Filbert St. APN BL/Lot 0088/055-057 Noncontributor c. 1986  
Architect: Unknown Builder/Contractor: Unknown  
Original Owner: Filbert Medau Partners

A three-story plus basement, wood-frame, multi-family residence with horizontal wood siding and a stucco base. Details include a wide stack of angled bay windows decorated with half-timber style details, a curved parapet in lieu of cornice, and a brick base surrounding the original garage.

153. 537-47 Filbert St. APN BL/Lot 0103/034 Contributor 1912

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Architect: Norio Cavaglia  
Original Owner: Luca Baciocca

Builder/Contractor: Norio Cavaglia

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a double-wide flats building with tongue and groove wood siding and imitation stone at the basement level. Details include four stacks of angled bay windows and two matching paneled entrances, each a half-round arch on simple corbels with pilasters between the doors. On the first floor there are five sets of paired windows flanked by pilasters. The cornice features modillions and rows of egg-and-dart and dentil moldings. The alley side matches except for lacking bay windows.

154. 540-50 Filbert St. APN BL/Lot 0088/009 Contributor 1909  
Architect: Righetti & Headman Builder/Contractor: Nelson & Mallory  
Original Owner: L. DeMartini

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an enclosed double Romeo flats building with asbestos siding. Details include a simple cornice, three stacks of angled bay windows above three sets of triple windows. There are two arched entries. Alterations include the insertion of a garage in the center of the building. Related features include a separate building at 51-61 Medau Place located on the same lot (described separately).

155. 551-55 Filbert St. APN BL/Lot 0103/023 Contributor 1910  
Architect: Paul J. DeMartini Builder/Contractor: Day Work  
Original Owner: Angelo Pacello

A three-story plus basement, wood-frame, Classical Revival/Arts and Crafts, multi-family residence with tongue and groove wood siding. It is an enclosed Romeo flats building with an asymmetrical entrance on the Filbert Street elevation and a secondary Romeo entrance at 159-63 Jasper Place. Details include two stacks of bay windows on Filbert Street. Both elevations feature two-story pilasters between the windows and the Romeo stair stacks. The paired windows on the first floor are shouldered. The cornice features consoles and rows of egg-and-dart and dentil moldings. The entry doors on Filbert Street have Arts and Crafts mullions and a decorated pediment. Alterations include the insertion of garage.

156. 552-56 Filbert St. APN BL/Lot 0088/010 Contributor 1906  
Architect: Paul F. DeMartini Builder/Contractor: Charles Coburn  
Original Owner: Edmund Raggio et al

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with narrow tongue and groove wood siding on the upper floors and brick on the first floor plus basement. Details include a cornice featuring modillions and rows of egg-and-dart

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moldings and two stacks of angled bay windows, the upper sash of each center window with Arts and Crafts style divided light transoms. On the first floor, twin segmented arches top both the entry and tri-part window, each opening flanked by recessed brick pilasters. Alterations include the brickwork on the first floor plus basement, which appears to be work of the 1920s, applied after the original stable on this site ceased to be useful and was converted to a garage. Related features include a separate building at 63-65 Medau Place located on the same lot (described separately).

157. 557-63 Filbert St. APN BL/Lot 0103/022 Contributor 1908  
Architect: Paul J. DeMartini Builder/Contractor: Tomasello & Bonnacorso  
Original Owner: Carmela Navarro

A two-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an enclosed Romeo flats building with narrow tongue and groove wood siding. Details include a cornice with consoles and rows of egg-and-dart and dentil moldings, two angled bays decorated with cartouches, paired windows on the first floor, and a single window on the Romeo stack. All windows have entablature and are surrounded by fluted pilasters. Alterations include the insertion of a garage.

158. 558-62 Filbert St. APN BL/Lot 0088/011 Contributor 1907  
Architect: Paul Bacigalupi Builder/Contractor: Day Work  
Original Owner: Paul Bacigalupi

A three-story, wood-frame, Classical Revival, multi-family residence. It is a flats building with a stucco finish. Details include two angled bay windows with a wide molded cornice. Related features include separate buildings located on the same lot at 562A Filbert Street (described separately) and a cottage not visible from the right of way at 566A Filbert Street.

159. 562A Filbert St. APN BL/Lot 0088/011 Contributor 1906  
Architect: Paul Bacigalupi, des Builder/Contractor: Day Work  
Original Owner: Paul Bacigalupi

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with horizontal wood siding. Details include a three-leg exterior staircase leading to entry landings, a simple cornice, and windows with lintels. It is presented as an alley flat on Medau Place. Access to building is through a door at 558 Filbert Street. Related features include separate buildings located on the same lot at 558-62 Filbert Street (described separately) and a cottage not visible from the right of way at 566A Filbert Street.

160. 565-69 Filbert St. APN BL/Lot 0103/021 Contributor 1906

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Architect: John A. Porporato  
Original Owner: Matteo Brocato

Builder/Contractor: J. M. Jackson

A three-story plus basement, wood-frame, Classical Revival multi-family residence. It is a flats building with a stucco finish. Details include a stack of round bays opposite the arched and paneled entry and a simple smoothed cornice. Alterations include the insertion of a garage.

161. 566 Filbert St.  
Architect: Unknown  
Original Owner: Unknown

APN BL/Lot 0088/012 Contributor c. 1907  
Builder/Contractor: Unknown

A two-story plus basement, wood-frame, Bay Area Shingle style dwelling with a painted wood shingle finish. Details include an asymmetrical design stemming from its irregular gable roof, a small rectangular bay, and a rear gable with vertical tongue and groove siding. There are two garages that may have been stables. According to Here Today (page 266) this pre-fabricated shingled house was sent from Holland as a wedding gift to first owners.

162. 570-74 Filbert St.  
Architect: Righetti & Kuhl  
Original Owner: L. Lazio

APN BL/Lot 0088/013 Contributor 1907  
Builder/Contractor: J. F. Hoadley

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats with asbestos finish. Details include one stack of round bays, one stack of rectangular bays above the entry, an arched light above the column-flanked entry, and a simple cornice. Alterations include the insertion of a garage. This building has a secondary address at 12-14 Krausgrill Place. Related features include a separate, alley flats building at 16-18 Krausgrill Place located on the same lot (described separately).

163. 571-75 Filbert St.  
Architect: Tennler & Weismann  
Original Owner: Mary Marmina

APN BL/Lot 0103/020 Contributor 1908  
Builder/Contractor: S. DiNatali

A three-story plus basement, stuccoed wood-frame, Classical Revival, multi-family residence. It is a flats building with a stucco finish. Details include a stack of round bays opposite the wide, rectangular entry featuring modern piers, and a simple cornice. Alterations include the insertion of a garage.

164. 577-81 Filbert St.  
Architect: Unknown

APN BL/Lot 0103/019 Contributor 1906  
Builder/Contractor: Louis Rossi

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Original Owner: Joseph LaSuelo

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with V-rustic wood siding. Details include a cornice featuring modillions, rows of dentil molding, and horizontal diamond shape detail on the frieze. There is a stack of angled bay windows flanked by fluted pilasters and topped with entablatures and dentil molding. This detail is repeated on the single windows opposite the bay stack. On the first floor a rectangular entry is also flanked by fluted pilasters with a false balcony above. Paired windows opposite the entry are shouldered. Alterations include the insertion of a garage.

165. 608-20 Filbert St. APN BL/Lot 0089/011 Contributor 1951  
Architect: Phillip D. Tomasello Builder/Contractor: Carlen Construction Co.  
Original Owner: Roman Catholic Archbishop  
Name: Saints Peter and Paul Parish Center

A one-story and mezzanine, wood-frame, institutional building with a brick veneer finish with a stucco finish above. Details include and open space on the west portion of the lot. A wall plaque contains the following language: "This gymnasium was donated by A.P. Giannini as a place for children of primary or grammar school age to play and enjoy themselves. It is dedicated to the memory of his wife Clorinda A. Giannini and his deceased children, Amadeo P. Giannini, Jr., Lloyd T. Giannini, Agnes Rose Giannini and Virgil D. Giannini."

166. 622-26 Filbert St. APN BL/Lot 0089/013 Contributor 1913  
Architect: Welsh & Carey Builder/Contractor: Trevia & Pasqualetti  
Original Owner: Achille Paladini

A three-story plus basement, wood-frame, Classical Revival multi-family residence. It is a flats building with a stucco finish on the upper floors and a brick veneer finish below. Details include a cornice with modillion and a row of dentil moldings, two angled bay windows, and a wide secondary cornice over the first floor supported by consoles. A tri-part frame covers the upper part of the wide rectangular entry. Alterations include the insertion of a garage.

167. 630-34 Filbert St. APN BL/Lot 0089/014 Contributor 1910  
Architect: Charles R. Wilson Builder/Contractor: J. B. Baker  
Original Owner: Olinto Menesini

A three-story plus basement, wood-frame, Classical Revival multi-family residence. It is a flats building with a stucco finish. Details include two stacks of round bay windows that join a projecting gabled attic that has two double-hung windows flanking a recessed panel. A wide secondary cornice extends over the first floor which features a vestibule and a pair of windows. Alterations include the insertion of a garage.

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168. 650-60 Filbert St. APN BL/Lot 0089/015 Contributor 1912-1939  
Architects: Shea & Lofquist/Charles Fantoni/John A. Porporato  
Original Owner: Roman Catholic Archbishop  
Name: Church of Saints Peter and Paul

A masonry church building in the Northern Italian Romanesque style. It is the most visible institutional building in North Beach. Its form is tripartite, a 60-foot gabled center flanked by 100-foot twin towers. It was designed by Shea & Lofquist (1912, basement), Charles Fantoni (1922, superstructure: building and towers), and John A. Porporato (1939, facing, main doors and entrance). The three portals are round arched, the center one taller and with a series of columns and arches. Four life-size statues by Ettore Cadorin mark the piers separating the three parts. They rest on a string course with fascia bearing an Italian quotation from Dante, in mosaic. A course of niches and statues runs below a rose window and above the main portal. Facing is cast stone up to the gables, and painted concrete for the towers. The towers have many spires and both blind and open arcades.

169. 666 Filbert St. APN BL/Lot 0089/016 Contributor 1917  
Architect: Charles Fantoni Builder/Contractor: Day Work  
Original Owner: Roman Catholic Archbishop  
Name: Priests' Residence

A three-story plus basement, wood-frame, Venetian Gothic, rectory building with scored stucco finish. Details include a central square bay on rusticated piers with three arched windows containing stained glass with a balustrade balcony above. The cornice features decorative Venetian Gothic molding below a tile roof. Originally a symmetrical two-story plus basement building with Classical ornament, 1928 modifications designed by Charles Fantoni included the addition of the bay, third -story, and cornice converting it to a parochial residence.

170. 680 Filbert St. APN BL/Lot 0089/048-49 Noncontributor 1971  
Architect: Roger Ranuio Builder/Contractor: Milton G. Leong - Engineer  
Original Owner: Salesian Boys Club

A three-story, concrete building, with a stucco finish. It is an institutional building housing the Salesian Boys and Girls Club that has occupied this site since the 1920s. The present-day building was constructed in 1971 and substantially remodeled in 2014 designed by CSDA Architects. New elements include a mezzanine, third floor, new elevator and structural upgrades. Details include an arched roofline and large window openings.

171. 690 Filbert St. APN BL/Lot 0089/050-051 Noncontributor 1961

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Architect: Unknown Builder/Contractor: William Horstmeyer Co.  
Original Owner: Roman Catholic Archbishop

This underground garage is topped with an open-air parking lot which also serves as school recreation during the day.

172. 700-704 Filbert St. APN BL/Lot 0090/008 Contributor 1907  
Architect: William A. Knowles Builder/Contractor: Brounton Bros.  
Original Owner: Hind Estate Co.

A three-story plus basement, wood-frame, Classical Revival, mixed-use building, with channel rustic wood siding. It has two floors of apartments over stores. Details include four projecting window bays on the upper floors of the Powell Street elevation and two on Filbert Street and one on Columbus. The cornice features modillion blocks on the three main street-facing elevations. A string course separates the shops from the upper floors. On Powell Street, five of the six storefronts retain most elements of their original storefront systems, including display windows with bead-board ceiling, centered recessed entries, base and post paneling, transom windows that span the Powell Street elevation. This building has secondary addresses at 1811-21 Powell Street, 700-04 Columbus Avenue, and 4-12 Via Bufano.

173. 721 Filbert St. APN BL/Lot 0101/031 Contributor 1906  
Architect: Moses J. Lyon Builder/Contractor: R. W. Moller  
Original Owner: Abe Ruef Name: Hildebrand Stables

A two-story plus basement, masonry, Mission Revival garage and office with a clinker brick façade. Details include three large segmental arched entrances flanked by brick corner piers with stacked capitals. The western arch is bricked in, but retains its divided light clerestory. Windows with factory sash are located between the arches; the transom over the easternmost arch has a glazed replacement. A curvilinear parapet above clay tile rooflets sets the Mission Revival style. A string course separating the floors and the four-course arch voussoirs with keystones are in contrasting red brick. Alterations include the conversion of the stable into an auto garage in 1924 by the same architect.

174. 724-30 Filbert St. APN BL/Lot 0090/035 Noncontributor 1962  
Architect: Eugene Chin Builder/Contractor: Clarence Dong Constr. Co.  
Original Owner: Sum Choi

A two-story plus basement, wood-frame, mixed-use building with vertical wood siding and stucco finish. It has two floors of apartments over commercial use. Details include a stack of large rectangular bay windows on the west and two levels of balconies on the east, a very simple cornice and two original garages.

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175. 729 Filbert St. APN BL/Lot 0101/030 Noncontributor c. 1982  
Architect: Unknown Builder/Contractor: Unknown  
Original Owner: Unknown

A three-story, wood-frame, office building, with a stucco finish. Details include rows of three windows on each of the upper floors, a string course between the first and second floor, and glass blocks on ground floor.

176. 733 Filbert St. APN BL/Lot 0101/039-044 Noncontributor c. 1993  
Architect: Unknown Builder/Contractor: Unknown  
Original Owner: Unknown

A three-story plus basement, wood-frame, multi-family residence. It is a flats building with a stucco finish. Details include a shallow curved façade above the basement floor, a broken, arched parapet, a recessed balcony on the first floor and matching curved and recessed entry and garage on basement level.

177. 736-40 Filbert St. APN BL/Lot 0090/034 Contributor 1914  
Architect: Louis Mastropasqua Builder/Contractor: Antonio Draga  
Original Owner: Secondo Tocci

A three-story plus basement, wood-frame, multi-family residence. It is a flats building with a stucco finish and painted brick base. Details include two stacks of rectangular bays, each with three arched window openings at front and one on each side. There are wide horizontal bands at the tops and bottoms of the bay stacks. The entry is arched, matching the window on the same floor. Alterations include the insertion of a garage.

178. 741-47 Filbert St. APN BL/Lot 0101/034-038 Contributor 1906  
Architect: none Builder/Contractor: H. Bocker  
Original Owner: Jennie & Giovanni Seleneri

A two-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with rustic wood siding. Details include a cornice featuring consoles and egg-and-dart molding, two shallow angled bays, and entablature on all openings including the arched and paneled entry. Alterations include the insertion of two garages. Related features include a separate cottage located at rear on the same lot at 741A Filbert Street, not visible from the right of way.



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179. 742-48 Filbert St. APN BL/Lot 0090/012 Contributor 1906  
Architect: Paul J. DeMartini Builder/Contractor: Charles Coburn  
Original Owner: Kate Perasso & Frank Devincenzo

A two-story plus basement, wood-frame, Classical Revival/Streamline Moderne, multi-family residence. It is an enclosed Romeo flats building with a scored stucco finish and Streamline Moderne motifs. Details include a set of paired windows on either side of the Romeo stack. The Romeo stack is slightly set out from the façade, with streamlining at the top and bottom and a diamond shaped four-pane window above pair of windows. The cornice is molded with horizontal lines. This building was modified consistent with a prevailing pattern of alterations in North Beach associated with the architectural expression of the 1930s Art Deco or Streamline Moderne style.

180. 749-51 Filbert St. APN BL/Lot 0101/027 Noncontributor 1906  
Architect: Unknown Builder/Contractor: K. P. Gardner  
Original Owner: Carlo Casassa

A one-story plus basement, wood-frame dwelling with a stucco finish and a painted brick base. Details include a simple molded cornice, two large, horizontal windows on the upper floor. Alterations include the window openings and the insertion of a garage.

181. 750-60 Filbert St. APN BL/Lot 0090/013 Contributor 1906  
Architect: Paul J. DeMartini Builder/Contractor: Charles Coburn  
Original Owner: Carlo Casassa

A three-story plus basement, wood-frame, Classical Revival, multi-family residence with elevations on both Filbert Street and Scotland Street. It is an open Romeo flats building. On the Filbert Street elevation, it has a stucco finish, a wide simple cornice, and paired windows on each side of the Romeo stair stack. The elevation at 2 Scotland Street retains its original wide and narrow tongue and groove wood siding and enclosed rear porches.

182. 755-59 Filbert St. APN BL/Lot 0101/026 Contributor 1911  
Architect: Joseph Devincenzi Builder/Contractor: Day Work  
Original Owner: Figoni

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. This is a flats building with a scored stucco finish. Details include two stacks of angled bays with double-hung windows, a curved smooth cornice, and an arched entry. Alterations include the insertion of a garage.

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183. 763-67 Filbert St. APN BL/Lot 0101/025 Contributor 1906  
Architect: Unknown Builder/Contractor: L. Rossi  
Original Owner: Figoni & Gorel

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with a scored stucco finish. Details include two stacks of angled bays, a curved smooth molded cornice topped with a four-part band, and an arched entry.

184. 770 Filbert St. APN BL/Lot 0090/014 Contributor 1927  
Architect: Luigi Dallorso Builder/Contractor: Day Work  
Original Owner: E. Carosio Historic Name: St. Ann's Apartments

A four-story plus basement, wood-frame, Mission Revival, multi-family residence. It is an apartment building with a stucco finish, scored on the bottom two floors. Details include four stacks of shallow angled bays on the Filbert Street elevation, the outside bays decorated with goat heads and vines, and the casement windows topped blind arches. There are three more stacks of bays on the Mason Street elevation. String courses separate the first and second floors as well as the second and third floors. There are quoins at each corner. Alterations include the insertion of two garages on Scotland Street.

**Fresno Street (formerly Hinckley)**

185. 15-17 Fresno St. APN BL/Lot 0145/026 Contributor 1907  
Architect: Unknown Builder/Contractor: Frank Varela  
Original Owner: Frank Varela

A two-story plus basement, wood-frame, Classical Revival multi-family residence. It is an alley flats building with V-rustic wood siding finish. Details include a cornice with dentil molding, two narrow double-hung upper floor windows with entablatures, a pair of double-hung on the first floor, a rectangular entry flanked by pilasters with fan detail at the corners. A string course separates the floors.

186. 21-23 Fresno St. APN BL/Lot 0145/045-046 Contributor 1907  
Architect: Unknown Builder/Contractor: Francisco Varela  
Original Owner: Lorenzo Rossi

A two-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an alley flats building with V-rustic wood siding. Details include a molded cornice with a five-part band of diamond-shaped detail at the frieze, two narrow double-hung upper floor windows with

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entablatures, a single double-hung window on the first floor with entablature. The rectangular entry is paneled with scrolled detail at the corners and a cornice above. Alterations include the insertion of a garage.

187. 27-29 Fresno St. APN BL/Lot 0145/024 Contributor 1907  
Architect: Unknown Builder/Contractor: C.F. Grant  
Original Owner: Teresa Pasalaqua

A one-story plus basement, wood-frame, single family residence. It is an alley cottage with a stucco finish. Details include a simple narrow cornice, exterior terrazzo stairs with an iron railing, and a simple rectangular entry with decorative molding above flanked by pairs of double-hung windows. Alterations include the insertion of a garage.

188. 65 Fresno St. APN BL/Lot 0145/018 Noncontributor n/a  
Architect: empty lot Builder/Contractor: n/a  
Original Owner: n/a

The current use is as a parking lot.

189. 67 Fresno St. APN BL/Lot 0145/017 Contributor 1907  
Architect: Henry Pizzigoni Builder/Contractor: Peter Rubino  
Original Owner: Peter Rubino

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an apartment building with narrow wood siding. Details include a simple cornice with end brackets and garlands below. Alterations include the imitation stone veneer on the basement level and the enclosed entry with vertical rustic siding.

190. 72-76 Fresno St. APN BL/Lot 0145/028 Contributor 1906  
Architect: Unknown Builder/Contractor: B. Casto  
Original Owner: Giovanni Camiccia

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an alley flats building with rustic wood siding. Details include a cornice featuring modillions, three windows on each of the upper floors, and a string course dividing the first floor from the upper floors. There are two shallow rectangular entries.

191. 75 Fresno St. APN BL/Lot 0145/016 Contributor 1910  
Architect: John A. Porporato Builder/Contractor: Peter Rubino

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Original Owner: Peter Rubino

A two-story plus basement, wood-frame, Classical Revival, alley flats style residential hotel with smooth narrow wood siding and imitation stone base. Details include a simple cornice with garlands at the frieze and end brackets, four double-hung windows on each floor, and a narrow entry with cornice and pilasters.

### Grant Avenue

192. 1224 Grant Ave. APN BL/Lot 0145/014 Noncontributor 1906  
Architect: Cunningham & Politeo Builder/Contractor: S. H. Robinson  
Original Owner: Isadore Merle

A two-story, wood-frame, mixed-use building of a flat above a store. The building was stripped of its original ornamentation and stuccoed except for the base that includes brick at the lower level. Because of these alterations, the building is a noncontributor.

193. 1226-30 Grant Ave. APN BL/Lot 0145/015 Contributor 1907  
Architect: Jules Godart Builder/Contractor: J. B. Pene  
Original Owner: P.U. & J.B. Pon Historic Name: Hotel Pon

A four-story, wood-frame, Classical Revival, mixed-use building with smooth tongue and groove siding. It has three floors of residential hotel use above stores. Details include a cornice with modillion blocks and a row of egg-and-dart molding, three stacks of angled bays with arched pediments above the second floor windows and keystones above the windows on the top floor. There are no bay windows on its Fresno Street elevation. Storefronts have been altered.

194. 1232 Grant Ave. APN BL/Lot 0145/030 Contributor 1906  
Architect: Unknown Builder/Contractor: William R. Kriger  
Original Owner: Landry C. Babin Historic Name: The Saloon

A three-story, wood-frame, Classical Revival, mixed-use building with rustic wood siding. It has two floors of offices and residential units above a saloon. Details include a cornice with modillion blocks and dentil molding, three flat windows on Grant Avenue and five on its Fresno Street elevation. The storefront has stained glass panels and an entrance that is canted on the corner.

195. 1234 Grant Ave. APN BL/Lot 0145/044 Contributor 1906  
Architect: Unknown Builder/Contractor: E. Fabrielli  
Original Owner: E. Girolani Historic Name: La Pantera

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A one-story and penthouse, wood-frame, commercial building with wood siding and a black tile base. In style it is a combination of Classical and Mission Revival. Details include a bracketed cornice, a broad segmental arch with ball-and-bead molding, Ionic pilasters, and a tile roof canopy. La Pantera restaurant occupied this building from at least 1907 to 1982. A penthouse was added and the building was internally combined with a separate building at 1268 Grant Avenue, located on the same lot (described separately). Related features include an historic neon blade sign for La Pantera Cafe. The storefront has been altered.

196. 1268 Grant Ave. APN BL/Lot 0145/044 Contributor 1906  
Architect: Righetti & Kuhl Builder/Contractor: L. A. Hinson  
Original Owner: L. Barbetta

A two-story plus basement, wood-frame, Classical Revival, commercial building with rustic wood siding. Details include a cornice with egg-and-dart molding, an angled corner bay window, and an angled bay on its Vallejo Street elevation, and double-hung upper floor windows. A roofdeck was added and the building was internally combined with a separate building at 1234 Grant Avenue, located on the same lot (described separately). This building has a secondary address at 599 Vallejo Street. The storefront has been altered. The New Pisa Restaurant that occupied this building from 1920 to 1977 is significant for its association with the social history of the Beats, including the regular patronage of Jack Kerouac, Allen Ginsberg, Phillip Whalen, Gary Snyder, and Peter Lamantia.

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197. 1300-26 Grant Ave. APN BL/Lot 0132/028 Contributor 1907  
Architect: Charles H. Barrett Builder/Contractor: Leonhart & Andresen  
Original Owner: Amelia Guinasso

A two-story, wood-frame, Classical Revival, mixed-use building with rustic wood siding. It has one floor of flats above stores. Details include three levels of horizontal moldings at the cornice with a parapet above and a string course between floors. The building has a 150-foot frontage on Grant Avenue occupying half the frontage of this block. There are five angled bay windows separated by single flat windows on Grant Avenue, one angle bay on Vallejo Street, and a five faceted corner bay window. Storefronts have been altered, but clerestories survive. This building has a secondary address at 582-84 Vallejo Street. Alterations include the insertion of a garage on Vallejo Street. This building is significant for its association with LGBTQ social history (Capri Bar, 1964-72).

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198. 1309-15 Grant Ave. APN BL/Lot 0131/007 Contributor 1907  
Architect: none Builder/Contractor: W. E. Grant  
Original Owner: Virginia Bouquet

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A two-story, wood-frame, mixed-use building with a scored stucco finish and brick base. It has a floor of apartments above a store. Details include two angled bay windows, and a simple cornice. The storefront has been altered.

199. 1317-21 Grant Ave. APN BL/Lot 0131/006 Contributor 1908  
Architect: Louis Traverso Builder/Contractor: Adolfo Pedroni  
Original Owner: Stefano Foppiano

A three-story, wood-frame, Classical Revival, mixed-use building with narrow wood siding. It has two floors of flats above a store. Details include a cornice with large molded modillions and rows of egg-and-dart and dentil moldings. It has a stack of round bay windows and single flat windows. The second floor windows feature entablatures and rows of egg-and-dart moldings. A string course separating the commercial and residential floors is also decorated with egg-and-dart molding. The storefront retains its clerestories and has been only slightly altered.

200. 1325-29 Grant Ave. APN BL/Lot 0131/005 Contributor 1906  
Architect: Charles Paff & Co. Builder/Contractor: Isaac Penny  
Original Owner: H. P. Cadenasso Historic Name: Bologna Hotel

A three-story, wood-frame, Classical Revival, mixed-use building with narrow wood siding. It has two stories of apartments above a store. Details include a straight line cornice with scrolled modillions, two angled bay windows that stop short of the cornice, and multiple moldings at all levels of bay windows. The storefront, which has been slightly altered, retains its original paneling and clerestories.

201. 1331-35 Grant Ave. APN BL/Lot 0131/004 Contributor 1907  
Architect: Righetti & Kuhl Builder/Contractor: J.B. Pene & Son  
Original Owner: G. M. Rossi

A three-story, wood-frame, Classical Revival, mixed-use building with smooth tongue and groove siding. It is an enclosed Romeo with two floors of flats above stores. Details include two circular bay stacks with banded window frames on the second floor and keystones above the top floor windows. There is a Romeo stair stack between the bays. All windows are shouldered. The molded cornice features block modillions. The storefronts have been altered but retain the original clerestories. The building is significant for its association with LGBTQ social history including the Copper Lantern Bar (1955-65), the Chez Chou Chou Bar/restaurant (1967-68), and Greco's Bar (1969-73).

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202. 1336-48 Grant Ave. APN BL/Lot 00132/029 Contributor 1906  
Architect: Paul J. DeMartini Builder/Contractor: DeMartini & Peri

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Original Owner: G. B. Casella

Historic Name: Operario Hotel

A three-story, wood-frame, Classical Revival, mixed-use building with asbestos shingles. It has two floors of residential hotel use over stores. Details include a cornice with consoles and rows of egg-and-dart and dentil moldings. On its 56-foot frontage there are three angled bay windows separated by flat paired windows. The storefront retains its 1930s tile base. The storefronts have been altered. Related features include a separate building at 37-47 Margrave Place located on the same lot (described separately).

203. 1337-39 Grant Ave.

APN BL/Lot 0131/003 Contributor 1912

Architect: Joseph Cahen

Builder/Contractor: R. W. Moller

Original Owner: E. Hirsch & Altmayer

A one-story, wood-frame, Classical Revival commercial building with a stucco finish. Details include a cornice with a dentil molding and four pairs of block brackets. The storefront has been altered but retains its original clerestories.

204. 1345-61 Grant Ave.

APN BL/Lot 0131/002 Contributor 1910

Architect: Louis Mastropasqua

Builder/Contractor: Pasqualetti & Trevia

Original Owner: A. Ferrogario

A three-story, wood-frame, Streamline Moderne, mixed-use building with a stucco finish. It has two floors of residential hotel use above stores. This Classical Revival building was modified with the addition of stucco siding and replacement of existing ornament with Streamline Moderne motifs. Details include two rounded bay windows at the ends of its 68-foot wide facade and two rectangular bay windows between them. Moderne streamlining accentuates the cornice. The storefronts have been altered, but the original prism glass clerestories remain. The building is significant for its association with LGBTQ social history (Miss Smith's Tea Room, 1954-60) and the social history of the Beats (The Coffee Gallery).

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205. 1350-58 Grant Ave.

APN BL/Lot 0132/051 Contributor 1906

Architect: Charles Paff & Co.

Builder/Contractor: DeMartini & Chiappe

Original Owner: Paolo A. DeMartini

A three-story, wood-frame, mixed-use building with a stucco finish. It is a double enclosed Romeo building with two floors of flats over stores. Details include three stacks of angled bays on Grant Avenue, and two stacks of angled bays on Green Street, all of which end below the simple cornice. At the corner a nearly hexagonal bay window rises through the cornice. This building is significant for its association with the social history of the Beats (Co-Existence Bagel Shop, mid-1950s-1960).

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206. 1363-71 Grant Ave. APN BL/Lot 0131/001 Contributor 1906  
Architect: Charles Paff & Co. Builder/Contractor: Day Work  
Original Owner: P. Castagnetto

A four-story, wood-frame, post-Victorian, mixed-use building with smooth narrow wood siding. It is an enclosed Romeo building with three floors of flats over a store. Details include a Second Empire French mansard roof as the top floor and a five-faceted corner bay window. The mansard floor has two round headed windows at the corner bay and two triangle-pedimented windows on each street elevation. While the corner bay window extends up through the mansard, an angled bay window on each street elevation stops just below the cornice that features scrolled modillions and a row of dentil molding. An arched pediment tops the Romeo stair stack. Storefronts have been altered.

207. 1400-24 Grant Ave. APN BL/Lot 0115/019 Contributor 1909  
Architect: O'Brien Bros. Builder/Contractor: Thomas J. Crawford  
Original Owner: Equity Realty Co.

A three-story, wood-frame, Classical Revival, mixed-use building with smooth tongue and groove wood siding. It is an enclosed Romeo with two floors of apartments over stores. The building has a 138-foot frontage on Grant Avenue occupying half the frontage of this block. Details include a cornice with semi-scrolled modillions and a row of dentil molding and a string course separating the stores from the residential floors above. The Grant Avenue elevation has five angled bay windows that stop short of the cornice. At the Green Street corner is a five-faceted bay window that rises through the cornice. There are colonettes between each window on the bays and entablatures above all windows. The storefronts have been minimally altered and retain their original clerestories. This building is included in the landmark designation for the Old Spaghetti Factory (San Francisco Landmark #127), a separate building located at 466-78 Green Street on the same lot (described separately).

208. 1401-11 Grant Ave. APN BL/Lot 0116/011 Contributor 1907  
Architect: Charles Fantoni Builder/Contractor: L. Cereghino  
Original Owner: Frank Raznetto & Gisberto Granucci

A three-story plus basement, wood-frame, Classical Revival, mixed-use building with asbestos siding. It is an enclosed Romeo with two floors of apartments over stores. Details include three angled bay stacks on Grant Avenue, one on its Green Street elevation and a circular bay window at the corner. All bays windows rise to the simple molded cornice except for the two central bays flanking the Romeo stair stack. There is a fanlight above the narrow residential entrance in the center of the Grant Avenue facade. The storefronts have been altered, but the clerestories may still exist behind signage.



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209. 1415-19 Grant Ave. APN BL/Lot 0116/010 Contributor 1906  
Architect: C. A. Shaw Builder/Contractor: The Shaw Co.  
Original Owner: Vincent Barletta

A three-story plus basement, wood-frame, Classical Revival, mixed-use building with channel rustic wood siding. It is two floors of flats above a store. Details include one stack of angled bay windows, a mansard parapet above a molded cornice with end brackets. The ground floor appears virtually intact with clerestories, wooden pilasters, an angled store vestibule, and panelled wood door to the apartments above. Alterations include metal balconies added to the paired windows above the residential entry.

210. 1421-25 Grant Ave. APN BL/Lot 0116/009 Contributor 1906  
Architect: Unknown Builder/Contractor: A. Canepa  
Original Owner: Maria Cervetti

A two-story plus basement, wood-frame, multi-use building with a stucco finish and Roman brick base. It has one floor of residential use above a store. Details include an angled bay window and a molded tri-part cornice. The storefront has been altered, but retains its original angled entry and tile.

211. 1427-31 Grant Ave. APN BL/Lot 0116/008 Contributor 1906  
Architect: Righetti & Kuhl Builder/Contractor: August & Hinz  
Original Owner: Stefano Paganini

A three-story plus basement, wood-frame, Classical Revival, mixed-use building with smooth tongue and groove wood siding. It has two floors of flats above a store. Details include two stacks of angled bay windows, with keystones and garlands above the upper bay windows. The molded cornice features modillion blocks. The storefront, sandwiched between the arched residential entries, retains its original clerestories and angled entrance vestibule. The rear elevation on Bannan Place has channel rustic siding.

212. 1434-38 Grant Ave. APN BL/Lot 0115/020 Contributor 1913  
Architect: none Builder/Contractor: B. Pagano  
Original Owner: G. Finocchio & S. Filpo Historic Name: Savoy Tivoli

A three-story, wood-frame, Classical Revival, mixed-use building. It has two floors of apartments over a store. Located on a 69-foot wide rectangular lot, details include three stacks of angled bay windows decorated with colonettes at the corners, and single flat windows between the bay windows. The cornice features modillion blocks and dentil molding. A string course of dentil molding separates the residential floors. The storefront has been altered

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including the removal of part of it the display windows to provide semi-outdoor seating. The Savoy Tivoli restaurant and bar, which still occupies this storefront, is significant for its association with the social history of the Beats and LGBTQ social history.

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213. 1435-39 Grant Ave. APN BL/Lot 0116/007 Contributor 1906  
Architect: Unknown Builder/Contractor: Day Work  
Original Owner: Antonio Babbino

A three-story plus basement, wood-frame, Classical Revival, mixed-use building with channel rustic wood siding. It is two floors of residential use over a store. Details include a stack of a rectangular bay windows and two identical cornices with consoles and egg-and-dart moldings, one at the parapet and one between the residential floors. The storefront is intact with clerestories, original show windows, the angled entrance vestibule, and a black, green, and white marble base. Alterations include the addition of a wrought iron balcony on the second floor.

214. 1441-43 Grant Ave. APN BL/Lot 0116/005 Contributor 1915  
Architect: Herman C. Baumann Builder/Contractor: Del Favoro & Pordoni  
Original Owner: Teresa Bacigalupi

A two-story, wood-frame, Classical Revival, mixed-use building with smooth tongue and groove wood siding with a stucco base. It has a floor of flats above a store. Details include two rectangular bays meeting a straight cornice that features rows of large dentil and egg-and-dart moldings above the bays with three scrolled brackets supporting the cornice. The wood siding is sand painted. There is a bracketed hood is over the residential entry. The storefront has been altered. This building is significant for its association with LGBTQ social history (Katie's Bar, 1965-76).

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215. 1445-51 Grant Ave. APN BL/Lot 0116/004 Contributor 1913  
Architect: Paul F. DeMartini Builder/Contractor: G. Mariconi  
Original Owner: G. Ravani

A three-story, wood-frame, Classical Revival, mixed-use building with smooth tongue and groove wood siding. It has two floors of flats above a store. Details include two stacks of angled bay windows, a cornice featuring modillions and rows of egg-and-dart and dentil moldings, and a string course with dentils separating the ground floor from the upper floors. The storefront retains its original clerestories and white marble base. Related features include a separate building at 44-46 Bannan Place located on the same lot (described separately).

216. 1446-62 Grant Ave. APN BL/Lot 0115/021 Contributor 1909

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Architect: Adolph Cavallo  
Barbagelata

Original Owner: Gottlieb Zeh

Builder/Contractor: Giovanni Pagliettini & Eugene

A two-story, wood-frame, Moderne, mixed-use building with a stucco finish. It has two floors of flats above stores. With frontages on both Grant Avenue and Union Street, details include a part-hexagonal bay window stack at the corner, three angled bay windows along Grant Avenue, and one angled bay window on Union Street. The cornice features horizontal bands with zigzag detail. Some storefronts have been altered, but retain their clerestory windows, pilasters separating the stores, and bases clad in tile. This building has a secondary address at 485 Union Street. This building was modified consistent with a prevailing pattern of alterations in North Beach associated with the architectural expression of the 1930s Art Deco or Streamline Moderne style.

217. 1453-59 Grant Ave.

APN BL/Lot 0116/003

Contributor 1907

Architect: Paul J. DeMartini

Builder/Contractor: A. Caccia

Original Owner: Guiseppo & Domenico Oneto

A three-story, wood-frame, Classical Revival, mixed-use building with smooth tongue-and-groove wood siding. It has two floors of flats over stores. Details include a cornice featuring consoles and rows of egg-and-dart and dentils moldings and two angled bay windows flanked by colonnettes. Three Ionic pilasters span the two residential floors. The storefronts have paneled bases, angled entries, and their original clerestories. Related features include a separate building at 50-52 Bannan Place located on the same lot (described separately).

218. 1461-65 Grant Ave.

APN BL/Lot 0116/002

Contributor 1906

Architect: Perseo Righetti

Builder/Contractor: Hugh C. Pynn

Original Owner: Angelino Petri

A three-story, wood-frame, Classical Revival, mixed-use building with smooth tongue-and-groove wood siding. It has two floors of flats over a store. Details include a straight cornice that projects from the building plane with the outer facets of the bay windows. The cornice features scrolled modillions and a row of egg-and-dart molding. There are two stacks of angled bay windows with a subsidiary cornice between the floors. The storefront has retained its clerestories and black tile base and is flanked by pilasters. The Bannan Place elevation has channel rustic siding, an enclosed Romeo entrance to the apartments.

219. 1467-99 Grant Ave.

APN BL/Lot 0116/001

Contributor 1906

Architect: Enrico Quagelli

Builder/Contractor: Enrico Quagelli & Son

Original Owner: Michele Nave

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A four-story, wood-frame, Classical Revival, mixed-use building with channel rustic wood siding. It has three floors of apartments over stores. Details include one stack of angled bay window on Grant Avenue and two on Union Street, and a stack of circular bay window at the corner. Windows are single between the bay windows on Grant Avenue and paired between the bay windows on Union Street. There are string courses above and below all windows, and paneling on the bay aprons. A large cornice features consoles and rows of egg-and-dart and dentil moldings. The storefront retains its clerestories with a canted entrance at the corner and a square post supporting the circular bay window. The entrance to the apartments at 501-05 Union Street is arched with a keystone.

220. 1500-02 Grant Ave. APN BL/Lot 0104/024 Contributor 1909  
Architect: Louis Traverso Builder/Contractor: Adolfo Pedroni  
Original Owner: Abramo Granucci

A three-story, wood-frame, Classical Revival, mixed-use building with a stucco finish. It has two floors of flats over a store. Details include a rectangular bay window on Grant Avenue, an angled bay window on Union Street, and a circular bay window at the corner. There is a wide horizontal band at the cornice line. The storefront has been altered, and most of the building's original ornament has been removed. This building has a secondary address at 498 Union Street.

221. 1501-03 Grant Ave. APN BL/Lot 0103/007 Contributor 1917  
Architect: Paul F. DeMartini Builder/Contractor: Unknown  
Original Owner: L & J. DeMartini Historic Name: The Italian-French Baking Co.

A one to two-story plus basement, masonry, Mission Revival/Classical Revival, commercial/industrial building with a brick finish. Details include a Mission Revival curvilinear parapet, underlined and flanked by corbelled moldings with brick dentils. The parapet corners are tower-shaped with squeezed triangular pediments. Soldier courses create other moldings. Details are executed all in pale brick with small triangular or circular marble insets. The storefronts have been altered. This building has a secondary address at 510-16 Union Street.

222. 1507-11 Grant Ave. APN BL/Lot 0103/006 Noncontributor c. 1912  
Architect: Unknown Builder/Contractor: Unknown  
Original Owner:

A three-story, wood-frame, mixed-use building with a stucco finish. It has two floors of apartments over a store. Details include two stacks of angled bays merged in the center of the building. Alterations include a complete remodel. The building has a secondary address at 18 Cadell Place.

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223. 1508-12 Grant Ave. APN BL/Lot 0104/023 Contributor 1912  
Architect: Frank S. Holland Builder/Contractor: DeMartini & Segale  
Original Owner: V. Collori & Eurico Poggelli

A three-story, wood-frame, Classical Revival, mixed-use building with a scored stucco finish. It has two floors of apartments over a store. Details include two stacks of angled bays with flat windows between them, a cornice with scrolled modillions and a row of dentil moldings. The storefront has an angled vestibule and original clerestories, but the base has been altered with the addition of thin stuccostone. Related features include a separate building at 484-86 Union Street located on the same lot (described separately).

224. 1519-23 Grant Ave. APN BL/Lot 0103/005 Contributor 1912  
Architect: Mario Bacigalupi Builder/Contractor: Day Work  
Original Owner: Guiseppe & Domenico Sangiacomo

A three-story plus basement, wood-frame, Classical Revival, mixed-use building with smooth tongue-and-groove wood siding. It has two floors of flats over a store. Details include a cornice featuring scrolled modillions and a row of dentil moldings and two stacks of angled bay windows with Tuscan pilasters and paneling. The storefront has been minimally altered, but its clerestories remain.

225. 1522-26 Grant Ave. APN BL/Lot 0104/027 Contributor 1906  
Architect: Harold D. Mitchell Builder/Contractor: The Artistic Fixture Co.  
Original Owner: Luigi Ferrari

A three-story, wood-frame, Classical Revival, mixed-use building with a scored stucco finish and a terra cotta colored ceramic tile at the ground floor. It has two floors of flats above a store. Details include two stacks of angled bay windows with rooflets that stop short of the simple parapet. The storefront has been altered. Related features include a separate building at 6 Nobles Alley, located on the same lot (described separately).

226. 1525-27 Grant Ave. APN BL/Lot 0103/004 Contributor 1911  
Architect: John A. Porporato Builder/Contractor: A. Pedroni  
Original Owner: Frank Marini & Co.

A three-story plus basement, wood-frame, Classical Revival, mixed-use building with smooth tongue-and-groove wood siding. It has two floors of residential hotel use over a store. Details include a cornice featuring modillions and a row of dentils, two stacks of angled bay windows with paneling and flat paired windows between them. The storefront has been altered. The rear elevation on Cadell Alley is four stories with rustic wood siding and no bay windows.

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227. 1528-32 Grant Ave. APN BL/Lot 0104/029 Contributor 1909  
Architect: Louis Traverso Builder/Contractor: V. Filippis & Co.  
Original Owner: Fortanato Spediacci

A three-story, wood-frame, Classical Revival, mixed-use building with smooth tongue-and-groove wood siding. It has two floors of flats over a store. Details include a cornice with block modillions and egg-and-dart and dentil moldings, a stack of circular bay windows, entablatures with dentils above the middle floor windows, and a row of dentils above the storefront. Pilasters frame the ground floor. The storefront retains its original clerestory, angled recessed entrance and black tile base.

228. 1534-38 Grant Ave. APN BL/Lot 0104/030 Contributor 1906  
Architect: Unknown Builder/Contractor: Myer & Stabler  
Original Owner: Frank Bellezer

A three-story, wood-frame, Classical Revival, mixed-use building with a stucco finish. It has two floors of flats above a store. Details include one stack of angled bay windows, a stack of paired flat windows, and a cornice with scrolled modillions. The base and storefront have been altered with checkerboard glazed 4x4 inch tiles, but the clerestories remain.

229. 1535 Grant Ave. APN BL/Lot 0103/003 Noncontributor 1914  
Architect: Unknown Builder/Contractor: Day Work  
Original Owner: E. Hirsh

A one-story plus mezzanine plus basement, wood-frame, commercial building with a stucco finish. The entire facade has been stripped, the upper part is stuccoed, the lower part is mostly glass and metal. Related features include a separate, a 1907 alley flats building at 1537 Grant Avenue located on the same lot, with only a portion of its rear elevation visible from Cadell Alley.

230. 1539-45 Grant Ave. APN BL/Lot 0103/039 Contributor 1906  
Architect: Righetti & Kuhl Builder/Contractor: Louis Cereghino  
Original Owner: Michele Perusio

A three-story, wood-frame, Classical Revival, mixed-use building with asbestos siding. It has two floors of flats over stores. Details include two stacks of rectangular bay windows, a molded cornice with modillions, and two shallow residential entries at either ends of the building and one in the center. There are simple, flat doric columns surrounding the storefronts and residential entry doors. The two storefronts have been minimally altered and retain their clerestories and ceramic tile bases.

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231. 1540-44 Grant Ave. APN BL/Lot 01040/081-085 Contributor 1907  
Architect: Righetti & Kuhl Builder/Contractor: Louis Cereghino  
Original Owner: Angelo Soracco

A three-story, wood-frame, Classical Revival, mixed-use building with smooth tongue-and-groove wood siding. It has two floors of flats over a store. Details include two stacks of angled bay windows, a cornice with scrolled modillions and a row of dentil moldings, secondary cornices on the bay windows, and a string course at the foot of the bay windows. The storefront has been altered, but it retains its original clerestories and recessed entry. This building has a secondary address at 15-17 Bob Kaufman Alley.

232. 1546-50 Grant Ave. APN BL/Lot 0104/032 Contributor c. 1906  
Architect: none Builder/Contractor: Unknown  
Original Owner: Angelo Soracco

A three-story, wood-frame, Classical Revival, mixed-use building with smooth tongue-and-groove wood siding and a painted wood base. It has two floors of flats above a store. Details include a cornice featuring scrolled modillions and a row of dentil molding. There are two stacks of angled bay windows decorated with fluted pilasters and secondary cornices. The tall rectangular residential entrance is recessed. The ground floor retains its three original paneled pilasters and clerestories. The storefront has been altered. This building has a secondary address at 19-21 Bob Kaufman Alley.

233. 1552-56 Grant Ave. APN BL/Lot 0104/033 Contributor 1906  
Architect: Thomas O'Connor Builder/Contractor: Day Work  
Original Owner: A. Dalpino

A three-story, wood-frame, Classical Revival, mixed-use building with a stucco finish. It has two floors of apartments over a store. Details include two stacks of angled bay windows, and a molded tri-part cornice. The ground floor appears historic, with two sets of clerestories, an angled store entrance vestibule, and a 1930s yellow and green tile base. This building is significant for its association with the social history of the Beats (The Place, 1950-59).

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234. 1558-62 Grant Ave. APN BL/Lot 0104/034 Contributor 1907  
Architect: Mooser & Milwain Builder/Contractor: A. Caccia  
Original Owner: Rosa DeMartini

A three-story plus basement, wood-frame, Classical Revival, mixed-use building with channel rustic wood siding. It has two floors of flats and apartments above a store. Details include a stack

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of angled bay window on Grant Avenue, two rectangular bay windows on Filbert Street where the hill rises steeply, and a five-faceted bay window at the corner. The large molded cornice has a parapet above. The residential entrances lead to apartments on Grant Avenue and to flats at 485-99 Filbert Street. The storefront has been altered.

235. 1601 Grant Ave. APN BL/Lot 088/006 Noncontributor 1965  
Architect: Hary D. Som Builder/Contractor: Day Work  
Original Owner: Hary D. Som

A three-story plus basement, wood-frame apartment building with a stucco finish. Built after the period of significance in an incompatible style, details include stacks of balconies on the Filbert Street elevation, and stacks of rectangular bays at the corner and on Grant Avenue.

236. 1615-33 Grant Ave. APN BL/Lot 0088/005 Contributor 1908  
Architect: John A. Porporato Builder/Contractor: H. C. Anderson  
Original Owner: Balthasar Huth

A two-story plus basement, wood-frame, Classical Revival, multi-family residence with channel rustic wood siding. It is a flats building that appears to be two buildings. The northern half of the building is half a -story taller than the southern half due to steep uphill slope along Grant Avenue, each half with its own separate entrance. This building is almost a twin to the building on the same lot to the west at 12-26 Medau Place (described separately). Details include a cornice with molded modillions and a row of dentil moldings. All windows are paired, with modest entablatures over the ground floor windows and shouldered surrounds on the the upper floor windows. The exceptions are the windows above the two rectangular entrances, which match the entablatures on the first floor windows.

237. 1635-37 Grant Ave. APN BL/Lot 0088/004 Contributor 1908  
Architect: Paul J. DeMartini Builder/Contractor: A. Brisa  
Original Owner: Antonio Cereghino

A two-story plus basement, wood-frame, Classical Revival multi-family residence. It is a flats building with a stucco finish. Details include a cornice with consoles and rows of egg-and-dart and dentil moldings, one angled bay window, a partially raised basement, and a paneled, arched entry with an entablature supported by brackets.

238. 1639-45 Grant Ave. APN BL/Lot 0088/003 Contributor 1913  
Architect: none Builder/Contractor: Louis Devincenzo  
Original Owner: Giovanni & Angelo Gotelli



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A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with asbestos siding. Details include two slightly angled bay windows, a cornice with scrolled modillions and a raised basement with terrazzo stone finish. Alterations include the insertion of a garage.

239. 1647-51 Grant Ave. APN BL/Lot 0088/002 Contributor 1908  
Architect: Paul J. DeMartini Builder/Contractor: A. Brisa  
Original Owner: John Semenza & Peter Gardella

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with smooth tongue and groove wood siding. Details include a cornice featuring decorative consoles and rows of egg-and-dart and dentil moldings and one stack of angled bays with pilasters between the windows. The round entry arch and three part first floor windows are flanked by pilasters.

240. 1653-67 Grant Ave. APN BL/Lot 0088/001 Contributor 1908  
Architect: G. H. Wiemeyer Builder/Contractor: A. Caccia  
Original Owner: Peter Berta

A three-four-story, wood-frame, Classical Revival, mixed-use building with a stucco finish. It is an enclosed Romeo with flats above a corner store. Details include four stacks of rectangular bay windows on Grant Avenue, two stacks of angled bay window on Greenwich Street, and a five-faceted bay window at the corner. There are Romeo entrances on Grant Avenue and Greenwich Street. The elevations vary between three and four stories because of the steep grades. The rear and side elevations on Kramer Place and Jack Micheline Place are clad with channel rustic wood siding and have paired windows. This building has a secondary address at 501 Greenwich Street.

241. 1703-05 Grant Ave. APN BL/Lot: 0077/010 Noncontributor 1909  
Architect: none Builder/Contractor: Day Work  
Original Owner: J. Foppiano

A three-story plus basement, wood-frame, multi-family residence. It is a flats building with smooth wood siding and an imitation stone base. Details include one stack of angled bay windows, a molded cornice with a parapet above, and a tall entry stair. There is a balcony on the third floor flush with the façade. Alterations include the insertion of a garage.

242. 1707-09 Grant Ave. APN BL/Lot: 0077/009 Noncontributor 1907  
Architect: none Builder/Contractor: John Cuneo  
Original Owner: Angelo Pichetti

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A two-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with a stucco finish. Details include one angled bay window, a cornice featuring modillions, and a tall arched entry. Alterations include the addition of a third floor penthouse not set back from the façade and the insertion of a garage.

### Green Street

243. 440-42 Green St. APN BL/Lot 0115/015 Contributor 1907  
Architect: Beasley & Beasley Builder/Contractor: Jollerat & Braghetta  
Original Owner: Caterina Linari

A two-story plus basement, wood-frame, multi-family residence. It is a flats building with a rough stucco finish on the front façade and rustic wood siding on its Varennes Street elevation. Details include a tiled rooflet in place of a cornice and a narrow curvilinear entry. Related features include a detached one-story garage structure on Varennes Street.

244. 450 Green St. APN BL/Lot: 0115/016 Contributor 1906  
Architect: Righetti & Kuhl Builder/Contractor: F. Toriggino  
Original Owner: Luigi Cade Mariori

A three-story over over basement, wood-frame, Classical Revival, mixed-use building. It is a flats building with smooth tongue and groove wood siding with a stucco finish on the first floor. It has two floors of apartments over a store. Details include a molded cornice with modillion blocks on the Green Street elevation and two stacks of angled bay windows with keystones and paneling over the windows. The entrance to the residential units is at 1-5 Varennes Street, where façade is clad with channel rustic wood siding.

245. 453-55 Green St. APN BL/Lot 0132/040 Contributor 1908  
Architect: Righetti & Kuhl Builder/Contractor: Collman & Collman  
Original Owner: G. Batemale

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A two-story and basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with V-rustic wood siding. Details include a centered stack of angled bay windows with wide pilasters flanking the top windows. The cornice features modillions with end brackets and a parapet above. The cornice is repeated between the bay windows and above the entry level. Alterations include the insertion of a garage.

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246. 456 Green St. APN BL/Lot 0115/017 Contributor 1906  
Architect: Harold D. Mitchell Builder/Contractor: The Shaw Co.  
Original Owner: Matteo Gambari & Luigi Riccetti

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A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with a stucco finish. Details include one stack of angled bay windows, a cornice with consoles, a tile pent roof, and an arched entry.

247. 457-61 Green St. APN BL/Lot 0132/038 Contributor 1906  
Architect: Righetti & Kuhl Builder/Contractor: Karl M. Nielson  
Original Owner: A. Bellante

A two-story plus basement, wood-frame, Classical Revival multi-family residence. It is a flats building with narrow wood siding. Details include a molded cornice with a parapet above, a stack of angled bay windows, and an arched entry with keystone and fluted pilasters. Alterations include the insertion of a garage.

248. 462 Green St. APN BL/Lot 0115/018 Contributor 1906  
Architect: Unknown Builder/Contractor: H. C. Andressen  
Original Owner: Guiseppe Corbelli

A three-story plus basement, wood-frame, Classical Revival multi-family residence. It is a flats building with asbestos siding and imitation stone base. Details include one stack of angled bay windows, a simple molded cornice, and a rectangular entry with decorative brackets at the corners.

249. 465 Green St. APN BL/Lot 0132/035 Noncontributor c. 1912  
Architect: Unknown Builder/Contractor: Unknown  
Original Owner: Unknown

A one-story, concrete, early industrial building with a stucco finish. Details include ornamentation around the entry door and two round windows, one above the entry and one to the east, and a large garage opening on the west side of the façade.

250. 466-78 Green St. APN BL/Lot 0115/019 Contributor 1912  
Architect: Unknown Builder/Contractor: Sarraile & Lagomarsino  
Original Owner: Peter Bacigalupi, G. Casaretto & G. DeMartini  
Historic Name: Old Spaghetti Factory Café

A three-story, wood-frame, 20<sup>th</sup> Century Industrial building with rustic wood siding. It has two floors of offices above stores. This never-corniced building has no ornament beyond flat corner pieces and simple framing around flat windows. There is a narrow open corridor along the

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western side. The storefronts have been altered, but the rest of the building is generally intact. Related features include a separate building at 1400-24 Grant Avenue (also part of San Francisco Landmark #127) located on the same lot (described separately).

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251. 475-77 Green St. APN BL/Lot 0132/033 Contributor 1907  
Architect: Unknown Builder/Contractor: Walker & Henkell  
Original Owner: Antonio Silvestro

A four-story, wood-frame, Classical Revival, multi-family residence. It is a flats building with channel rustic wood siding. Details include a cornice featuring rows of egg-and-dart and dentil moldings, decorative end brackets, and garland swags on the frieze. A stack of angled bay windows spans the top two floors supported by large decorative consoles. All openings have entablatures. The rectangular entry has an inset arched detail.

252. 479-81 Green St. APN BL/Lot 0132/032 Noncontributor 1906  
Architect: Unknown Builder/Contractor: Unknown  
Original Owner: Michele Imbriani

A two-story, wood-frame, multi-family residence with a stucco finish. It has two floors of flats now combined with a two flat building at the rear of the lot. Details include one rectangular bay, a narrow band at the cornice line, and a metal balcony. This building was completely altered in 1967.

253. 483-87 Green St. APN BL/Lot 0132/052 Contributor 1910  
Architect: Harold D. Mitchell & Paul J. DeMartini  
Builder/Contractor: DeMartini & Chiappe  
Original Owner: John DeMartini

A three-story plus basement, wood-frame, Classical Revival multi-family residence. It is a flats building with smooth tongue and groove wood siding and imitation stone at the basement level. Details include one stack of angled bay windows and one stack of rounded bay windows. The bay windows are flanked by two-story fluted Corinthian pilasters supporting secondary cornice, with dentil moldings below the windows and decorative detail between floors. The cornice features consoles and rows of egg-and-dart and dentil moldings. On the first floor a palladium window has Corinthian pilasters surrounding the windows. The wide arched entry is decorated with a row of egg-and-dart molding, flanked by Corinthian columns, and topped by a wide overhang supported by brackets. Alterations include the insertion of a garage.

254. 509-13 Green St. APN BL/Lot 0131/025 Contributor 1906

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Architect: Unknown Builder/Contractor: Frank Cava  
Original Owner: Frank Cava

A two-story, wood-frame, multi-use building with a stucco finish. It is one floor of apartments over a store. Details include a smooth cornice, two angled bays with a set of paired windows between the bays, and a shallow arched entry. The storefront has been altered and a garage inserted.

255. 510-12 Green St. APN BL/Lot 0116/012 Contributor 1910  
Architect: Louis Mastropasqua Builder/Contractor: G. B. Pasqualetti  
Original Owner: N. Ferroggiaro & Co.

A three-story plus basement, wood-frame, Classical Revival, mixed-use building with narrow wood siding on both the Green Street and Bannan Place elevations. It is two floors of apartments over a store. Details include a large dentilled cornice that extends across the entire Bannan Place elevation. There are two stacks of rounded bay windows, each supported by two large consoles, and single flat windows with entablature between the bays. There are keystones over each of the second floor windows and four small brackets under each bay window. The apartment entrance is at 10 Bannan Place has a large detailed pediment. The storefront appears unaltered and retains its black and green 1930s tiled base. The original clerestory may exist under signage. Related features include an historic neon blade sign.

256. 517-23 Green St. APN BL/Lot 0131/024 Contributor 1907  
Architect: Paul J. DeMartini Builder/Contractor: Day Work  
Original Owner: Cuneo Brothers Historic Name: Cuneo Brothers and Company

A three-story plus basement, wood-frame, Classical Revival, mixed-use building with smooth tongue and groove wood siding on the front façade and asbestos siding on the west façade. The front portion of the building has two floors of flats above a store. A residential hotel at the rear appears to have been a separate building but is now internally connected. Details include two stacks of rounded bay windows decorated with panels of molded plaster trim, rows of egg-and-dart and dentil moldings, and doric columns between the original curved glass windows. The cornice features consoles, egg-and-dart and dentil moldings and a decorative frieze. Three pilasters span the upper two floors. The shallow arched and paneled residential entry is flanked by doric columns. The storefront is intact and retains its 1930s black and orange tile.

257. 518-22 Green St. APN BL/Lot 0116/013 Contributor 1907  
Architect: Adolph Cavallo Builder/Contractor: The Shaw Co.  
Original Owner: B. Massone Historic Name: Grand Bakery

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A three-story plus basement, wood-frame, Classical Revival, mixed-use building with narrow clapboard siding. It is two floors of enclosed Romeo flats above stores. Details include two stacks of rounded bays with Ionic columns between the windows. A highly detailed Gothic cornice features a Lombard band and rosettes. There are two ocular windows above the apartment entrance, and a fanlight above the restaurant entrance. Large pilasters surround both the residential and store entry. There is a thick, rounded string course separating the two residential floors.

258. 526-28 Green St. APN BL/Lot 0116/014 Contributor 1906  
Architect: none Builder/Contractor: J. O. Hunter  
Original Owner: Prospero Zita

A three-story, wood-frame, Classical Revival with Mission Revival details. It is a mixed-use building with a stucco finish and brick base. It has two floors of flats above a store. Details include two stacks of angled bay windows topped with tile rooflets. There is a flat parapet with side cutouts at the cornice line. The altered storefront is clad in brick with an arched window and entry. The building is significant for its association with LGBTQ social history (Anxious Asp 1958-67).

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259. 532-36 Green St. APN BL/Lot 0116/015 Contributor 1907  
Architect: Paul J. DeMartini Builder/Contractor: Cuneo Bros.  
Original Owner: Angelo Arata

A three-story plus basement, wood-frame, Classical Revival, mixed-use building with a scored stucco finish. It has two floors of flats above a store. Details two stacks of angled bay windows, and a smooth molded cornice above a row egg-and-dart molding. The storefront has been altered.

260. 535 Green St. APN BL/Lot 0131/021 Contributor 1946  
Architect: Martin J. Rist Builder/Contractor: H. E. Rahlman  
Original Owner: Fred Casissa Historic Name: Buon Gusto Sausage Factory

A one-and-two-story plus basement, concrete, International/Modern industrial building with a scored stucco finish. It sits on the western portion a rectangular parcel. The east side of the building abuts an asphalt-paved, surface parking lot, part of the same parcel. Details include a central, monumental window expressing Modern architectural ideals including simple reveals and recesses, ribbed tiles and textured glazed panels, repetition of rectangular proportions, and architectural embellishments accented with red, green and white striping known as "il tricolore," the national colors of Italy. Original signage spells out "BUON GUSTO" in bold, red, sans serif, capital letters across the top of the façade. An analog clock on the east side of the façade encircled by a black base and neon script spells out "BUON GUSTO SAUSAGE." This building is listed on the National Register of Historic Places (NRHP #100006076).

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261. 538-42 Green St. APN BL/Lot 0116/016 Contributor 1913  
Architect: Paul J. Capurro Builder/Contractor: G. Ferizoni  
Original Owner: Maria Rittore

A two-story, wood-frame, Classical Revival, mixed-use building with rustic wood siding. It has two floors of flats above a store. Details include a cornice with scrolled modillions and a row of dentil molding. There are two stacks of angled bay windows flanked by pilasters with rooflets and a row of dentil molding at the bottom of each bay. The storefront has been altered. Related features include the hand-shaped historic neon blade sign with "Golden Boy Pizza" lettering.

262. 544-48 Green St. APN BL/Lot 0116/017 Contributor 1906  
Architect: Unknown Builder/Contractor: Unknown  
Original Owner: P. Foppiano Historic Name: Gino and Carlo

A three-story, wood-frame, Classical Revival, mixed-use building with smooth tongue and groove wood siding on Green Street and rustic wood siding on Jasper Place. It is two floors of apartments above a store. The Green Street cornice features consoles and square details between them. The two stacks of angled bay windows that do not extend to the cornice are topped by secondary cornices with dentil molding. The storefront retains its original brick pilasters, but has been altered with decorative tile. Related features include an historic projecting neon sign for Gino and Carlo Café, which has been at this location since 1948.

263. 545-55 Green St. APN BL/Lot 0131/020 Contributor 1907  
Architect: William Mooser Builder/Contractor: Bernard Dreyer  
Original Owner: Atilio Capurro

A three-story plus basement, wood-frame, Classical Revival, multi-family residence with rustic wood siding. It is an enclosed Romeo flats building. Details include a molded cornice and two stacks of angled bay windows on the far ends supported by long modillions. A building-wide string course terminates the bay windows. The centered Romeo entrance is flanked by pilasters and features a segmental round pediment with wooden and molded ornament, including a shell and dentil molding. The windows above the entry are four-paned and those on the first floor are shouldered.

264. 550-56 Green St. APN BL/Lot 0116/018 Contributor 1906  
Architect: G. Albert Porta Builder/Contractor: Luigi Martini  
Original Owner: G. Boasso & D. Foresti

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A three-story plus basement, wood-frame, Classical Revival, mixed-use building with rustic wood siding on both the Green Street and Jasper Street elevations. It has two floors of residential hotel use above stores. Details include rows of five evenly spaced flat windows and a simple cornice with only brackets on the Green Street elevation. There is an historic blade sign with Coit Tower. The storefronts have been altered.

265. 558-62 Green St. APN BL/Lot 0116/019 Contributor 1907  
Architect: Louis Traverso Builder/Contractor: P.J. Zeigler  
Original Owner: Martino Segarini

A three-story plus basement, wood-frame, Classical Revival, mixed-use building with a stucco finish covered with an Italian-themed mural. It has two floors of flats above a store. Details include two stacks of angled bay windows, a parapet in the Streamline Moderne style featuring cut outs and streamlining. This building was modified consistent with a prevailing pattern of alterations in North Beach associated with the architectural expression of the 1930s Art Deco or Streamline Moderne style. The altered storefront and arched entry has been covered in green and white checkered tile. Related features include an historic projecting neon sign for the Columbus Café.

266. 570-76 Green St. APN BL/Lot 0116/020 Contributor 1925  
Architect: William L. Schmolle Builder/Contractor: Joseph Dunn  
Original Owner: Commercial Centre Realty

A one-story plus basement, concrete commercial building with a scored stucco finish. Details include four large arched windows (including one at the west that has been covered), and six concrete dividers on the parapet. The storefronts have been altered. The building is significant for its association with the social history of the Beats (The Cellar).

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267. 580-84 Green St. APN BL/Lot 0116/020A Contributor 1962  
Architect: Hertzka & Knowles Builder/Contractor: Jacks & Irvine  
Original Owner: Columbus Savings & Loan Association

A one-story and mezzanine plus basement, reinforced concrete, Modern, commercial building with a stucco and brick finish. Details include three large arched concrete bays filled with divided reflective glass on Green Street and one on Stockton Street. The only non-glass surface on the Green Street façade are the pillars between each bay, which are clad with yellow brick. There is a section of brick clad wall on the Stockton Street façade next to the one bay. The roof over the arched bays is domed.

268. 625 Green St. APN BL/Lot 0130/040 Noncontributor n/a



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Architect: n/a Builder/Contractor: n/a  
Original Owner: n/a

Currently a parking lot. The 600 block of Green Street is also known as Beach Blanket Babylon Boulevard.

269. 626 Green St. APN BL/Lot 0117/006 Noncontributor n/a  
Architect: n/a Builder/Contractor: n/a  
Original Owner: n/a

Currently a parking lot. The 600 block of Green Street is also known as Beach Blanket Babylon Boulevard.

270. 635-41 Green St. APN BL/Lot 0130/037 Contributor 1906  
Architect: John A. Porporato Builder/Contractor: Hugh E. Pynn  
Original Owner: Nunzio Tarantino

A three floor, wood-frame, Classical Revival, mixed-use building with smooth tongue and groove wood siding and an imitation stone base. It has two floors of flats above a store. Details include a molded cornice with consoles and a row of large dentil molding, one stack of rounded bays with colonettes separating the windows, each floor of bays separated by wide molded bands. An arched entry with a large keystone is flanked by columns. A wide band of rustic wood siding separates the upper floors from the first floor with voussoirs at the entry. The storefront retains its original clerestory. The 600 block of Green Street is also known as Beach Blanket Babylon Boulevard. Related features include a separate alley flats building at 34-36 Card Alley, located on the same lot (described separately).

271. 644-54 Green St. APN BL/Lot 0117/007 Contributor 1906  
Architect: Charles Fantoni Builder/Contractor: Carlo Forni & Antonio Pordon  
Original Owner: John Freitas

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an enclosed Romeo flats building with rustic wood siding. Details include two stacks of angled bay windows with a rectangular bay between them on the upper floors of the Romeo stair stack, topped with dentil molding. The molded cornice features rows of egg-and-dart and dentil molding. All of the windows have wide surrounds. The rectangular entry is flanked by narrow, fluted pilasters with wide bases and topped with a shallow hood with dentil molding. The 600 block of Green Street is also known as Beach Blanket Babylon Boulevard.

272. 649 Green St. APN BL/Lot 0130/034 & 039 Contributor 1907

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Architect: John A. Porporato Builder/Contractor: Hugh E. Pynn  
Original Owner: Frank Marini  
Historic Name: Valente, Marini, Perata & Co., Green Street Mortuary

A two- and three-story plus basement, wood-frame, Classical Revival/Mediterranean mortuary building with a scored stucco finish, spanning two separate lots. Following the 1906 earthquake, the firm of Valente, Marini, Perata & Company opened its first permanent mortuary at this location in a three-story building designed by architect John A. Porporato in 1907, who also designed a two-story expansion of the mortuary to the east in 1916. In 1937, architect Conrad Kett designed an additional two-story expansion to the west and unified the overall design. The original three-story central portion has two stacks of angled bay windows with a spiral molding detail accentuating the bays. The bays join the cornice, which features modillions and rows of egg-and-dart and dentil moldings with a tiled rooflet above. There is a string course below the bays. The two-story eastern addition shares the same details. The two-story western addition features a top floor balcony, arched openings with keystones and tile roofs. The first floor of the unified building has multi-paned windows surrounded by pilasters and covered with awnings. The main entrance at the eastern side has a tiled pediment and canopy.

273. 656-60 Green St. APN BL/Lot 0117/008 Contributor 1907  
Architect: Charles Fantoni Builder/Contractor: Carlo Forni & Antonio Pordon  
Original Owner: Antonia Freitas

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with rustic wood siding. Details include two stacks of angled bay windows, a molded cornice featuring two rows of dentil molding, and a paneled rectangular entry. The 600 block of Green Street is also known as Beach Blanket Babylon Boulevard. Related features include separate building at 656A- 658A Green Street, located on the same lot (described separately).

274. 656A & 658A Green St. APN BL/Lot 0117/008 Contributor 1912  
Architect: Unknown Builder/Contractor: Norio Cavaglia  
Original Owner: Domenic & John Cerelli

A three-story, wood-frame, Classical Revival, multi-family residence with rustic wood siding. It is an alley flats building. Details include a simple cornice, entablatures over the windows and a rectangular entry. The 600 block of Green Street is also known as Beach Blanket Babylon Boulevard. Related features include a separate building at 656-60 Green Street, located on the same lot (described separately).

275. 661-65 Green St. APN BL/Lot 0130/033 Noncontributor n/a  
Architect: n/a Builder/Contractor: n/a  
Original Owner: n/a

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Currently a parking lot. The 600 block of Green Street is also known as Beach Blanket Babylon Boulevard.

276. 662-66 Green St. APN BL/Lot 0117/009 Noncontributor 1906  
Architect: Paul J. DeMartini Builder/Contractor: Carlo Forni & Antonio Pordon  
Original Owner: Antonio G. Minore

A three-story plus basement, wood-frame, multi-family residence. It is a flats building with a scored stucco finish and permastone on the first plus basement level. Details include a stack of angled bay windows topped by a tile rooflet that stops short of the parapet. Ornament at the top of the parapet is a zigzag strip. Alterations include enlarged window openings and the insertion of a recessed garage opening. The 600 block of Green Street is also known as Beach Blanket Babylon Boulevard. Related features include a separate 1912 three-story flats building designed by Paul F. DeMartini for Antonio G. Minore at the rear of the lot at 662A-66A Green Street, not visible from the right of way.

277. 667-71 Green St. APN BL/Lot 0130/032 Contributor 1911  
Architect: M. S. Woodhams Builder/Contractor: Angelo Frigerio  
Original Owner: Enrico Bianchi

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with asbestos siding. Details include two stacks of angled bay windows, a molded cornice with consoles, and a paneled rectangular entry. Alterations include the insertion of a garage door. The 600 block of Green Street is also known as Beach Blanket Babylon Boulevard. Related features include a separate 1911 flats building at rear at 671 A & B Green Street, not visible from the right of way.

278. 678 Green St. APN BL/Lot 0117/010 Contributor 1912  
Architect: Italo Zanolini Builder/Contractor: Thomas Elam & Son  
Original Owner: John F. Fugazi Historic Name: Casa Coloniale Italiana, The Fugazi Hall

A three-story plus basement, brick and steel, Italian Baroque, institutional building with a stucco and brick finish. It has two floors of offices above a theater. Details include a slightly projecting central pavillion featuring a recessed portico at ground level, a corbelled balcony at the second floor, giant pilasters spanning the second and third floors, and a roofline balustrade with vases and a central pediment over a fluted recess sheltering a bust of the the original owner, John F. Fugazi. There are five window openings per floor, ordered symmentrically and vertically; windows are hinged casements. The basement and the first floor are faced with painted stucco. Yellow brick faces the side panels and forms part of the cornice. The central pavillion, two swag-

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decorated friezes, window surrounds and parapet ornaments are all terra cotta. The second floor balustrade is pressed metal; fine wrought iron work provides entry lamps and fencing. The facade is unchanged. The main floor theater has recently been restored. The 600 block of Green Street is also known as Beach Blanket Babylon Boulevard. The building is significant for its association with the social history of the Beats, including use of the theater for the Poets' Follies, City Lights Poets Theater, and Kenneth Rexroth's Anarchist Liberation Circle among many others.

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279. 679 Green St. APN BL/Lot 0130/031 Noncontributor c. 1909  
Architect: Unknown Builder/Contractor: Unknown  
Original Owner: Unknown

A three-story plus basement, wood-frame, apartments building with a stucco finish. The building has been significantly altered with large window openings, all details removed and the insertion of a garage. The 600 block of Green Street is also known as Beach Blanket Babylon Boulevard.

280. 683 Green St. APN BL/Lot 0130/030 Noncontributor n/a  
Architect: n/a Builder/Contractor: n/a  
Original Owner: n/a

Currently a parking lot. The 600 block of Green Street is also known as Beach Blanket Babylon Boulevard.

281. 718-22 Green St. APN BL/Lot 0118/010 Contributor 1907  
Architect: Charles Fantoni Builder/Contractor: Agostino Canepo & Gaetano Ferri  
Original Owner: Antonio Avansino

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with smooth tongue and groove siding and imitation stone base. Details include two stacks of angled bay windows supported by large consoles, a molded cornice featuring modillions, entablature on the bay windows, and a secondary cornice with dentil molding above the second-floor bay windows. The rectangular entry is flanked by columns. Alterations include the insertion of a garage.

282. 719-21 Green St. APN BL/Lot 0129/034 Contributor 1906  
Architect: Unknown Builder/Contractor: I. M. Brogio  
Original Owner: H. Brogio

A two-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with V-rustic wood siding. Details include a molded cornice featuring a row of dentil

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molding and two angled bay windows with a row of small dentils above. The entry staircase is parallel to the building and the doors are covered by a hood and supported by square columns. Paired windows flank the entry. Alterations include the insertion of a garage.

283. 725-27 Green St. APN BL/Lot 0129/033 Contributor 1907  
Architect: Unknown Builder/Contractor: Jose Fernandez  
Original Owner: Jose Fernandez

A two-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building clad with imitation stone siding. Details include a stack of bay windows on the east and one bay window on the west. Similar to its neighbor at 719-21 Green Street, the entry staircase is parallel to the building and the doors are covered by a hood supported by square posts. Alterations include the insertion of a garage and the cladding of the entire building in perma stone in 1949.

284. 726-32 Green St. APN BL/Lot 0118/011 Contributor 1910  
Architect: Fred J. Rheinhardt Builder/Contractor: W. H. Morphy  
Original Owner: Joseph Crudo & Vincenzo Torrano

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an enclosed Romeo flats building with a stucco finish. Details include two stacks of angled bays that end at a smooth molded cornice. Alterations include the insertion of a garage.

285. 731-33 Green St. APN BL/Lot 0129/032 Contributor 1908  
Architect: Henry Geilfuss & Son Builder/Contractor: Carlo Forni  
Original Owner: G. Ferrari & D. Varacchi

A two-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with smooth wood siding. Details include a stack of angled bay windows on the east side that stops short of the cornice and a single window above the arched entry on the west. The entry features much ornamentation. The cornice features modillions. Alterations include the insertion of a garage.

286. 734-38 Green St. APN BL/Lot 0118/012 Contributor 1907  
Architect: Enrico Quagelli Builder/Contractor: Enrico Quagelli  
Original Owner: Charles Cuneo & Adolph Quilici

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with a scored stucco finish. Details include two stacks angled bay windows topped by a smooth molded cornice, a wide arched entry, and paired flat windows opposite the entry.

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Alterations include the insertion of a garage. A related feature includes a separate alley flats building at the rear at 740 Green Street located on the same lot (described separately).

287. 735-41 Green St. APN BL/Lot 0129/031 Contributor 1919  
Architect: Charles Fantoni Builder/Contractor: G. B. Pasqualetti  
Original Owner: Fred Marra

A two-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with a stucco finish. This building is at the rear of the lot with another building at the front to the west. Details include a molded cornice with modillions, dentil molding and large consoles and a stepped up parapet. The windows are paired in lieu of bays and topped by keystones on the top floor. There is a central balconied portico flanked by two columns on each side. There is an L-shaped garden on the lot. Related features include a separate flats building at 743 Green Street located on the same lot.

288. 740 Green St. APN BL/Lot 0118/012 Contributor 1907  
Architect: Enrico Quagelli Builder/Contractor: Enrico Quagelli  
Original Owner: Charles Cuneo & Adolph Quilici

A three-story, wood-frame, Classical Revival, multi-family residence. It is an enclosed Romeo alley flats building with rustic wood siding. Details include a cornice with a row of dentil moldings, a tall, rectangular open Romeo entry flanked by paired windows, the second windows with entablature. Related features include a separate flats building at the front at 734-38 Green Street located on the same lot (described separately).

289. 742-46 Green St. APN BL/Lot 0118/013 Contributor 1907  
Architect: Unknown Builder/Contractor: Unknown  
Original Owner: Marie B. Johnson

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with a scored stucco finish. Details include a stack of angled bays on the west side of the façade with single, flat windows on each floor over the arched entry, a simple molded cornice with end brackets at the front Green Street façade with a row of consoles on the shingled August Alley façade.

290. 743 Green St. APN BL/Lot 0129/031 Contributor 1907  
Architect: none Builder/Contractor: I. W. Parsons  
Original Owner: Mary P. Feuser

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A one-story plus basement, wood-frame, Classical Revival, dwelling with a wood shingle finish and imitation stone base. This building is located on the west side of the lot with another building at the rear. Details include an octagonal corner bay and a long entry porch facing the garden. There is a hipped roof which makes a witch's hat over the bay and dormer windows over the porch. The siding is wood shingles in alternate rows of hexagons and circles. There is an L-shaped garden on the lot. Alterations include the insertion of a garage. Related features include a separate flats building at 735-41 Green Street located on the same lot (described separately).

291. 745-47 Green St. APN BL/Lot 0129/030 Contributor 1907  
Architect: Unknown Builder/Contractor: Matteo Mattonovich & Co.  
Original Owner: John Turato

A two-story plus basement, wood-frame, Beaux Arts, multi-family residence. It is a flats building with a narrow tongue and groove wood siding on the upper floors. The building is symmetrical building in spite of the steeply sloping site. Details include a center pavillion that stands out a few inches marked by two smooth giant pilasters and a false front with a heavy consoled cornice rising well above a simple cornice on the two side sections. The windows on the first floor are round-headed with entablatures, those above are rectangular with keystone consoles. The basement is heavily rusticated, the indentations turning into voussoirs over the two entry arches and garage. The garage door is new but conforms to the symmetry. Related features include a separate alley flats building at the rear at 749-51 Green Street located on the same lot (described separately). The entry to the rear building is through one of the arched doorways on the front building façade.

292. 748-50 Green St. APN BL/Lot 0118/019 Contributor 1915  
Architect: Paul J. Capurro Builder/Contractor: G. Chiappe  
Original Owner: J. A. Avancino E. Orero

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with a scored stucco finish. Details include a centered rounded bay windows, a tri-part window on the first floor opposite the arched entry. There is a separate wide, arched entry at 5 August Alley. Both entries are covered with marbled paneling and have terazzo steps. The molded cornice is wide and smooth. Alterations include the insertion of a garage.

293. 749-51 Green St. APN BL/Lot 0129/030 Contributor 1913  
Architect: Unknown Builder/Contractor: P. H. McKinna  
Original Owner: John Bellan

A two-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an alley flats building with wood siding. Details include two pairs of shouldered windows on each floor

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in lieu of bays, and a simple cornice. Related features include a separate, alley flats building at the front at 745-47 Green Street located on the same lot (described separately).

294. 755-57 Green St. APN BL/Lot 0129/029 Contributor 1965  
Architect: Merrill Jew Builder/Contractor: Don Q. Lim  
Original Owner: China Development Co.

A three-story plus basement, wood-frame, Modern, multi-family residence. It is a complex of two apartment buildings with a stucco finish and imitation stone base, each reverse images of the other and separated by a driveway leading to surface parking at the rear. Details include inset entries supported by corner posts, wrought iron balconies on the inner corners, tall elevator penthouses at the outside edges, and angled bays on the central elevations over the driveway.

295. 756-58 Green St. APN BL/Lot 0118/020 Contributor 1910  
Architect: Louis Mastropasqua Builder/Contractor: Merlini & Fogliotti  
Original Owner: C. B. Antonini

A two-story plus basement, wood-frame, Classical Revival/Mission Revival details, multi-family residence. It is a flats building with smooth wood siding on the second floor, rusticated wood siding on the first floor, and a brick base. Details include two rounded bay windows on the top floor joining a tiled rooflet supported by large fluted and scrolled brackets and a row of egg-and-dart moldings. The parapet above the tile rooflet steps up at the outer edges. A secondary molded cornice separates the floors and is supported by six very large, fluted brackets. There are blind balconies on the first-floor windows opposite the marbled entry. Alterations include the insertion of a garage.

296. 760-66 Green St. APN BL/Lot 0118/021 Contributor 1907  
Architect: Charles Fantoni Builder/Contractor: Agostino Canepo & Gaetano Ferri  
Original Owner: Antonio Avansini

A two-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with narrow wood siding over an imitation stone base. Details include two stacks of angled bay windows. The lower floor bay windows are wider and shallower than those on the upper floor. The cornice features scrolled modillions over a row of dentil molding and a row of egg-and-dart moldings below the frieze. The top floor windows are shouldered. The first-floor windows are divided by pilasters. The recessed entry is flanked by a pair of Ionic columns. Alterations include the insertion of an early garage.

297. 768-72 Green St. APN BL/Lot 0118/022 Contributor 1910  
Architect: Louis Mastropasqua Builder/Contractor: W. H. Morphy



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Original Owner: Domenico Benamati

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with narrow wood siding. Details include two stacks of rounded bay windows with divided lights on the upper sash. The cornice features a row of large dentil moldings with a large decorative bracket between the bays. The first floor has matching arches over the entry and tri-part window, each with keystones, and flanked by columns. Smaller windows at the outer edges of this floor are decorated with rings. Alterations include the insertion of an early garage.

298. 774-78 Green St. APN BL/Lot 0118/045-047 Contributor 1910  
Architect: Paul J. Capurro Builder/Contractor: G. B. Baglietto  
Original Owner: Anna G. Cerruti

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with narrow wood siding. Details include two stacks of angled bay windows and a cornice featuring modillions and rows of egg-and-dart and dentil moldings. There is a wide molded band above the top floor windows and a row of egg-and-dart molding on the bays between floors. There is a tri-part window opposite the arched entry, both flanked by wide pilasters. All windows are separated by pilasters and have divided lights on their upper sashes. Alterations include the insertion of an early garage.

399. 780-84 Green St. APN BL/Lot 0118/024 Contributor 1906  
Architect: Frank S. Holland Builder/Contractor: M. A. Healey  
Original Owner: Gianbatista Pisani

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with a stucco finish. Details include two stacks of angled bay windows, a simple molded cornice, and quoins on the outer edges of the building. There is a curvilinear arched entry and tri-part window on the first floor.

300. 779-81 Green St. APN BL/Lot 0129/028 Contributor 1908  
Architect: Charles H. Barrett Builder/Contractor: Corwin & Fitzpatrick  
Original Owner: P. Marsicano

A two-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with smooth narrow wood siding and clinker brick base and staircase behind an imitation stone retaining wall. Details include a porch entry surrounded by wide pilasters opposite a shallow bay window. Above the bay is a false balcony in front of one of the two triplet windows on top floor. There are wide pilasters on the outer edges each floor and a small

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row of dentil separate the floors. The cornice wraps around all four sides of the building and features large, widely spaced consoles and a row of egg-and-dart molding. The roof is hipped with four round-headed dormer windows with divided lights, one in the front, one to the east and two to the west along Eaton Place. This building has a secondary address at 781 Eaton Place.

301. 785-87 Green St. APN BL/Lot 0129/026 Contributor 1927  
Architect: Paul F. DeMartini Builder/Contractor: North Beach Building Co.  
Original Owner: M. Marsicano

A two-story plus basement, wood-frame, Arts and Crafts, multi-family residence with a scored stucco finish above a brick base. It is a flats building including an original garage. Details include one centered stack of shallow curved bays topped by a tiled rooflet with a Lombard band below. The parapet above is arched with taller segments stepping up at the edges. Windows have divided lights in the upper sashes and small modillions below each window sill. There are blind arches above the first floor windows encasing diamond-shaped tiles. The entry and garage arches in the Arts and Crafts style are decorated with brick work in a contrasting color.

302. 786-88 Green St. APN BL/Lot 0118/025 Contributor 1926  
Architect: Paul F. DeMartini Builder/Contractor: Day Work  
Original Owner: L. Del Monte

A two-story plus basement, wood-frame, Arts and Crafts/Mission Revival, multi-family residence that is faced with the original brick finish up to the roofline. It is a flats building including an original garage. Details include two stacks of angled bay windows clad in stucco with framed diamond-shaped tiles between the floors and small modillions under each bay window. The molded cornice features modillions and a Lombard band. The three openings for the entrances and garage have decorative brick segmented arches with keystones.

303. 796-98 Green St. APN BL/Lot 0118/026 Contributor 1925  
Architect: Earl W. Bertz Builder/Contractor: Day Work  
Original Owner: G. B. Antonini

A two-story plus basement, wood-frame, Mission Revival, multi-family residence with a stucco finish. It is a flats building including original garages. Details include a hipped red tiled roof supported by brackets, paired arched windows on Green Street and a deep, arched loggia entry flanked by pilasters with three open arches to the west on Mason Street. There are two upper floor shallow bay windows on Green Street, and a stack of angled bay windows on Mason Street. The original garages are on Mason Street. There is a secondary entry downhill at 1700 Mason Street with shallow bay window above topped by red tile.

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**Greenwich Street**

304. 500-12 Greenwich St. APN BL/Lot 0077/011 Contributor 1908  
Architect: Giuseppe Capelli & Co. Builder/Contractor: Giuseppe Capelli & Co.  
Original Owner: Buttini & Grosse

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a double enclosed Romeo flats building with smooth tongue and groove wood siding with a scored stucco base. Details include two angled bay windows on Greenwich Street, two on Grant Avenue, and one five-sided bay window at the corner. All bays end at a consoled cornice and are separated between floors by secondary cornices. The flat windows between below the bays have entablatures. There are two rectangular entries on Greenwich Street. Alterations include the insertion of a garage. The building is significant for its association with the social history of the Beats. The Bread and Wine Mission was founded here in 1958 by Pierre Delattre, who also resided here. Beatitude Magazine, the quintessential Beat publication, was originally published at this location.

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305. 514-16 Greenwich St. APN BL/Lot 0077/012 Contributor 1924  
Architect: Edward O'Connor, Des. Builder/Contractor: L. Cereghino & Son  
Original Owner: Andrew Ghigheri

A two-story, wood-frame, Classical Revival, multi-family residence. It is a flats building with a stucco finish and brick base. Details include one stack of angled bay windows, a simple molded cornice with a row of egg-and-dart molding, and a very tall and narrow entry with keystone. Alterations include the insertion of an inset garage, that have been original to the building. Related features include a separate alley flats building at 15-17 Edith Alley located on the same lot (described separately).

306. 517-23 Greenwich St. APN BL/Lot 0088/031 Contributor 1912  
Architect: Paul F. DeMartini Builder/Contractor: Joseph D. Bell  
Original Owner: O. A. & A. Arcardi

A three-story, wood-frame, Classical Revival, multi-family residence. It is a flats building with narrow tongue and groove wood siding and a brick base. Details include two stacks of angled bay windows with paired windows between and below the bays. The bays meet the cornice, which features modillions, a row of dentil molding, and garland swags on the frieze. There is a narrow rectangular divided light above the arched entry flanked by pilasters. The finish on the Kramer Place elevation is wide and narrow wood siding and there are three pairs of shouldered windows on each floor. Alterations include the early insertion of a garage.

307. 520-22 Greenwich St. APN BL/Lot 0077/013 Contributor 1910

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Architect: Louis Traverso  
Original Owner: L. Maragliano

Builder/Contractor: DeMartini & Chiappe

A three-story, wood-frame, Classical Revival, multi-family residence. It is a flats building with narrow wood siding on the upper floors and rustic siding on the first floor. Details include one stack of angled bay windows and a cornice that features modillions and a row of dentil molding. Due to the slope of the lot, this building sits high on an imitation stone clad retaining wall with the first floor set back to allow for the multi-legged stair entry. There are pilasters and columns on the retaining wall supporting the upper floors. Related features include a separate, alley flats building at 19-21 Edith Place located on the same lot (described separately).

308. 525-31 Greenwich St.  
Architect: Joseph Devincenzi  
Original Owner: L. Dematei

APN BL/Lot 0088/071-072 Contributor 1914  
Builder/Contractor: Devincenzi Bros. & Co.

A three-story, wood-frame, Classical Revival, multi-family residence. It is a flats building with wide and narrow wood siding and an imitation stone base. Details include two stacks of rectangular bay windows with paired windows at front of bays, paired windows on first floor and single windows between bays, all shouldered. The molded cornice features rows of egg-and-dart and dentil moldings. The paneled entry is rectangular. Alterations include the insertion of a garage.

309. 528-30 Greenwich St.  
Architect: G. Capelli  
Original Owner: Giovanni B. Valle

APN BL/Lot 0077/014 Contributor 1909  
Builder/Contractor: V. Filippis

A three-story, wood-frame, Classical Revival, multi-family residence. It is a flats building with narrow wood siding. Details include a stack of angled bay windows, flanked by pilasters with dentil molding above each window. The cornice features tightly-spaced small consoles and a row of large dentil molding. The portico is topped by a row of dentil molding. Due to the slope of the lot, this building sits high on an imitation stone clad retaining wall and is set back from the property line with a multi-legged stair entry. Related features include a separate alley flats building at rear at 25-27 Edith Place located on the same lot (described separately).

310. 532-34 Greenwich St.  
Architect: G.H. Hancock  
Original Owner: Rose Biagini

APN BL/Lot 0077/015 Contributor 1908  
Builder/Contractor: Martin C. Akers

A two-story, wood-frame, Classical Revival, multi-family residence. It is a flats building with a scored stucco finish. Details include a stack of angled bays, a simple smooth cornice, and a curvilinear arched entry. Alterations include the insertion of a garage.

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311. 533-57 Greenwich St. APN BL/Lot 0088/029 Contributor 1912  
Architect: Unknown Builder/Contractor: N. Sanguinetti  
Original Owner: N. Sanguinetti

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with narrow tongue and groove wood siding. Details include two stacks of angled bay windows with raised wood detailing and a cornice featuring large modillions and a row of dentil molding. There is a shouldered tri-part window next to the paneled rectangular entrance, which is topped by a cornice decorated with a pair of tassels and dentil molding. Related features include a rear 1912 alley flats building built for the same original owner at 533A-537A Greenwich Street on the same lot, not visible from the right of way. Alterations include the insertion of a garage.

312. 539-45 Greenwich St. APN BL/Lot 0088/058-061 Contributor 1913  
Architect: Paul J. Capurro Builder/Contractor: G. Ferroni & Sons  
Original Owner: Maria Rittore

A two-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an enclosed Romeo flats building with wide and narrow wood siding and an imitation stone base. Details include two round bays on the top floor and two paired windows on the first floor. The cornice line is unusual with a top row of large, raised dots, rows of egg-and-dart and dentil molding below, and a plain parapet above. Between and on either side of the bay windows are fluted consoles. A string course separates the upper floors from the base. Alterations include the insertion of a garage.

313. 540 Greenwich St. APN BL/Lot 0077/016 Contributor 1931  
Architect: Louis Mastropasqua Builder/Contractor: Fracchia & Truffelli  
Original Owner: P. Cecchi

A three-story plus basement, wood-frame, Mission Revival/Craftman, multi-family residence. It is an apartment building with a stucco finish. Details include two stacks of rectangular bay windows, each topped by tile rooflets with a stepped-up parapet above that has cross-like detail. Below the rooflets are a row of rosettes, a Lombard band, and a twisted rope detail below the frieze. Between the floors on the bays are stepped insets decorated with colored tiles. The upper sashes of the front bay windows have five divided lights. Below the bays are two pairs of windows and the stucco at this level is scored. The entry and garage have arched insets above with decorative bands and a keystone. The garage opening is original to the building. Related features include a separate alley flats building at 33-35 Edith Place located on the same lot (described separately).

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314. 544-46 Greenwich St. APN BL/Lot 0077/017 Contributor 1912  
Architect: Paul F. DeMartini Builder/Contractor: Luigi Segale  
Original Owner: Russaia Calderoni

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with narrow wood siding. Details include a cornice with scrolled modillions and one stack of angled bay windows with entablatures. Due to the slope of the lot, this building sits high on an imitation stone clad retaining wall with the first floor set back from upper floors and a multi-legged stair entry supported by wooden braces. Related features include a separate alley flats building at 43 Edith Place located on the same lot (described separately).

315. 547-49 Greenwich St. APN BL/Lot 0088/027 Contributor 1911  
Architect: Paul J. DeMartini Builder/Contractor: B. Pagano  
Original Owner: J. D. Figone

A two-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with narrow tongue and groove wood siding. Details include a cornice featuring modillions, a row of egg-and-dart molding, and a raised fascia. There is one stack of angled bay windows with entablatures and a secondary cornice between the floors of the bay stack. A string course separates the basement from the upper floors. The rectangular entry is flanked by pilasters. Alterations include the insertion of a garage.

316. 550-52 Greenwich St. APN BL/Lot 0077/018 Contributor 1912  
Architect: Paul F. DeMartini Builder/Contractor: Luigi Segale  
Original Owner: Arthur F. Calderoni

A three-story, wood-frame, Classical Revival, multi-family residence. It is a flats building with a stucco finish. Details include one stack of curved bay windows and a cornice featuring modillions and rows of egg-and-dart and dentil moldings. Due to the slope of the lot, this building sits high on a retaining wall with the first floor set back from the upper floors and a multi-legged stair entry supported by wooden braces. Related features include a separate alley flats building at 49-51 Edith Place located on the same lot (described separately).

317. 551-57 Greenwich St. APN BL/Lot 0088/026 Contributor 1911  
Architect: Paul J. DeMartini Builder/Contractor: B. Kessler  
Original Owner: Maria Arata & A. R. Grondona

A two-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with wide and narrow rustic wood siding over a painted brick veneer base. Details include a cornice featuring consoles and a row of dentil moldings, two angled bay windows on the top floor with paired windows between them, and tri-part windows on the first floor below

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each bay. The paneled entrance is arched. Alterations include the insertion of a garage. Related features include a separate alley flats building at the rear at 553 1/2-555 1/2 Greenwich Street located on the same lot with the same owner, architect and date of construction, not visible from the right of way.

318. 558-60 Greenwich St. APN BL/Lot 0077/019 Contributor 1911  
Architect: Unknown Builder/Contractor: L. Segale  
Original Owner: L. & J. Segale

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with a stucco finish. Details include one stack of curved bay windows and a cornice featuring modillions and rows of egg-and-dart and dentil moldings. Due to the slope of the lot, this building sits high on a retaining wall clad with painted imitation stone, with the first floor set back from the upper floors and a multi-legged stair entry supported by a central column.

319. 561 Greenwich St. APN BL/Lot 0088/025 Contributor 1961  
Architect: Felix Rosenthal, designer Builder/Contractor: DeMartini Bros.  
Original Owner: Joseph Cervetto

A three-story plus basement, wood-frame, Modern, multi-family residence. It is an apartment building with a stucco finish. Details include vertical metal panels that span all three floors, a wide eave, two large sliding doors on each floor, metal fire escape balconies, one garage with a door and two open parking spaces. The entry is through a passage on the west side of the building.

320. 562-64 Greenwich St. APN BL/Lot 0077/020 Contributor 1908  
Architect: Paul J. DeMartini Builder/Contractor: DeMartini Building. Co.  
Original Owner: L. Arata

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with a stucco finish. Details include one stack of angled bays, and a cornice featuring consoles and rows of egg-and-dart and dentil moldings. Due to the slope of the lot, this building sits high on a retaining wall clad with painted imitation stone with a multi-legged stair continuing to the entry on the second floor.

321. 567-69 Greenwich St. APN BL/Lot 0088/037 Contributor 1906  
Architect: Henry Geilfuss & Son Builder/Contractor: E. D. Bassett  
Original Owner: L. Theil

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A two-story, wood-frame, Classical Revival, multi-family residence. It is a flats building with narrow tongue and groove wood siding and a brick veneer base. Details include a cornice featuring rows of egg-and-dart molding, a row of horizontal molding below, decorative end consoles, and a smooth parapet above. There is an angled bay on the second floor that does not reach the cornice. A simple secondary cornice tops the bay window. The entry is rectangular.

322. 568-70 Greenwich St. APN BL/Lot 0077/021 Contributor 1908  
Architect: Unknown Builder/Contractor: Day Work  
Original Owner: James Kittermann

A two-story plus basement, wood-frame, Classical Revival, multi-family residence, which extends to three stories at the rear on Edith Street. It is a flats building with tongue and groove wood siding. Details include a stack of rectangular bays a corner angled bay on the top floor. The cornice features consoles and a row of large dentil molding. A secondary cornice spans the façade above the bays. Due to the slope of the lot, this building set far back from the property line and sits high on a scored concrete retaining wall. A multi-legged stair leads to the entry. Alterations include the insertion of a garage in a modified retaining wall. This building has a secondary address at 60 Edith Street.

323. 576-80 Greenwich St. APN BL/Lot 0077/049-051 Noncontributor 1907  
Architect: none Builder/Contractor: Fauth & Klein  
Original Owner: Mary & Nelli Haswell

A two-story, wood-frame, multi-family residence with a wood shingle finish. The original 1907 building at 580 Greenwich Street (0077/051) is at the rear of the property on the west side of the lot. This building was altered in 1997 with a three-story horizontal addition to the east at 576 Greenwich Street (0077/049) and the construction of a garage with a residential floor above at 578 Greenwich Street (0077/050).

324. 577 Greenwich St. APN BL/Lot 0088/036 Contributor 1909  
Architect: Henry Geilfuss & Son Builder/Contractor: Jno Casty  
Original Owner: L. Theil

A three-story, wood-frame, Classical Revival dwelling with narrow tongue and groove wood siding with painted brick base. Details include a stack of angled bay windows and a stack of round bay windows at the corner. The cornice features a rows of dentil and art nouveau moldings and ornate consoles. There is a secondary cornice between floors on the bays with pediments containing art nouveau shells. The banded arched entry is topped with a cartouche. This lot provides access by way of a passageway to a separate 1907 multi-family residence at 571-73 Greenwich Street on a mid-block interior lot (0088/035) not visible from the right of way, designed by architect A. W. Richardson for L. Thiel.



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325. 579-81 Greenwich St. APN BL/Lot 0088/023 Contributor 1908  
Architect: Unknown Builder/Contractor: Day Work  
Original Owner: Giocami Canevaro

A two-story, wood-frame, Classical Revival, multi-family residence. It is a flats building with clapboard wood siding. Details include one angled bay window on the top floor, a molded cornice with rows egg-and-dart and dentil moldings, and a tall rectangular entry.

326. 586-90 Greenwich St. APN BL/Lot 0077/023 Contributor 1908  
Architect: A. W. Richardson Builder/Contractor: Emil Ichters  
Original Owner: Leon D. Bernardi

A three-story, wood-frame, Classical Revival, multi-family residence. It is a flats building with a stucco finish. Details include two stacks of angled bays with red tile rooflets, a band of red tile at the parapet, and a rectangular entry.

327. 619-21 Greenwich St. APN BL/Lot 0089/029 Contributor 1961  
Architect: Stephen P. S. Lee Builder/Contractor: E. O. Risu  
Original Owner: Lee Jung Won

A two-story plus basement, wood-frame, Modern, multi-family residence. It is a flats building with a stucco finish. Details include a band of casement windows on each floor. The building is framed by the side walls and eave that extend beyond the wall of the front facade. The recessed basement includes a garage and entry.

328. 622-24 Greenwich St. APN BL/Lot 0076/009 Contributor 1908  
Architect: Unknown Builder/Contractor: Giovanni Torres & Co.  
Original Owner: Julia Falcone

A two-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with a stucco finish and a painted brick base. Details include is a simple molded cornice and two stacks of angled bays with cartouche details on the front of each bay and on a panel that spans the top two floors between the bays. The entrance is a peaked arch. Alterations include a penthouse not visible from the street and the insertion of a garage.

329. 625-27 Greenwich St. APN BL/Lot 0089/038 Contributor 1908  
Architect: A. W. Richardson Builder/Contractor: A. Gondla & Co.  
Original Owner: L. Wedel

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A two-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with clapboard wood siding on the upper floors and smooth tongue and groove wood siding and imitation stone at the basement level. Details include a stack of angled bay windows on one side of the façade and an angled bay above the entry, which stop short of the cornice. There are pilasters between the bay windows on the top floor. The cornice features smooth consoles and rows of egg-and-dart and dentil moldings. The paneled entry is topped with a pediment and is flanked by pilasters. There is also a small pediment over the secondary entry. Alterations include the insertion of a garage.

330. 628-30 Greenwich St. APN BL/Lot 0076/010 Contributor 1908  
Architect: Charles Fantoni Builder/Contractor: P. Gonnella & Co.  
Original Owner: F. DiGrazia

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an enclosed Romeo flats building with a stucco finish and imitation stone base. Details include two stacks of round bay windows with flat windows between them on the Romeo stair stack. The cornice features molded modillions. The narrow, rectangular entry door is at street level. Alterations include the insertion of a two garages on either side of the entry.

331. 631A-C Greenwich St. APN BL/Lot 0089/039-041 Noncontributor 1983  
Architect: Unknown Builder/Contractor: Asian Neighborhood Design  
Original Owner: Unknown

A three-story, wood-frame, multi-family residence. It is an apartment building with a stucco finish. Details include one stack of irregularly shaped bays topped by a pediment, angular decorations above the arched entry, a prominent circular wrought iron decoration and a wide garage.

332. 632-36 Greenwich St. APN BL/Lot 0076/011 Contributor 1906  
Architect: Louis Traverso Builder/Contractor: C. Barengo & Co.  
Original Owner: Paul Segale

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with tongue and groove wood siding and an imitation stone base. Details include a heavy cornice featuring modillions and rows of egg-and-dart and dentil molding. A stack of angled bay windows and a stack of round bay windows that join the cornice. The bays have a secondary cornice between floors with dentil molding. There is also a row of dentil under string course separating the first and upper floors. The wide arched entry is topped with a keystone and is flanked with pilasters, as are the level tri-part first floor windows. Alterations include the early insertion of a garage. Related features include two separate buildings located on the same lot: a

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flats building at 638-42 Greenwich Street and a dwelling 632A Greenwich Street (both described separately).

334. 632A Greenwich St. APN BL/Lot 0076/011 Contributor 1906  
Architect: Paul J. DeMartini Builder/Contractor: Day Work  
Original Owner: Paul Segale

A one-story, wood-frame cottage, single family dwelling with channel rustic wood siding. Details include a simple cornice and a central, slightly recessed hooded entry flanked by windows. Related features include two separate buildings located on the same lot: a flats building at 638-42 Greenwich Street and a flats building at 632-36 Greenwich Street (both described separately).

334. 637-41 Greenwich St. APN BL/Lot 0089/027 Contributor 1911  
Architect: Unknown Builder/Contractor: David DeMartini  
Original Owner: David DeMartini

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with smooth wood siding and an imitation stone base. Details include a cornice features molded modillions and rows of egg-and-dart and dentil moldings, with garlands on the frieze. There are two stacks of angled bays with pilasters between the windows. Dentil molding decorates the string course above the first floor, the bay windows, and the entry arch. The wide arched and marbled entry is supported by columns and flanked by pilasters, with branch-shaped detail on the soffit. Alterations include the insertion of a garage. Related features include a separate alley flats building at 637A-641A Greenwich Street located on the same lot (described separately).

335. 637A-641A Greenwich St. APN BL/Lot 0089/027 Contributor unknown  
Architect: Unknown Builder/Contractor: Unknown  
Original Owner:

A three-story, wood-frame, Classical Revival, multi-family residence. It is an alley flats building with rustic wood siding. Fronting on Brant Alley, details include a cornice featuring cone-shaped modillions, paired and single windows on the upper floor, partially exposed foundation, and a street level entry. Related features include a separate flats building at 637-41 Greenwich Street located on the same lot (described separately).

336 638-42 Greenwich St. APN BL/Lot 0076/011 Contributor 1906  
Architect: Paul J. DeMartini Builder/Contractor: Charles E. Coburn  
Original Owner: Paul Segale

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A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an alley flats building with rustic wood siding. This building is located at the rear west portion of a lot shared by two other residences. Details include a central exterior entry staircase with tall and narrow windows on either side, a very simple molded cornice, and a wide passageway with garden in front that allows the building to be visible from the street. Related features include a small shed/garage and two separate buildings located on the same lot: a flats building at 632-36 Greenwich Street and a dwelling building at 632A Greenwich Street (both described separately).

337. 643 Greenwich St. APN BL/Lot 0089/026 Contributor 1907  
Architect: Unknown Builder/Contractor: D. Sonadanco & Co.  
Original Owner: Conrad Seipp

A two-story plus basement, wood-frame, Classical Revival, single-family dwelling with clapboard wood siding. Details include a cornice featuring modillions and dentil molding and a stack of angled bay windows with panels below. Opposite each bay is a small, multi-paned window and double-hung windows in line with the entry. All windows have entablature and a row of dentil molding. The narrow, rectangular entry is flanked by fluted pilasters. Alterations include the insertion of a garage. Related features include a separate cottage at 645 Greenwich Street at the rear (not visible from the right of way).

338. 644-46 Greenwich St. APN BL/Lot 0076/012 Contributor 1925  
Architect: Unknown Builder/Contractor: Fontanella & Teza  
Original Owner: A. Mondini

A two-story plus basement, wood-frame, Craftsman/Mission Revival, multi-family residence with a stucco finish and a pale brick base. This flats building includes an original garage. Details include two stacks of rectangular bays with paired windows in front and single narrow windows on the sides. The bays are topped by a deep cornice, which features a row of dentil molding. The original garage opening is squared while the entry opening is arched, each with decorative brickwork forming the lintels.

339. 651-53 Greenwich St. APN BL/Lot 0089/025 Contributor 1908  
Architect: J. Torres, des Builder/Contractor: A. Gibson  
Original Owner: S. Ruffino

A two-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an alley flats building with rustic wood siding. Visible from Brant Alley, details include two sets of paired windows on each floor and two separate entry doors at street level. Related features include a separate dwelling at 655 Greenwich Street located on the same lot (described separately).

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340. 652-56 Greenwich St. APN BL/Lot 0076/013 Contributor 1906  
Architect: H. Hess Builder/Contractor: A. Caccia  
Original Owner: Martin King

A three-story, wood-frame, Classical Revival, multi-family residence. It is an enclosed Romeo flats building with a stucco finish. Details include two stacks of angled bay windows with paired windows between them on the central Romeo stair stack. The molded cornice features consoles with rows of egg-and-dart and dentil moldings. The curvilinear arch at the garage opening, a later alteration, was designed to match the curvilinear arch over the entry. Other alterations include the insertion of the garage.

341. 655 Greenwich St. APN BL/Lot 0089/025 Contributor 1955  
Architect: Unknown Builder/Contractor: E. O. Risu  
Original Owner: Bruce Jang

A one-story plus basement, wood-frame, Modern, single-family dwelling with a stucco finish. Details include molding that forms a protruding rectangular box around the residential floor. Centered on this floor is a pair of large plate glass windows, each with a stack of tri-part casement windows at the outer edges. There is a decorative, circular wrought iron railing at each window. There are two garages east of the rectangular entry. Related features include a separate flats building at 651-53 Greenwich Street located on the same lot (described separately).

342. 658-64 Greenwich St. APN BL/Lot 0076/014 Contributor 1907  
Architect: John A. Porporato Builder/Contractor: H. C. Anderson  
Original Owner: A. Ertola

A two-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with tongue and groove wood siding above a rustic wood base. Details include a cornice featuring modillions, a band of layered molding and a row of dentil molding. Two bay windows are set far apart with a flat window between the bays. The central rectangular entry has a wide entablature supported by Corinthian columns. Small and paired windows flank the entry. Related features include a rear 1906 alley flats building at 664 A-B Greenwich Street located on the same lot, not visible from the right of way. Alterations include the insertion of a garage.

343. 659 Greenwich St. APN BL/Lot 0089/024 Noncontributor 2002  
Architect: Nova Designs + Builds Builder/Contractor: John Schrader  
Original Owner:

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A three-story plus basement, wood-frame, multi-family dwelling with a stucco finish. Details include a very wide central stack of bow windows topped by a heavy lintel with a parapet on either side. A rectangular garage is centered. Related features include a separate dwelling at 659B Greenwich Street located on the same lot (described separately) and accessed through this building.

344. 659B Greenwich St. APN BL/Lot 0089/024 Contributor 1907  
Architect: Paul F. DeMartini Builder/Contractor: DeMartini & Chiappe  
Original Owner: Unknown

A two-story, wood-frame cottage, single-family residence. It is a dwelling with rustic wood siding. Details include an angled, molded cornice with a row of dentil molding with small mansard roof above and a narrow entry that leads to the second floor with a pediment above. Paired windows on the top floor have heavy entablatures. Alterations include windows enlarged to French doors on the ground floor. Per *Here Today*, this building was moved from 514 Filbert Street by Paul F. DeMartini in 1912. The rear of this building is visible from the public right-of-way on Brant Alley. Related features include a separate building at 659 Greenwich Street located on the same lot (described separately).

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345. 661-65 Greenwich St. APN BL/Lot 0089/044-46 Contributor 1906  
Architect: Charles Fantoni Builder/Contractor: J. M. Jackson  
Original Owner: Pasquale Molinari

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with a stucco finish. Details include two stacks of angled bay windows that are topped with parapets extending above a tiled rooflet. The lower floor has wide arched entry and paired windows. Alterations include the insertion of a garage.

346. 666-76 Greenwich St. APN BL/Lot 0076/015 Contributor 1906  
Architect: H. Hess Builder/Contractor: Alfred Olson  
Original Owner: Oscar E. Johnson

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an enclosed Romeo flats building with a stucco finish. Details include two stacks of angled bays at the outer edges of the building topped by a tile rooflet spanning the façade with a smooth parapet above. Below the bays are paired flat windows. The central Romeo stair stack has paired windows on each landing. There are single windows between the stair stack and the bay stacks. The entry is arched and is open to the stair stack.

347. 667-71 Greenwich St. APN BL/Lot 0089/022B Noncontributor 1914

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Architect: Paul F. DeMartini

Builder/Contractor: Paul DeMartini

Original Owner: Angelo Campana

A three-story plus basement, wood-frame, multi-family residence. It is a flats building with a stucco finish and cast stone veneer base. Details include two stacks of angled bays that stop short of the simple cornice. The window opening opposite the entry has been enlarged. There is a cutout block screen on one side of the entry. Alterations include the insertion of a garage, the addition of bay windows and other incompatible modifications.

348. 673-77 Greenwich St.

APN BL/Lot 0089/022A Contributor 1915

Architect: Paul F. DeMartini

Builder/Contractor: Paul DeMartini

Original Owner: Giovanni Aragni

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with smooth tongue and groove wood siding on the front façade, stippled stucco at the basement level, and rustic wood siding on the side elevation. Details include two stacks of angled bay windows that join the cornice, which features modillions and rows of egg-and-dart and dentil moldings. The entry and tri-part first floor window are arched and flanked by pilasters. Large consoles supporting the bay windows serve as keystones at the top of the arches. Alterations include the insertion of a garage.

349. 678-80 Greenwich St.

APN BL/Lot 0076/016 Contributor 1906

Architect: Dutton & Hahn, des

Builder/Contractor: Dutton & Hahn

Original Owner: Henry Dohnken

A two-story plus basement, wood-frame, Mission Revival, multi-family residence. It is a flats building with a stucco finish. Details include one rectangular and one angled bay window, both topped with tile rooflets, and a curved capped parapet. The first floor has a stepped-up arched entry and paired windows. Alterations include the insertion of a garage.

350. 695-99 Greenwich St.

APN BL/Lot 0089/022C Contributor 1925

Architect: Unknown

Builder/Contractor: Meyer Bros.

Original Owner: William Streiff

A two-story, wood-frame, Mission Revival, multi-family residence. It is an apartments building with a stucco finish. Details include angled bay windows: two single bays and two stacks of bays on Greenwich Street, and two stacks of bays on Stockton Street. All of the bays stop short of the simple cornice line and are topped by tile rooflets. Most windows have four over four panes in the upper sash. There is a string course between the entry level and the upper floors. The entry on Greenwich Street is flanked by highly decorated pilasters that extend beyond the opening and are topped by urn shaped finials. Above the entry is a plaster cartouche with a crown symbol and

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swags. There are four original garages on Stockton Street and one on Greenwich Street, which may also be original.

351. 725 Greenwich St. APN BL/Lot 0090/030 Noncontributor 1983  
Architect: Som & Associates Builder/Contractor: Day Work  
Original Owner: Harry D. Som

A four-story plus basement, steel frame, commercial building with a wood siding finish. Details include large banks of windows that cover most of the façade. There is a cut-out for a balcony and a cantilevered garage entry at the corner of Greenwich Street and Via Bufano.

352. 731-45 Greenwich St. APN BL/Lot 0090/027 Noncontributor Unknown  
Architect: Unknown Builder/Contractor: Unknown  
Original Owner:

A two and three-story plus basement, wood-frame, multi-family residence. It is a flats building with a stucco finish. Sanborn maps indicate that this building is the combination of three separate flats buildings at 731-33, 735-39 & 741-45 Greenwich Street. Details have been stripped; on the exterior the three buildings have been minimally altered to appear as one with the same stuccoed façade, but the three entrances of different widths are an indication that they were originally separate. Related features include a separate commercial building at 716-22 Columbus Avenue located on the same lot (described separately).

### **Jackson Street**

353. 531 Jackson St. APN BL/Lot 0195/015 Contributor 1911  
Architect: Fabre & Bearwald Builder/Contractor: Elvin Bros.  
Original Owner: Alice & Maria Russau

A three-story, masonry, Classical Revival, mixed-use building with an unpainted red brick finish. It has two floors of commercial offices over a store. Details include a very shallow bay on the Columbus Avenue elevation and a flat bay of windows on the Jackson Street elevation. The pressed metal bays have inset panels between the second and third floor windows. The molded cornice features modillions that end in long tassels on the sides of the windows. A parapet is above the cornice. There is a wide rectangular entry on Columbus Avenue and an arched entry with keystone on Jackson Street, both framed by decorative brickwork. A string course separates the storefront level from the upper floors.

354. 533-35 Jackson St. APN BL/Lot 0195/014 Contributor 1908



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Architect: Unknown  
Original Owner: Samuel Spiro

Builder/Contractor: Nichols & Enright

A three-story, masonry, Classical Revival, mixed-use building with a painted brick finish. It has two floors of apartments above a store. Details include large segmental-arched windows on the upper floors, a projecting galvanized iron cornice supported by decorative brackets at each end, and a capped parapet above. A galvanized iron panel spans the façade above the storefront. The storefront has been altered.

### **Jasper Place**

355. 19-23 Jasper Place  
Architect: Louis Traverso  
Original Owner: Emilio Ravezzani

APN BL/Lot 0116/039 Contributor 1909  
Builder/Contractor: Segale & Debonedelli

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an alley flats building with smooth tongue-and-groove wood siding. Details include a cornice featuring modillions and rows of egg-and-dart and dentil molding with volutes at the edges. There are giant pilasters at the entrance and upper floor edges, a string course with dentil molding above the first floor, and entablatures over the second floor windows. There are no significant alterations.

356. 24-34 Jasper Place  
Architect: Louis Traverso  
Original Owner: F. Torriggino

APN BL/Lot 0116/040 Contributor 1914  
Builder/Contractor: Antonio Ferreccio

A three-story plus basement, wood-frame, Classical Revival multi-family residence. It is an alley flats building with narrow clapboard siding and stuccoed base. Situated on a 44-foot wide lot, it is articulated as two buildings. The centered twin entry vestibules have shouldered segment-arches, large bracket-like columns and tall keystones. There are giant pilasters at the upper stories, more pilasters on the first floor, and a cornice with plain modillion blocks. Each upper floor has four single windows. There is a string course between the first and upper floors. There are no significant alterations.

357. 25-29 Jasper Place  
Architect: Paul J. DeMartini  
Original Owner: A. Bonora & N. De Grazia

APN BL/Lot 0116/038 Contributor 1910  
Builder/Contractor: G. B. Dondero

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an alley flats building with narrow clapboard siding. Details include an egg-and-dart molded round arched entry flanked by pilasters, a string course between the first floor and upper floors, and a

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cornice with consoles and rows of egg-and-dart and dentil molding. Windows are paired with shouldered surrounds.

358. 31-35 Jasper Place APN BL/Lot 0116/037 Contributor c. 1911  
Architect: Unknown Builder/Contractor: Unknown  
Original Owner: Unknown

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an alley flats building with smooth tongue-and-groove wood siding. Details include a cornice featuring modillions and a row of dentil molding. Windows are single over the entrance and paired in the other bay. The windows and arched entry are flanked by fluted pilasters and have entablature with dentil molding. A string course separates the basement and first floor.

359. 34-40 Jasper Place APN BL/Lot 0116/041 Contributor 1913  
Architect: Louis Traverso Builder/Contractor: Antonio Ferreccio  
Original Owner: Frederico Ratto

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an alley flats building with smooth tongue and groove wood siding. Details include a cornice featuring consoles and rows of egg-and-dart and dentil moldings. A round entry arch is lined with egg-and-dart molding, flanked by Tuscan pilasters, and topped by a keystone. There is a secondary cornice with dentil molding between the first and second floors. Windows are paired with shouldered surrounds and entablature over the second floor windows. The raised basement is faced with rock-faced imitation stone.

360. 37-41 Jasper Place APN BL/Lot 0116/036 Contributor 1911  
Architect: Paul J. Capurro Builder/Contractor: Angelo Frigero  
Original Owner: G. B. Cerutti

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an alley flats building with alternating wide and narrow wood siding and imitation stone base. Details include paired windows and four large pilasters resting on a base above the string course. A round-cornered arch on small brackets with an S-shaped keystone opens the entry vestibule. Pilasters flank the entry as well as the first floor windows.

361. 42-46 Jasper Place APN BL/Lot 0116/042 Contributor 1908  
Architect: Charles Walton Builder/Contractor: Frank C. Amoroso  
Original Owner: Nicola Torrano

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A three-story, wood-frame, Classical Revival, multi-family residence. It is an alley flats building V-rustic wood siding and by 4x4-inch painted tiles at the base. Details include a cornice featuring consoles and dentil molding and wooden end boards. The windows on the left side are double, and single above the entry on the right. There are entablatures with end brackets over all windows and the rectangular entry.

362. 43-47 Jasper Place APN BL/Lot 0116/035 Contributor 1907  
Architect: Paul J. DeMartini Builder/Contractor: Day Work  
Original Owner: G. DeMartini

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an alley flats building with V-rustic wood siding. Details include The cornice has extra rows of moldings instead of consoles and a row of dentil molding. A string course with dentil molding separates the first floor from the upper floors. Windows are single over the entrance and paired in the other bay, all with entablatures. The rectangular entry is flanked by pilasters.

363. 49-53 Jasper Place APN BL/Lot 0116/034 Contributor 1910  
Architect: William Mooser Builder/Contractor: A. Caccia  
Original Owner: A. DeMartini

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an alley flats building with V-rustic wood siding. Details include paired windows with shouldered moldings, and a cornice featuring modillions and rows of egg-and-dart and dentil molding. Pilasters flank the panelled vestibued entry topped by a broken pediment decorated with dentil molding.

364. 114-20 Jasper Place APN BL/Lot 0103/029 Contributor 1906  
Architect: Paul J. DeMartini Builder/Contractor: DeMartini & Caranza  
Original Owner: Giovanni DeMartini

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with rustic wood siding. Details include two angled bay stacks, unusual on an alley building, requiring the building to be set back from the street. The bays are between two entries. Below the bays are paired windows, and over the entry are single shouldered windows with entablatures. The cornice features modillions and a row of dentil molding. Cornices supported by large consoles are above each of the two rectangular panelled entries. Alterations include the insertion of a garage.

365. 121-23 Jasper Place APN BL/Lot 0103/028 Contributor 1907  
Architect: Otto Collischonn Builder/Contractor: Frank C. Amoroso

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Original Owner: Giuseppe Sunseri

A two-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an alley flats building with asbestos siding scored to imitate brick at the base. Details include a simple molded cornice with no other decoration, two sets of paired windows on the upper floor, and a narrow arched entry.

366. 124-32 Jasper Place APN BL/Lot 0103/030 Contributor 1911  
Architect: Unknown Builder/Contractor: Norio Cavaglia  
Original Owner: Mary Berdoni

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an alley flats building with V-rustic siding. Details include twin entries with two pairs of windows between them. All openings are topped with entablatures on small brackets with dentil molding above and matching brackets below. The cornice has long, widely spaced brackets, rather than the short, closely-spaced consoles more usual in this style. A row of dentil molding lays between the brackets.

367. 127-29 Jasper Place APN BL/Lot 0103/027 Contributor 1906  
Architect: Unknown Builder/Contractor: Day Work  
Original Owner: Catherine Covaro

A two-story plus basement, wood-frame, Classical Revival multi-family residence. It is an alley flats building with rustic wood siding. Details include a cornice with modillions and a row of dentil molding, entablatures over all openings, and paired windows to balance the panelled entry.

368. 131-37 Jasper Place APN BL/Lot 0103/026 Contributor 1906  
Designer: Antonio & Pablo Cuneo Builder/Contractor: Louis Cuneo  
Original Owner: Antonio & Pablo Cuneo

A two-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an alley flats building with V-rustic wood siding. This alley flats building is a twin to 139-45 Jasper Place next door. Both were built for the same owner under the same building permit. Details include a cornice featuring modillions and a row of dentil molding and a central four-door-wide panelled vestibule with original doors and transoms. There are entablatures over the openings. Alterations include the insertion of a garage.

369. 134-36 Jasper Place APN BL/Lot 0103/031 Contributor 1911  
Architect: Charles Fantoni Builder/Contractor: P. Prasso  
Original Owner: Betta Felice

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A two-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an alley flats building with alternately wide and narrow rustic wood siding. Details include a molded cornice featuring modillions, an arched entry with keystone, and paired windows to balance the arched entry. There are heavy entablatures with dentil moldings and brackets over all openings. Alterations include the insertion of a garage.

370. 139-45 Jasper Place APN BL/Lot 0103/025 Contributor 1907  
Architect: Unknown Builder/Contractor: Unknown  
Original Owner: A. & P. Cuneo

A two-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an alley flats building with V-rustic wood siding. This alley flats building is a twin to 131-37 Jasper Place next door. Both were built for the same owner under the same building permit. Details include a cornice featuring modillions and a row of dentil molding and a central four-door-wide panelled vestibule with original doors and transoms. There are entablatures over the openings. Alterations include the insertion of a garage.

371. 140-42 Jasper Place APN BL/Lot 0103/032 Contributor 1910  
Architect: Unknown Builder/Contractor: B. Pagano  
Original Owner: O. Casselli

A two-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an alley flats building with narrow clapboard wood siding. Details include end boards, a cornice featuring modillions and dentil molding, and entablatures over all openings including the tall, rectangular entry with transoms. Paired windows balance the entry vestibule.

372. 151-53 Jasper Place APN BL/Lot 0103/024 Contributor 1906  
Architect: Paul J. DeMartini Builder/Contractor: Edward J. Conlan & Patrick H. Pierce  
Original Owner: Giovanni Guinasso

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an alley flats building with narrow, smooth-faced wood siding with a rough stucco base. Details include a cornice featuring widely spaced consoles and rows of egg-and-dart and dentil moldings, a simple string course, and paired windows that balance the narrow entry. There are entablatures over all openings.

373. 152-62 Jasper Place APN BL/Lot 0103/033 Contributor 1907  
Architect: Cavallo & Baker Builder/Contractor: G. Barkley

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Original Owner: August Colori

A three-story plus basement, wood-frame, Classical Revival multi-family residence. It is a double Romeo alley flats building with narrow clapboard wood siding. Details include a molded cornice with a row of dentil molding, and three-story-high pilasters that divide the façade into four vertical sections between each bank of windows, which have fluted surrounds. The Romeo stair stacks are at the outer edges of the façade with pediments over the top window each stack. Pilasters also flank the two Romeo entrances.

### Kearny Street

374. 900 Kearny St. APN BL/Lot: 0176/011 Noncontributor 1985  
Architect: Unknown Builder/Contractor: Unknown  
Original Owner:

A six -story, steel frame, post-Modern, commercial building, clad in travertine panels. This building is bounded by Kearny Street, Jackson Street, and Columbus Avenue, and is adjacent to the Sentinel Building/Columbus Tower at 916 Kearny Street/141 Columbus Avenue. Details include multiple angled bays with rounded bays on each corner topped by black steel domes. The ground floor features large arched windows. The glass is a distinctive blue-green color. This building is San Francisco Landmark #33.

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375. 916 Kearny St. APN BL/Lot 0176/013 Contributor 1905  
Architect: Salfield & Kohlberg Builder/Contractor: Unknown  
Original Owner: Abraham Ruef Historic Name: Sentinel Building, Columbus Tower

A seven -story with attic plus basement, steel frame, flatiron commercial building with a copper and white glazed brick finish. It is located at the acute angle of Columbus Avenue and Kearny Street. Details include a seven -story stack of rounded bay windows topped by a steel cupola and finial at the apex of its lot. On the Kearny Street elevation there are six additional five-story bays, one round bay flanked by two rectangular bays. On the Columbus Avenue elevation there are two round bays and one rectantangular bay. These bays are topped by arched or rectangular windows respectively. All bays are clad in copper with gothic motifs between each floor. There are dormer windows at the attic level. This building has a secondary address at 141 Columbus Avenue. The storefront has been modified. Prominently sited at the acute angle of Columbus Avenue and Kearny Street, this flatiron building dominates all vistas along Columbus Avenue. The building is significant for its association with LGBTQ social history (Opus One Night Club, 1952-58), and the social history of the Bohemians and Beats (hungry i, 1949-54).

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376. 1030 Kearny St. APN BL/Lot 0163/019 Contributor 1906  
Architect: Righetti & Kuhl Builder/Contractor: P. DeMartini & G. Caranzo

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Original Owner: Luigi Chiappari

A four-story plus basement, brick block, mixed-use building with with Classical Revival ornamentation. It has three floors of residential use above a store. Details include a two stacks of of angled metal bays and a cornice with modillions that relates it to the typical Classical frame flats built all over North Beach during the same period. The bays end before the cornice and are topped with a row of dentil molding. The light-colored brick façade at the outer corners has inset horizontal rows at every seventh row. The windows on the Nottingham façade are flat with inset arches above. Alterations include the storefront and Art Moderne glass tile at the residential entry.

377. 1031-51 Kearny St. APN BL/Lot 0162/002 Contributor 1908  
Architect: Van Trees & Hildebrand Builder/Contractor: W. H. Bagge  
Original Owner: Augusta Wieland Historic Name: Tosca Cafe

A two-story, commercial brick block with a brick finish and Classical Revival ornamentation. With façade on both Kearny Street and Columbus Avenue, details include a cornice that on both elevations features closely spaced scrolled modillions, parapets with raised centers (arched on Columbus Avenue and stepped on Kearny Street). The upper floor windows are recessed with dentiled paneling between them. Aqua terra cotta and white glazed brick decorate window surrounds and panels. The brick on the Columbus Avenue elevation is painted. There are no bay windows. This building has a secondary address at 242 Columbus Avenue. The storefronts have been altered. It is significant for its association to the social history of the Bohemians and Beats (Tosca Café, 1919 to present), and for its association with LGBTQ social history (Red Balloon Club, 1953-67; Le Mondo Carnival Club Bar, 1968-70; Big Basket, 1969-72; Babylon Ballroom (1972).

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378. 1034 Kearny St. APN BL/Lot 0163/020 & 018 Contributor c. 1907  
Architect: Unknown Builder/Contractor: Unknown  
Original Owner: Unknown

A three-story plus basement, commercial brick block with with a stucco finish and Classical Revival ornamentation. This building and the separate c. 1909 building at 2 Nottingham Place (APN BL/Lot 0163/018) have been internally connected. The Kearny Street elevation has a pressed metal cornice with rows of egg-and-dart and dentil moldings and large end brackets. There are two windows on each floor. The storefront has been altered. The Nottingham Place elevation is unpainted brick and has a fine but modest brick cornice with brick dentil. Raised lintels are above a bricked-up window and above the altered former entry arch.

379. 1042-46 Kearny St. APN BL/Lot 0163/021 Contributor 1907  
Architect: Unknown Builder/Contractor: C. Forni

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Original Owner: D. Ferrvello

Historic Name: Tommaso's Ristorante Italiano

A two-story, basement and mezzanine, commercial brick block with Classical Revival ornamentation. It is a commercial building with a pale brick finish on the upper floor and painted brick at the store level. Details include a metal cornice with a row of large dentil molding and three large brackets, segmental relieving arches above the top floor windows, and a tile rooflet separating the upper from the lower levels. The clerestories are covered with wooden shutters and signage.

380. 1116-18 Kearny St.  
Architect: Unknown  
Original Owner: A. Del Monte

APN BL/Lot 0144/082 Contributor 1906  
Builder/Contractor: Unknown

A two-story over basement, wood-frame, Classical Revival, residential flats building now in hotel use. It has horizontal tongue and groove siding on the side elevations. The vertical wood siding on the front elevation may be replacement. Details include a molded cornice with a row of dentil molding and fluted end boards on each side of the building. The two windows on the upper floor have fluted frames, and entablatures with egg-and-dart molding. The first-floor window is an angled bay with fluted surrounds and dentil molding. An external stair perpendicular to the sidewalk leads to the entry. The 1100 block of Kearny Street is also known as the Peter Macchiarini Steps. Related features include two separate buildings at 490-92 Broadway and 496-98 Broadway located on the same lot (both described separately).

381. 1119-21 Kearny St.  
Architect: Unknown  
Original Owner:

APN BL/Lot 0145/007 Contributor c. 1906  
Builder/Contractor: Unknown

A two-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with V-rustic wood siding and a tile base. Details include two narrow angled bays on the top floor with two narrow windows between them. Paired windows beneath the bays flank the rectangular entry. The molded cornice features a row of egg-and-dart molding. A string course separates the first and top floor. The 1100 block of Kearny Street is also known as the Peter Macchiarini Steps. Related features include separate brick building on the same lot at 506 1/2 Broadway, visible from Broadway, (described separately).

382. 1120-30 Kearny St.  
Architect: Italo Zanolini  
Original Owner: G. Ferrari

APN BL/Lot 0144/0101-106 Noncontributor 1909  
Builder/Contractor: A. Pedroni

A three-story over basement, wood-frame, multi-family residence. It is a Romeo flats building with asbestos siding. This once Classical Revival Romeo flats building has been too significantly



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altered to be a contributor. The 1100 block of Kearny Street is also known as the Peter Macchiarini Steps.

383. 1123-25 Kearny St. APN BL/Lot 0145/006 Contributor 1907  
Architect: Paul J. DeMartini Builder/Contractor: F. Varela  
Original Owner: G. Figone

A two-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with narrow, smooth tongue and groove siding. Details include a tall arched entry flanked by fluted pilasters and topped by a keystone and hood with dentil molding. The cornice features molded modillions and a row of dentil molding. There is one stack of angled bays opposite the entry. All windows are shouldered. A simple string course separates the top two floors. Alterations include the insertion of an additional unit in the basement level. Related features include a separate building at 1129-33 Kearny Street located on the same lot (described separately). The 1100 block of Kearny Street is also known as the Peter Macchiarini Steps.

384. 1127 Kearny St. APN BL/Lot 0145/005 Noncontributor 1907  
Architect: James A. McCullough Builder/Contractor: McCullough Const. Co.  
Original Owner: Mary A. Donahue

A two-story, wood-frame, Classical Revival multi-family residence. It is an apartment building with wood siding. Only the south side elevation of this building is visible from Broadway. Access to this building is through 1129-33 Kearny Street. The 1100 block of Kearny Street is also known as the Peter Macchiarini Steps.

385. 1129-33 Kearny St. APN BL/Lot 0145/006 Contributor 1907  
Architect: James A. McCullough Builder/Contractor: McCullough Const. Co.  
Original Owner: Mary A. Donahue

A two-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an open Romeo flats building with V-rustic wood siding. Details include two angled bay windows that stop short of the cornice, a molded cornice with large medallions, paired windows under each bay, and a wrought-iron railing for the open Romeo entrance. Alterations include the insertion of a garage that also provides access to a separate building to at 1127 Kearny on APN BL/Lot 0145/005 (described separately). Related features include a separate flats building 1123-25 Kearny Street on the same lot (described separately). The 1100 block of Kearny Street is also known as the Peter Macchiarini Steps.

386. 1135-39 Kearny St. APN BL/Lot 0145/004 Contributor 1907  
Architect: Louis Traverso Builder/Contractor: Luigi Segale & Co.

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Original Owner: Maria Firenzi

A three-story over basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with V-rustic wood siding above channel rustic wood siding on the first plus basement floors. Details include a molded cornice with modillions and a row of dentil molding, an entry arch on scrolled brackets topped by a keystone, and one stack of angled bay windows. Paired windows with keystones are opposite the entry. The second floor windows have wide surrounds and the top floor windows are flanked by pilasters. Related features include a rear two-story flats building at 1135A & B Kearny Street, not visible from the right of way. The 1100 block of Kearny Street is also known as the Peter Macchiarini Steps.

387. 1136 Kearny St. APN BL/Lot 0144/023 Noncontributor 1909  
Architect: Italo Zanolini Builder/Contractor: Unknown  
Original Owner: G. Ferrari

A three-story plus basement, wood-frame, Modern, multi-family residence. It is an apartment building with vertical wood siding and a stuccoed basement. Details include large sliding glass doors angled to the south. Wrought iron railings span the façade in front. The cornice is a plain eave. A garage is centered at the basement. The building was significantly altered in 1959 to Modern style. The 1100 block of Kearny Street is also known as the Peter Macchiarini Steps.

388. 1143-47 Kearny St. APN BL/Lot 0145/003 Contributor 1906  
Architect: Stone & Smith Builder/Contractor: Unknown  
Original Owner: Pasquale Cirimale

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with V-rustic wood siding. Details include three stacks of angled bay windows, a wide string course below the bays, and a molded cornice featuring a row of egg-and-dart molding that also wraps around on its Fresno Street elevation. The rectangular entry is flanked by pilasters and supported by scrolled brackets with paired windows on either side. Alterations include the insertion of a garage. The 1100 block of Kearny Street is also known as the Peter Macchiarini Steps.

389. 1142-52 Kearny St. APN BL/Lot 0144/024 Contributor 1909  
Architect: Andrew H. Knoll Builder/Contractor: L. Segale & A. Debenedetti  
Original Owner: Pio O. DeMartini

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an enclosed Romeo flats building with narrow, smooth tongue and groove wood siding and an imitation stone base. Details include two stacks of angled bays and a central rectangular bay for the Romeo stair stack. The windows on the bays, the tri-part windows under the bays and the

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rectangular entry are all flanked by pilasters. The bays are supported by multiple consoles. The cornice features consoles and rows of egg-and-dart and dentil moldings. There is a secondary cornice over the Romeo stair stack. Alterations include the insertion of a garage. The 1100 block of Kearny Street is also known as the Peter Macchiarini Steps.

390. 1151-63 Kearny St. APN BL/Lot 0145/002 Contributor 1909  
Architect: Charles Fantoni Builder/Contractor: B. Castro  
Original Owner: Martino Scatena

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an enclosed Romeo flats building with channel rustic wood siding and an imitation stone base. Details include three, angled bay windows on the Kearny Street elevation, and paired flat windows on the Fresno Street elevation. The cornice features molded modillion blocks on both street elevations. The windows on the Romeo stair stack are shouldered. The entry has a prominent pediment, a wood-and-glazed door with sidelights, and a segmental arch transom. Alterations include the insertion of a garage on Fresno Street. The 1100 block of Kearny Street is also known as the Peter Macchiarini Steps.

391. 1154-74 Kearny St. APN BL/Lot 0144/025 Contributor 1909  
Architect: Geilfuss & Son Builder/Contractor: C. N. P. Ahlgren Co.  
Original Owner: Wiechen Ehlers

This block of Kearny Street is also known as the Peter Macchiarini Steps. A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with channel rustic wood siding. Because of the unusually steep slope, the building is two stories at Vallejo Street and steps down three stories on Kearny Street at its lowest level. Details a simple molded cornice, four flat, tri-part windows on the upper two floors and paired windows on the first floor. A setback of the upper two floors provide entry to the upper floor units from Vallejo Street along a building-length balcony. Alterations include the insertion of a garage at the lowest level. The 1100 block of Kearny Street is also known as the Peter Macchiarini Steps.

392. 1165-67 Kearny St. APN BL/Lot 0145/001 Contributor 1913  
Architect: Geilfuss & Son Builder/Contractor: John Casty  
Original Owner: Wiechen Ehlers

A two-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with smooth tongue-and-groove wood siding and an imitation stone base. Details include a one angled bay window on Kearny Street, two angled bay windows on Vallejo Street, and a round bay at the corner. There are paired flat windows below the Vallejo Street bays. The cornice features modillions and row of decorative molding. A round arched entry has a keystone,

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egg-and-dart and other decorative molding, and reeding on the supporting pilasters. The 1100 block of Kearny Street is also known as the Peter Macchiarini Steps.

**Kenneth Rexroth Place (formerly Tracy Place)**

393. 1-5 Kenneth Rexroth Pl. APN BL/Lot 0146/024 Contributor 1911  
Architect: Louis Travers Builder/Contractor: T. Sciochetti Constr. Co.  
Original Owner: Stefano Foppiano

A two-story plus basement, wood-frame, multi-family residence. It is an alley flats building with aluminum clapboard siding and a permastone base. The cornice is simple. There are two windows on each floor.

394. 7-11 Kenneth Rexroth Pl. APN BL/Lot 0146/040-041 Contributor 1911  
Architect: Unknown Builder/Contractor: Day Work  
Original Owner: Paul Salinda

A two-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an alley flats building with V-rustic wood siding. Details include a cornice with molded modillions, a paneled arched entry with a single window above and paired windows on the opposite side. All openings have entablature and are flanked by pilasters. Alterations include the insertion of a garage.

395. 15-17 Kenneth Rexroth Pl. APN BL/Lot 0146/022 Contributor 1910  
Architect: Unknown Builder/Contractor: T. Sciochetti Construction Co.  
Original Owner: Luigi Stagnaro

A two-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an alley flats building with wide and narrow rustic wood siding. Details include a cornice with consoles, paired windows with a single window over the paneled, arched entry. All openings have entablatures supported by consoles. Alterations include the insertion of a garage.

**Kramer Place**

396. 1-3 Kramer Place APN BL/Lot 0088/034 Contributor 1910  
Architect: Unknown Builder/Contractor: L. N. Devincenzi  
Original Owner: Giovanni Gotelli

A two-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an alley flats building with smooth tongue and groove wood siding on upper floors and rustic wood siding at the basement level. Details include a cornice featuring molded modillions and a row of

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dentil molding and a paneled, spooled-arched entry. Simple Italiante hoods supported by consoles are over the paired windows and entry.

397. 7-9 Kramer Place APN BL/Lot 0088/073-074 Contributor 1910  
Architect: Mario Bacigalupi Builder/Contractor: T. Sciocchetti  
Original Owner: Assunta Podesta

A two-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an alley flats building with tongue and groove wood siding on upper floors and rustic wood siding at basement level. Details include a cornice featuring consoles and rows of egg-and-dart and dentil moldings. Paired windows are decorated with grooved pilasters with dentil or egg-and-dart molding above. The paneled, segmental arched entry is flanked by pilasters and topped with a keystone.

#### **Kraugrill Place**

398. 12-18 Kraugrill Place APN BL/Lot: 0088/013 Contributor c. 1907  
Architect: Unknown Builder/Contractor: Unknown  
Original Owner: Unknown

A two-story plus basement wood-frame, Classical Revival, multi-family residence. It is an alley flats building with rustic wood siding. Details include a simple cornice with end brackets and an external stair parallel to the building façade that leads to the entry. Related features include a separate flats building at 570-74 Filbert Street located on the same lot (described separately).

399. 21-23 Kraugrill Place APN BL/Lot 0088/018 Contributor 1907  
Architect: Unknown Builder/Contractor: L. Cuneo  
Original Owner: Luigi Raggio

A two-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an alley flats building with channel rustic wood siding. Details include a cornice featuring consoles, paired windows and a rectangular entry. All openings have entablatures. Related features include a separate building at 1720-24 Stockton Street located on the same lot (described separately).

#### **Lombard Street**

400. 490 Lombard St. APN BL/Lot: 0062/017B Contributor 1926  
Architect: Charles Fantoni Builder/Contractor: Day Work  
Original Owner: A. Soracco & E. Cuneo

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A three-story plus basement, wood-frame, Mission/Craftsmen, multi-family residence. It is an apartment building including five original garages on its Stockton Street elevation. Details include a brick finish with stucco on the two stacks of angled bays on Stockton Street and two stacks of angled bays on Lombard Street. Brickwork, variegated in color, is used decoratively on the façade, around windows and at the base. There is an arched, recessed street level entry with a voussoir brick surround. There is a finely crafted brick vestibule. Related features include a detached garage building to the east.

401. 513-19 Lombard St. APN BL/Lot 0076/001 Contributor 1917  
Architect: Louis Traverso Builder/Contractor: Day Work  
Original Owner: Paganini Bros.

A three-story plus basement, wood-frame, Classical Revival, mixed-use building with wide and narrow rustic wood siding and a scored stucco base. Due to the slope of the lot, it has three stories of flats over a basement on Lombard Street and two stories of flats over a store on Stockton Street. Details include a molded cornice featuring a double Lombard band, three stacks of shallow rectangular bay windows on Lombard Street and one on Stockton Street, and a stack of round bay windows at the corner. There is an arched residential entry on each elevation. Alterations include the insertion of a garage, modifications to the storefront, and the addition of a small set-back penthouse. This building has a secondary address at 1873-77 Stockton Street.

402. 520-24 Lombard St. APN BL/Lot 0063/010 Contributor 1911  
Architect: Paul F. DeMartini Builder/Contractor: B. Pagano  
Original Owner: Paolo Molinari

A three-story over basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with a stucco finish and yellow brick base. Details include a layered molded cornice, two round bay windows, a tri-part window below the bays, and an arched entry. Alterations include the addition of a garage. Related features include a rear 1908 flats building constructed for the same owner at 520A-C Lombard located on the same lot, not visible from the right of way.

403. 525-27 Lombard St. APN BL/Lot 0076/033A Contributor 1925  
Architect: Fabre & Hildebrand Builder/Contractor: Day Work  
Original Owner: J. Pagani

A two-story plus basement, wood-frame, Classical Revival, multi-family residence with a stucco finish scored at the base. It is a flat building including an original garage. Details include two stacks of angled bay windows that stop short of the cornice, which features modillions. The bays have a simple cornice, reeded window frames, and a shield within a wreath ornament between

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the floors. The entry is arched. This building is the mirror twin of 529-31 Lombard Street, designed by the same architect for the same owner.

404. 526-30 Lombard St. APN BL/Lot 0063/011 Contributor 1909  
Architect: Unknown Builder/Contractor: Norio Covaglia  
Original Owner: Rosie Parodi

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with a stucco finish. Details include two stacks of angled bays, a molded cornice, a wide curvilinear arch over the entry, and paired windows opposite the entry. Alterations include the insertion of a garage.

405. 529-31 Lombard St. APN BL/Lot 0076/033 Contributor 1925  
Architect: Fabre & Hildebrand Builder/Contractor: Day Work  
Original Owner: J. Pagani

A two-story plus basement, wood-frame, Classical Revival, multi-family residence with a stucco finish scored at the base. It is a flat building including an original garage. Details include two stacks of angled bay windows that stop short of the cornice, which features modillions. The bays have a simple cornice, reeded window frames, and a shield within a wreath ornament between the floors. The entry is arched. This building is the reversetwin of 525-27 Lombard Street, designed by the same architect for the same owner.

406. 532-36 Lombard St. APN BL/Lot 0063/012 Contributor 1912  
Architect: Paul F. DeMartini Builder/Contractor: Saraille & Lagomarsino  
Original Owner: J. Cuneo & Guinasso

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with a narrow, tongue and groove wood siding. Details include two stacks of shallow round bay windows with pilasters between the windows, an inset arch above the top floor windows, and a pediment above the second-floor windows. There is a string course of modillions below the bay windows. The cornice features modillions and a row of dentil molding. The wide entry and tri-part window on the first floor are arched and flanked by pilasters. Alterations include the insertion of a garage. Related features include a rear 1911 flats building on the same lot at 532A-B Lombard Street designed by the same architect for the same owner, not visible from the right of way.

407. 537-39 Lombard St. APN BL/Lot 0076/030 Contributor 1907  
Architect: Unknown Builder/Contractor: J. W. Walker  
Original Owner: Baptista Russo

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A two-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with rustic wood siding. Details include a molded cornice with rows of egg-and-dart and dentil molding, a parapet above the cornice, and one stack of angled bays. A stairway parallel with the building façade leads to a rectangular, paneled entry. The east elevation on Tuscany Alley has single flat windows and rustic wood siding. Alterations include the insertion of a garage and the addition of a set-back penthouse.

408. 538-42 Lombard St. APN BL/Lot 0063/013 Contributor 1912  
Architect: Joseph Devincenzi Builder/Contractor: Devincenzi Bros. & Co.  
Original Owner: D. & L. Paganini

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with rustic wide and narrow wood siding and a brick base. Details include two shallow rounded bays supported by large, molded modillions. The cornice features modillions and rows of egg-and-dart and dentil moldings. The arched marbled entry and blind palladium window on the first floor have large keystones and are flanked by pilasters. A row of dentil molding follows the arches of the entry and window. Ionic columns surround the entry. Alterations include the insertion of a garage. Related features include a rear 1911 flats building on the same lot at 538A-542A Lombard Street designed for the same owner, not visible from the right of way.

409. 543-45 Lombard St. APN BL/Lot 0076/034-035 Contributor 1925  
Architect: Unknown Builder/Contractor: Farnocchia & Co.  
Original Owner: Joseph Burrafato

A two-story plus basement, wood-frame, Craftsman, multi-family residence. It is a flats building with a stucco finish. Details include a splayed and smoothed cornice and two stacks of angled bay windows that are rounded at the bottom edges. There is a simple string course above the top floor windows, an elaborately molded string course between floors, and another simple string course below the bays. The upper sashes of the windows have 13 peaked panes. The entry is slightly arched. Alterations include the insertion of a garage.

410. 544-46 Lombard St. APN BL/Lot 0063/014 Contributor 1916  
Architect: Louis Mastropasqua Builder/Contractor: Clemente Rosina  
Original Owner: Luigi Montari & Antoni Carrara

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with narrow tongue and groove wood siding and a yellow brick base. Details include two stacks of angled bays that join the cornice featuring rows of egg-and-dart and dentil molding. The bays are decorated with a string course with keystones above the top floor windows and a string course with squares above the second-floor windows. There is secondary a



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box cornice below the bay windows. The tri-part window on the first floor is shouldered, and the entry is arched with keystone and hanging ring ornamentation. Related features include a separate three-story flats building at rear at 546A Lombard Street, located on the same lot, not visible from the right of way. Alterations include the insertion of a garage.

411. 547-49 Lombard St. APN BL/Lot 0076/028 Contributor 1913  
Architect: John A. Porporato Builder/Contractor: C. Rosina & Co.  
Original Owner: Carlo Piodi

A two-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with wood siding and imitation stone base. Details include two rounded bay windows with columns separating the windows on the top floor and hanging ring ornamentation between the windows of a second-floor bay window. The cornice features consoles and rows of egg-and-dart and dentil molding. A two-legged stairway supported by columns leads to an arched entry flanked by pilasters and topped by a keystone.

412. 548 Lombard St. APN BL/Lot 0063/015 Noncontributor 1926  
Architect: Unknown Builder/Contractor: G. Del Favero  
Original Owner: Alpino Guidi

A three-story plus basement, wood-frame, multi-family apartment building with wood siding and a brick base. Details include two stacks of angled bay windows and a box cornice with modillions. Alterations include the addition of a third floor in 1992, the alteration of window and entry openings, and the insertion of a garage. Related features include a rear 1908 flats building at 550-54 Lombard Street located on the same lot, not visible from the right of way.

413. 551-61 Lombard St. APN BL/Lot 0076/027A Contributor 1914  
Architect: Michael J. Welsh Builder/Contractor: G. Ghezzi + Currie & Currie  
Original Owner: Hugh McKeivitt

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with smooth wood siding and a brick base. It is located on an L-shaped lot and has an extra wide frontage. Details include four stacks of angled bays with torch-base colonettes separating the windows. The bays join a cornice featuring modillions and rows of egg-and-dart and dentil moldings. There is a string course of egg-and-dart molding between the top and second floors and a string course of dentil molding below the bays. There two rectangular entrances topped by keystones and two tri-part windows on the first floor. Alterations include the insertion of a garage. Related features include two rear buildings designed for the same owner on

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the same lot: a 1907 three-story building at 563A-B Lombard Street and a 1913 three-story building at 565 1/2 Lombard Street, not visible from the right of way.

414. 560-64 Lombard St. APN BL/Lot 0063/034-36 Contributor 1907  
Architect: John A. Porporato Builder/Contractor: W. H. Griffith  
Original Owner: Benedetta Stagnaro & Peter Costa

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with a stucco finish. Details include two stacks of angled bay windows, one spanning three floors and another spanning two floors above the arched entry, with inset panels under the windows. The behind the simple cornice there is a parapet that steps up only above each bay. Alterations include the insertion of a garage. A 1907 two-story flats building at 562A & 564A Lombard Street is located behind this building, now on a separate lot (APN: 0063/016A), not visible from the right of way.

415. 563-65 Lombard St. APN BL/Lot 0076/027 Contributor 1906  
Architect: Unknown Builder/Contractor: Hugh McKevitt  
Original Owner: Hugh McKevitt

A two-story plus basement, wood-frame, Craftsman, multi-family residence. It is a flats building with a scored stucco finish and painted brick base. Details include one centered stack of angles bay windows with a single flat window on the first floor. All windows are multi-paned. There is a parapet with turrets above the bays. Brick arches above the entry and garage openings have keystones. Alterations include the insertion of a garage.

416. 566-76 Lombard St. APN BL/Lot 0063/017 Contributor 1908  
Architect: Maxwell G. Bugbee Builder/Contractor: Kinnem & Rounes  
Original Owner: George H. Tyson

A three-story, wood, Classical Revival/Mission Revival, multi-family residence. It is an apartment building with a stucco finish and yellow brick base. Because of the slope of the street the building is divided into two. The lower part has a stack of angled bay windows that span two floors with a tri-part window below. The upper part has a stack of angled bay windows that span three floors. Both bays have tile rooflets with a parapet above. There is an entrance with tile rooflet on each side of the building. Alterations include the insertion of a garage in each part.

417. 567-79 Lombard St. APN BL/Lot 0076/026 Contributor 1914  
Architect: Michael J. Welsh Builder/Contractor: Day Work  
Original Owner: W. McKevitt

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A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an enclosed Romeo alley flats building, with rustic wood siding, located at the rear of the lot. Details include two stacks of paired windows in lieu of bays, two tri-part windows with balconies on the central Romeo stair stack, and a simple three-band cornice. Related features include a detached two door garage with a stepped-up parapet, and an adjacent 56 square foot vacant lot at 0076/22B.

418. 585-87 Lombard St. APN BL/Lot 0076/025B Contributor 1908  
Architect: Unknown Builder/Contractor: DeMartini Building Co  
Original Owner: H. Castagnino

A two-story over basement, wood-frame, mixed-use building with a stucco finish. On the Lombard Street elevation, there are two bay windows on the top floor, and a simple banded cornice. On the Powell Street elevation, the building is one floor of residential use above a store with a grid of wood trim on the facade. Alterations include the addition of a penthouse over the Powell Street elevation and the insertion of three garages on Lombard Street. The building may be an early combination of two separate structures. This building has a secondary address at 1968 Powell Street.

419. 590-94 Lombard St. APN BL/Lot 0063/018 Contributor 1925  
Architect: Paul F. DeMartini Builder/Contractor: John Harder  
Original Owner: V. Cadenasso

A two-story plus basement, wood-frame, Craftsman, multi-family residence. It is an apartment building with a variegated orange brick finish. On the Lombard Street elevation, there is a two-floor stack and two single-floor bay windows. On the Powell Street elevation there are two stacks of rounded bay windows. The cornice features a Lombard band with anthemion in the arches. The arched entry has voussoir brick detail. There is a string course with a soldier brick pattern separating the basement level from the upper floors. There are five original garage openings, three on Lombard Street and two on Powell Street, as well as a stand-alone one door garage adjacent to the east side of the building. Alterations include the addition of a setback penthouse.

420. 602-04 Lombard St. APN BL/Lot: 0064/009 Contributor 1926  
Architect: Paul F. DeMartini Builder/Contractor: John Harder  
Original Owner: Frank Mussio

A two-story plus basement, wood-frame, Arts and Crafts/Mission Revival, multi-family residence. It is a flats building including four original garages. Details include a brick façade with four angled bays on Lombard Street and three bays on Powell Street, all with stuccoed finish and inset tiles. All upper sashes of windows are multi-paned and are arched with fan lights

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on the top floor. The cornice features modillions above a Lombard band. The brickwork is elaborate, including Gibbs surrounds on the two arched residential entries, segmented arched lintels above the garage entries and recessed brick header courses at the basement level.

421. 616-18 Lombard St. APN BL/Lot: 0064/032 Contributor 1922  
Architect: Paul F. DeMartini Builder/Contractor: Day Work  
Original Owner: D. DeMartini

A two-story plus basement, wood-frame, Craftsman, multi-family residence with a stucco finish. It is a flats building including two original garages. Details include two stacks of rectangular bay windows, a smoothed cornice with streamline detail, and segmented arches with keystone above the two entries.

**Margrave Place**

422. 22 Margrave Place APN BL/Lot 0132/025 Contributor 1910  
Architect: Unknown Builder/Contractor: Sanguinetti Bros.  
Original Owner: G. B. Celle

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an alley flats building with rustic wood siding. Details include a cornice featuring six very large consoles with three smaller consoles between each. The windows are paired with two single windows between; pediments above the second-floor paired windows have keystones. The centered, street level entry has a pediment supported by pilasters.

**Mason Street**

423. 1638-40 Mason St. APN BL/Lot 0129/023 Contributor 1914  
Architect: Albert H. Winter Builder/Contractor: Franocchia Petri Co.  
Original Owner: Mary Marsicano

A two-story, wood-frame, Classical Revival/Craftsman, multi-family residence. It is an apartment building with tongue and groove wood siding and a brick base. Details include a thick molded cornice with a row of dentil molding, and three stacks rectangular bay windows with its own molded cornice and wide window frames to balance the heaviness of the cornice. The rectangular entry is at street level with a small vestibule and a hood over the door supported by large consoles. An early garage is centered on the façade.

424. 1650-56 Mason St. APN BL/Lot 0129/024 Contributor 1923  
Architect: Louis Traverso Builder/Contractor: G. Ghezzi  
Original Owner: S. Biondi

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A two-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with a stucco finish. Details include two stacks of angled bay windows with a bay single-story bay window with a decorative angled underside centered between them. The cornice features modillions and a row of dentil molding. The windows are multi-paned in the Craftsman style. The narrow, arched entry is centered between two inset original garages with arched openings.

425. 1660 Mason St. APN BL/Lot 0129/025 Contributor 1908  
Architect: Righetti & Kuhl Builder/Contractor: Mazruchi, Blair & Padgett  
Original Owner: Giovanni B. Leone

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an apartment building with smooth wood siding and wide and narrow rustic wood siding at the base. Details include two centered stacks of angled bay windows flanked by stacks of round bay windows at each corner and two angled bays on its Green Street elevation. There are pilasters between the top floor bay windows, keystones over the second-floor bay windows, and large consoles supporting each bay. The first-floor windows are shouldered. The cornice features modillions with a row of egg-and-dart between them. The Mason Street entry is arched and flanked by fluted pilasters.

426. 1724-30 Mason St. APN BL/Lot 0118/027 Contributor 1906  
Architect: Charles Fantoni Builder/Contractor: J. M. Jackson  
Original Owner: A. J. Garibaldi

A two-story plus basement, wood-frame, Art Deco, multi-family residence. It is a flats building with a stucco finish. Set-back two to three feet from the property line, details include a two stacks of angled bay windows with Art Deco stepped-up parapets with vertical stripes. The parapet between them is also stepped-up. There is an entrance porch with Moderne streamlining and other Art Deco details. There are quoins at the corners and on the inside of the bay stacks. This building was modified consistent with a prevailing pattern of alterations in North Beach associated with the architectural expression of the 1930s Art Deco or Streamline Moderne style. Alterations include the insertion of a garage.

427. 1734-40 Mason St. APN BL/Lot 0118/028 Contributor c. 1908  
Architect: Louis Traverso Builder/Contractor: G. B. Baglietto & G. Trevia  
Original Owner: Angelo Ferroggiard

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an enclosed Romeo flats building with smooth tongue and groove wood siding and an imitation stone base. Details include a cornice featuring modillions and rows of egg-and-dart and dentil

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moldings, two stacks of round bay windows with secondary cornices above the second-floor bay windows. Pediments with keystones top the Romeo stair stack and arched entry, which is flanked by pilasters and first floor paired windows. Alterations include the insertion of a garage.

428. 1742-46 Mason St. APN BL/Lot 0118/029 Contributor 1907  
Architect: none Builder/Contractor: George Hanning & Edward Farrell  
Original Owner: Annie E. McIntyre

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with rustic wood siding on the first floor, smooth wood siding on the upper two floors and a brick base. Details include a stack of angled bay windows above the entry, one on Winter Place, and a five-sided stack of bay windows at the corner. The bay windows stop short of the cornice and have secondary cornices with garland ornamentation below. Large consoles support the corner bay. The cornice features consoles and a row of egg-and-dart molding. The rectangular entry is flanked by fluted pilasters and has a cornice decorated with egg-and-dart and dentil moldings. Alterations include the insertion of a garage on Winter Place.

429. 1760-64 Mason St. APN BL/Lot 0118/048-050 Contributor 1932  
Architect: Warren Allison Herman Builder/Contractor: Unknown  
Original Owner: O. Biondi

A three-story plus basement, wood-frame, Classical Revival/Mission Revival, multi-family residence with a scored stucco finish. It is an enclosed Romeo flats building include three original garages. This wide fronted building is on two levels to accommodate the slope of the street. The top floor of the lower portion of the building is set back. Details include a simple cornice with a tile rooflet, two stacks of angled bay windows on Mason Street and one on Union Street. The bays stop short of the cornice and feature tiled rooflets and a string course decorated with a zigzag relief. Some of the flat windows have round-headed casements and shallow wrought iron balcony railings. The narrow rectangular entry is slightly arched with an elaborate relief above. There are two garage entry on Union Street and one on Mason Street.

430. 1800-04 Mason St. APN BL/Lot 0101/048-50 Contributor 1907  
Architect: Righetti & Kuhl Builder/Contractor: P. Ziegler  
Original Owner: A. Rocca

A three-story plus basement, wood-frame, mixed-use building with a stucco finish. It has two floors of flats over a store. Details include three stacks of angled bay windows on Union Street, one on Mason Street, and a stack of rounded bay windows at the corner. There is a multi-layered molded cornice. The marbled residential entry is arched. The angled store entry is at the corner. Alterations include the insertion of two garages on Union Street and storefront modifications.

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431. 1806-12 Mason St. APN BL/Lot 0101/017 Contributor 1907  
Architect: E. Burgh Builder/Contractor: E. Burgh  
Original Owner: E. Gabardino

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an enclosed Romeo flats building with asbestos siding. Details include two stacks of angled bays, a molded cornice, an oculus at the top of the Romeo stair stack and a simple rectangular entry.

432. 1814-18 Mason St. APN BL/Lot 0101/018 Contributor 1911  
Architect: Paul J. DeMartini Builder/Contractor: Day Work  
Original Owner: Maria Valponia

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with tongue and groove wood siding and an imitation stone base. Details include a cornice featuring consoles and rows of egg-and-dart and dentil moldings. There are two stacks of round bay windows with pilasters between the windows and a secondary cornice above the second-floor bays with egg-and-dart molding. There is a tri-part window with colonnettes and entablature on the first floor and an arched entry with egg-and-dart moldings and floral details flanked by Ionic columns and tall pilasters. The vestibule is faced with marble. Related features include a separate two-story 1907 flats building at 1816A-C Mason Street, designed by and for G. Marini, on the same lot, not visible from the right of way.

433. 1820-24 Mason St. APN BL/Lot 0101/019 Contributor 1911  
Architect: Louis Traverso Builder/Contractor: DeMartini & Chiappe  
Original Owner: Mary Margucci

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with tongue and groove wood siding and an imitation stone base. The cornice features modillions, egg-and-dart and dentil molding. Details include two stacks of round bay windows with pilasters between the windows and a secondary cornice with dentil molding above the second-floor windows. Two oval blind oculi are between the bay stacks. There is a tri-part window flanked by pilasters on the first floor. A round arched entry has egg-and-dart molding with keystone and is flanked by pilasters. The vestibule is faced with marble.

434. 1826-30 Mason St. APN BL/Lot 0101/020 Contributor 1913  
Architect: Paul F. DeMartini Builder/Contractor: DeMartini & Segale  
Original Owner: Bartolomeo Lercari

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with tongue and groove wood siding and an imitation stone base. The cornice features

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modillions and rows of egg-and-dart and dentil moldings. Details include two stacks of round bay windows with panels below each window, a secondary cornice between floors and garlands at the top of the bay windows. The entry and tri-part window on the first floor have matching arches with wide surrounds and flanked by pilasters. Large consoles support the bays and act as keystones to first floor arches. Alterations include the insertion of a garage. Related features include a separate, two-story 1911 flats building at 1832A-B Mason Street, designed by the same architect for the same owner, located on the same lot, not visible from the right of way.

435. 1834-38 Mason St. APN BL/Lot 0101/021 Contributor 1909  
Architect: Paul J. DeMartini Builder/Contractor: G.B. Balgietto, G. Trevia  
Original Owner: F. Frauega & G. Torre

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an enclosed Romeo flats building with smooth wood siding and a smooth stuccoed base. The cornice features modillions, rows of egg-and-dart and dentil molding, and garlands on the frieze. Details include two stacks of round bay windows with fluted pilasters between the windows, panels below the windows, and secondary cornices with dentil molding below each bay window. The Romeo stair stack is topped by a rounded pediment. The rectangular entry is flanked by fluted pilasters with a clerestory above. Alterations include the insertion of a garage.

436. 1842-46 Mason St. APN BL/Lot 0101/022 Contributor 1908  
Architect: Louis Traverso Builder/Contractor: Luigi Segale & Andrea  
Debenedetti  
Original Owner: Domenico Foppiano

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with smooth wood siding and imitation stone base. Details include one stack of narrow angled bay windows and one stack of round bay windows, with pilasters between all of the bay windows. The cornice features modillions and rows of egg-and-dart and dentil molding. A wide string course with dentil molding separates the bays from the first floor. The rectangular entry is flanked by both round and square columns, and the paired windows on the first floor are flanked by sets double pilasters. Related features include a separate 1908 two-story flats building at 1844A-C Mason Street, built at the same time by the same owner and architect, located on the same lot, not visible from the right of way.

437. 1848-52 Mason St. APN BL/Lot 0101/023 Contributor 1908  
Architect: Paul J. DeMartini Builder/Contractor: Luigi Segale & Andrea  
Debenedetti  
Original Owner: Mary DeMartini



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A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with smooth wood siding and imitation stone base. Details include two stacks of angled bay windows including a shallow bay on the first floor with pilasters between the windows. The cornice features consoles and rows of egg-and-dart and dentil moldings. A string course with dentil molding separates the upper two floors from the first floor. A wide arched entry with egg-and-dart molding is flanked by short Egyptian columns. Alterations include the insertion of an inset garage.

438. 1854-60 Mason St. APN BL/Lot 0101/024 Contributor 1906  
Architect: John A. Porporato Builder/Contractor: A. Brisa & A. Pedroni  
Original Owner: John and Rosa Granella

A three-story plus basement, wood-frame, Classical Revival, mixed-use building with smooth wood siding. It has two floors of flats on Mason Street and three floors of flats on Filbert Street with a corner store. There is a wide residential entry on Mason Street and a narrow rectangular residential entry on Filbert Street. Details include one top-floor angled bay window on Mason Street, one stack of angled bay windows on Filbert Street, and a five-sided stack of bay windows at the corner. The other windows have entablatures on the top floor and are shouldered on the second floor. The cornice features large modillions and a row of dentil molding. There are secondary cornices with egg-and-dart molding above the second-floor bays. The storefront has an angled entry flanked by Ionic pilasters. Some clerestories remain. Alterations include the insertion of two garages on Mason Street. This building has a secondary address at 769-75 Filbert Street.

439. 1910-12 Mason St. APN BL/Lot 0090/014A Contributor 1927  
Architect: John A. Porporato Builder/Contractor: G. Ghezzi  
Original Owner: E. Valli

A two-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building including original garage with a scored stucco finish and painted brick base. Details include two stacks of angled bay windows, a smooth cornice featuring a row of egg-and-dart molding, and a radiating lintel above the slightly arched entrance. The rear elevation on Scotland Street has shallow wrought iron balconies at each window. Alterations include the insertion of a garage on Scotland Street.

440. 1916-26 Mason St. APN BL/Lot 0090/039-044 Contributor 1907  
Architect: Charles M. Rousseau Builder/Contractor: S. Saywell  
Original Owner: Laura M. Collins

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with a stucco finish, scored at the first floor. Details include one central stack of

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rectangular bay windows and a stack of angled bay windows on either side, all decorated with medallions. The molded cornice is and multi-layered. The entry is a simple arch with medallion above and is flanked by arched cut-outs. The rear elevation on Scotland Street has a street level door and no bays or cornice. Alterations include the insertion of a garage on Mason Street and three garages on Scotland Street.

441. 1928-32 Mason St. APN BL/Lot 0090/016 Contributor 1906  
Architect: John A. Porporato Builder/Contractor: J. H. Baker  
Original Owner: Giovanni Ferrari & Giuseppe Lewis

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with smooth wood siding on the upper floors, rustic wood siding on the first floor, and an imitation stone base. Details include a cornice featuring consoles and rows of egg-and-dart and dentil molding. There are two stacks of angled bay windows with medallions on the top floor windows. The arched entry is flanked by columns and has egg-and-dart molding. The rear elevation on Scotland Street has a simple cornice and no bay windows. Alterations include the insertion of a garage on the Scotland Street elevation.

442. 1934-38 Mason St. APN BL/Lot 0090/017 Contributor 1907  
Architect: Charles Fantoni Builder/Contractor: B. Casto  
Original Owner: Francisco Bellante

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with narrow clapboard siding on the upper floors, alternating wide and medium rustic wood siding on the first floor, and an imitation stone base. Details include two stacks of round bay windows with colonnettes between the windows and many moldings. The cornice features repeated leafy v-shapes with anthemias between. There is a radiating arch as the entry. In outline the entry is a round-headed arch resting on round columns, the whole fits into a square section of the façade. Both entry and columns are decorated with exaggerated banding that gives almost a sunburst effect. The rear elevation on Scotland Street has a simple molded cornice with dentil molding and rustic wood siding. Alterations include the insertion of a garage on Scotland Street.

443. 1942-44 Mason St. APN BL/Lot 0090/051-55 Contributor 1906  
Architect: Righetti & Kuhl Builder/Contractor: Day Work  
Original Owner: G. Varsi

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with V-rustic wood siding. Details include two stacks of angled bay windows that stop short of the cornice, with dentil molding above the windows on the second floor. The molded cornice features modillions and a row of dentil molding with a smooth frieze below. The first floor has a set of paired windows and a single window, all shouldered. The entry is rectangular. The rear of the building at 15 Scotland Street is only two stories, has V-rustic siding, two

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windows on each floor, and a rectangular entrance. Alterations include the insertion of a garage on Scotland Street.

444. 1946-50 Mason St. APN BL/Lot 0090/019 Contributor 1908  
Architect: Luigi Cereghino, des Builder/Contractor: Norio Cavaglia  
Original Owner: Luigi Cereghino

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with asbestos siding. Details include two stacks of angled bay windows with a heavy string course below. The cornice features modillions and a row of dentil molding. The entry is wide and rectangular with a set of paired windows opposite. There is a narrow string course above first floor. Alterations include the insertion of a garage on the rear elevation on Scotland Street.

#### **Medau Place**

445. 12-26 Medau Place APN BL/Lot 0088/005 Contributor 1908  
Architect: John A. Porporato Builder/Contractor: H. C. Anderson  
Original Owner: Balthasar Huth

A two-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an alley flats building with V-rustic wood siding. This building is almost a twin to the building on the same lot to the east at 1615-33 Grant Avenue (described separately). Details include two essentially identical sections, one half a -story uphill from the other. Each part is ordered symmetrically around the entry to four flats. The building is shallower and its windows fewer than its mate on Grant Avenue. The molded cornice has a row of dentil molding. All windows and doors have heavy entablatures.

446. 19-33 Medau Place APN BL/Lot 0088/041-048 Contributor 1909  
Architect: Righetti & Kuhl Builder/Contractor: A. Podroni  
Original Owner: Antonio Cerruti

A two-story plus basement, wood-frame, Classical Revival multi-family residence. It is an open Romeo alley flats building with wide and narrow rustic wood siding. Details include two essentially identical sections, one half a -story uphill from the other. The molded cornice features modillions. The "Romeo" entrances have ornate door hoods with a row of dentil and two rows of egg-and-dart moldings and are supported by brackets. Paired windows flank the two entries. The siding on the north and west elevations of the building, visible because Medau Place makes a 90 degree angle, is rustic wood with single and paired windows.

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447. 51-61 Medau Place APN BL/Lot 0088/009 Contributor 1909  
Architect: Righetti & Headman Builder/Contractor: Nelson & Mallory  
Original Owner: L. DeMartini

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a double enclosed Romeo flats building with tongue and groove wood siding with clapboard siding at the base. Details include three stacks of rectangular bay windows with string courses between floors. The only windows on the bays are paired on front-facing sides. Between the bays are two enclosed Romeo entrances with windows on the stair stacks. The molded cornice has two horizontal bands on the frieze. The brackets supporting the door hoods are fluted with circular detail. Related features include a separate, flats building at 540-50 Filbert Street on the same lot (described separately).

448. 63-65 Medau Place APN BL/Lot 0088/010 Contributor 1906  
Architect: Unknown Builder/Contractor: Charles Coburn  
Original Owner: G. B. Raggio

A two-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an alley flats building with rustic wood siding. Details include a narrow cornice featuring consoles. There are paired windows on each floor and single windows above the narrow, rectangular, street-level entrance. Related features include a separate, flats building at 552-56 Filbert Street on the same lot (described separately). Alterations include the insertion of a garage.

**Montgomery Street**

449. 1000-14 Montgomery St. APN BL/Lot: 0143/009 Contributor 1906  
Architect: Martens & Coffey Builder/Contractor: C. N. P. Ahlgren  
Original Owner: Christopher Branagan Historic Name: Empoli House, Milano Sausage Factory

A four-story plus basement, wood-frame, Classical Revival mixed-use building, with smooth wood siding. It has three floors of apartments over storefronts. The lot presents facades to three streets: Montgomery, Broadway & Bartol. The main entrance to apartments is centered on Montgomery Street. Details include four stacks of rectangular bay windows and storefronts with transom strips and show windows on Broadway, four stacks of rectangular bay windows on Bartol Street, and no bay windows on Montgomery Street. The cornice features a row of large dentil molding over a row of egg-and-dart molding with large consoles between the bays. The building's corners are emphasized by large wooden quoins and brackets. On the Montgomery facade modest entablatures top the windows. Related features include a separate building at 1010-1014 Montgomery Street, now combined with 1000 Montgomery Street. Alterations include the insertion of two garages on Bartol Street. This building has a secondary addresses at

**Deleted:** and the addition of vinyl siding, which is being removed to restore the original wood siding

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392-96 Broadway and 101 Bartol Street. The building is significant for its association with the social history of the Beats as the site where Allen Ginsberg lived and wrote his most famous poem, "Howl" in 1955.

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450. 1024-28 Montgomery St. APN BL/Lot: 0143/010 Contributor 1908  
Architect: Charles Fantoni Builder/Contractor: D. Fransconi  
Original Owner: S. Romani & A. Ceruelli

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with tongue and groove wood siding. Details include a cornice featuring long modillions and two stacks of angled bay windows with shouldered surrounds on the top floor and a molded secondary cornice above the second-floor windows. A wide arched entry is topped by a keystone and flanked by pilasters.

451. 1030-32 Montgomery St. APN BL/Lot: 0143/011 Contributor 1907  
Architect: Charles Fantoni Builder/Contractor: A. Bertolucci  
Original Owner: S. Romani & A. Carbonari

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a Romeo flats building with tongue and groove wood siding above a base of rustic wood siding and imitation stone. Details include one stack of angled bay windows with keystones at the top above a pair of shouldered windows on the first floor. There are three pediments on the Romeo stair stack: one arched at the entry, one triangular on the second floor, and an arch broken by a oculus on the top floor. The cornice features consoles and a row of dentil molding.

### **Nobles Alley**

452. 2 Nobles Alley APN BL/Lot: 0104/026 Contributor c. 1906  
Architect: Unknown Builder/Contractor: Unknown  
Original Owner:

A one-story plus basement, wood-frame, cottage. It is a dwelling with rustic wood siding. Details include a peaked roof, a false-front, and a simple cornice with a row of dentil moldings. Vertical boards on each corner are topped with a decorative detail. There are two windows with entablature on either side of the entry door that has a shingled hood supported by brackets. There is a shuttered window on the west elevation. Related features include a vacant lot used for parking on the west portion of the lot facing Grant Ave.

453. 5-9 Nobles Alley APN BL/Lot 0104/022 Contributor 1923

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Architect: Paul F. DeMartini  
Original Owner: M. Bignoli

Builder/Contractor: Day Work

A two-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an alley flats building with tongue and groove wood siding and rustic wood siding at the base. Details include a cornice featuring modillions and a row of dentil molding. Windows are paired. The rectangular entry is narrow and at street level. Related features include a separate, flats building at 478 Union Street on the same lot (described separately).

454. 6 Nobles Alley  
Architect: Unknown  
Original Owner: Luigi Ferrari

APN BL/Lot 0104/027 Contributor 1906  
Builder/Contractor: Day Work

A two-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an alley flats building with rustic wood siding. This building is on an L-shaped lot at extends to Grant Avenue. Details include a narrow molded cornice featuring a row of dentil molding. Windows are narrow and double-hung, four on each floor. The rectangular paneled entry is at street level. Related features include a separate flats building at 1522-26 Grant Avenue on the same lot (described separately). Alterations include the insertion of a garage.

455. 8-14 Nobles Alley  
Architect: Joseph Devincenzi  
Original Owner: L. Ferrari

APN BL/Lot 0104/027A Contributor 1909  
Builder/Contractor: Devincenzi Bros

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an enclosed Romeo alley flats building with rustic wood siding. Details include a simple, narrow cornice with a row of dentil molding and end brackets. The windows are in pairs on either side of the Romeo stair stack. All windows have shouldered surrounds. There is a heavy hood over an arched entrance with a balcony railing above. Alterations include the addition of a ground floor studio in 2018.

456. 15 Nobles Alley  
Architect: Charles Fantoni  
Original Owner: Francesca Spingola

APN BL/Lot 0104/021 Contributor 1907  
Builder/Contractor: Day Work

A four-story plus basement, wood-frame, Classical Revival, multi-family residence with two distinct facades on Nobles Alley and Union Street. The intact Nobles Alley elevation is a classic alley flats building with rustic wood siding. Details include a cornice with modillions and a row of dentil molding, two shouldered windows on each floor, and a pediment over the rectangular narrow entry with clerestory. The elevation at 472 Union Street has two stacks of round bay

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windows, a molded cornice, and a stucco finish. Alterations include the insertion of a garage on the Union Street elevation.

457. 18-20 Nobles Alley APN BL/Lot 0104/025 Contributor 1906  
Architect: Unknown Builder/Contractor: Day Work  
Original Owner: Alturo Elias

A two-story plus basement, wood-frame, multi-family residence. It is an alley flats building with a stucco finish. Details include a smoothed cornice, single windows on the top floor, paired windows on the second floor, and a narrow rectangular street level entry. Alterations include the insertion of a garage.

458. 21-25 Nobles Alley APN BL/Lot 0104/019 Contributor 1910  
Architect: Joseph Devincenzi Builder/Contractor: G. Opitz  
Original Owner: Lorenzo Paganino

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. This building has two distinct facades on Nobles Alley and Union Street. The elevation at 21-25 Nobles Alley has alternating wide and narrow rustic wood siding. Details include a cornice with rows of dentil and egg-and-dart molding and a simple door hood. The 460-64 Union St. elevation has a stucco finish, a smooth cornice, casement windows with transom, and a brick base. Alterations include the insertion of a garage on the Union Street elevation.

### **Nottingham Place**

459. 6-8 Nottingham Place APN BL/Lot 0163/017 Contributor 1909  
Architect: Louis Mastropasqua Builder/Contractor: G. B. Pasqualetti  
Original Owner: G. Rossi

A three-story plus basement, commercial brick block, Classical Revival building. Details include a yellow brick finish with prominent white-glazed brick trim surrounding the windows and on their segmental arches above, and on the round-headed arches with keystone above the window and entry of the first floor. White-glazed brick is used for the corbelled arches on the cornice and to outline the parapet above.

460. 10 Nottingham Place APN BL/Lot 0163/016 Contributor 1908  
Architect: Charles Walton Builder/Contractor: DeMartini & Caranza  
Original Owner: Maria Cordano

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A three-story plus basement, commercial brick block commercial building with a stucco finish. Details include two-over-two double-hung windows and French doors with deep reveals and segmental arch heads. The lower level of the façade is covered by murals.

461. 12 Nottingham Place APN BL/Lot 0163/015 Contributor 1912  
Architect: Paul J. DeMartini Builder/Contractor: Sarraile & Lagomarsino  
Original Owner: Parenti Bros.

A two-story plus basement, commercial brick block stuccoed brick finish. Details include an angled bay over a wooden casement window, and double-hung windows upstairs. Deep reveals and segmental lintels hint at the brick structure underneath the stucco. The cornice is simple.

#### **Osgood Place**

462. 17 Osgood Place APN BL/Lot 0164/015 Contributor 1906  
Architect: Unknown Builder/Contractor: Day Work  
Original Owner: J. W. Wessinger & L.G. Arata  
Historic Name: Old Ohio Street Houses

A two-story plus basement, commercial brick block with a stuccoed finish. Details include deep-set, four-over-four double-hung windows, barely segmental relieving arches, and an extremely simple cornice with exposed anchor plates. The narrow rectangular entry is almost at street level. After the 1906 Fire, its walls were left standing. This building is one of the three Old Ohio Street Houses (together with 43-47 and 55-59 Osgood Place) listed on the National Register of Historic Places (NRHP #79000535).

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463. 43-47 Osgood Place APN BL/Lot 0164/023 Contributor 1907  
Architect: Louis Mastropasqua Builder/Contractor: Day Work  
Original Owner: F. Figone & Cortapassi Historic Name: Old Ohio Street Houses

A three-story plus basement, brick block multi-family residence with Classical Revival details. This brick block was built as two separate properties with a common wall and single façade. Details deep-set six-over-six double-hung windows. All ornament is executed in brick: two string courses and a dentilled cornice in red brick; segmental arch lintel decorations and medallions at the sides in yellow brick. The first floor has three entrances with stuccoed surrounds. This building is one of the three Old Ohio Street Houses (together with 17 and 55-59 Osgood Place) listed on the National Register of Historic Places (NRHP #79000535).

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464. 50 Osgood Place APN BL/Lot 0164/031 Noncontributor 1983  
Architect: Unknown Builder/Contractor: C. M. Peletz Co.



North Beach Historic District  
Name of Property

San Francisco, California  
County and State

Original Owner: Chinatown Development, Inc.

A four-story plus basement, masonry commercial building with a brick façade. Details of this large-scale include banks of four-paned windows set within concrete panels and a stack of inset balconies on the Osgood elevation. A fourth floor set-back from the Broadway property line. This building has a secondary address at 345 Broadway.

465. 55-59 Osgood Place APN BL/Lot 0164/022 Contributor 1906  
Architect: Righetti & Kuhl Builder/Contractor: Unknown  
Original Owner: P. Berozzi Historic Name: Old Ohio Street Houses

A three-story plus basement, brick block multi-family residence. It is an apartment building with a stucco finish and an exposed brick base. Details include a smooth-molded cornice and matching string course, a keystone at the top of the entry arch and simple capitals at its base. Windows have barely segmental relieving arches. This building is one of the three Old Ohio Street Houses (together with 17 and 43-47 Osgood Place) listed on the National Register of Historic Places (NRHP #79000535).

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### **Pollard Place**

466. 39-41 Pollard Place APN BL/Lot: 0132/016 Contributor 1908  
Architect: Righetti & Kuhl Builder/Contractor: Collman & Collman  
Original Owner: G. Batemale

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an alley flats building with rustic wood siding. Details include a simple cornice and a rectangular entry. Alterations include the addition of the third floor with a rectangular bay window.

### **Powell Street**

467. 1526 Powell St. APN BL/Lot 0130/025 Contributor 1921  
Architect: none Builder/Contractor: John J. DeLucchi  
Original Owner: John J. DeLucchi  
Historic Building Name: DeLucchi Sheet Metal Works

A one-story and mezzanine, wood-frame, Industrial building with Mission Revival details clad in galvanized and aluminum-painted metal imitating rusticated brick. The tile rooflets, cornice other trim are galvanized metal. Other details include a double parapet above the first-level rooflet, two pediments and two truck-sized entries, with a small door off center between them.

North Beach Historic District  
Name of Property

San Francisco, California  
County and State

468. 1539-1545A Powell St. APN BL/Lot 0129/002B Contributor 1906  
Architect: Unknown Builder/Contractor: O. A. Craemer  
Original Owner: Alex Zabaldano

A two-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an alley flats building with rustic wood siding. This building and its near twin at 1547 & 1549 Powell Street are located behind buildings fronting on Powell Street, accessible by a mid-block passage. The mid-block passage is on a separate lot (APN block/lot: 0129/002C). Details include a cornice featuring egg-and-dart and dentil molding, paired windows with entablatures and a tall rectangular double entry with heavy entablature and end consoles, flanked by pilasters. This building is twice the width as its near twin, both built under the same permit.

469. 1541-45 Powell St. APN BL/Lot 0129/002D Contributor 1923  
Architect: Albert F. Porta Builder/Contractor: John Harder  
Original Owner: Costantino & Figoni

A two-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an enclosed Romeo flats building with a stucco finish. Details include a molded cornice features consoles, two stacks of angled bay windows supported by large brackets, with pilasters between windows. The windows on the Romeo stair stack are shouldered. All windows are multi-paned on the top sash. The Romeo entrance is rectangular and has a hood with large consoles and leafy ornamentation. Alterations include the insertion of a garage.

470. 1547-49 Powell St. APN BL/Lot 0129/002A Contributor 1906  
Architect: none Builder/Contractor: O. A. Craemer  
Original Owner: Alex Zabaldano

A two-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an alley flats building with rustic wood siding. This building and its near twin at 1539-1545A Powell Street are located behind buildings fronting on Powell Street, accessible by a mid-block passage. The mid-block passage is on a separate lot (APN block/lot: 0129/002C). Details include a cornice featuring egg-and-dart and dentil molding, paired windows with entablature and a tall rectangular entry with heavy entablature with end consoles, flanked by pilasters. This building is half the width as its near twin, both built under the same permit.

471. 1544-50 Powell St. APN BL/Lot 0130/026 Contributor 1921  
Architect: none Builder/Contractor: A. C. Hamerton  
Original Owner: S. Lagamarsino

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A three-story, wood-frame, Mission Revival/Arts and Crafts, multi-family residence. It is a flats building with a stucco finish. Details include three stacks of shallow rectangular bay windows, each topped by a cornice decorated with modillions and floral-patterned molding. The bottom of each bay is flared and supported by modillions. The parapet steps up where there is no bay stack below. The centered entry is rectangular with a decorative metal marquee above. Alterations include the insertion of a garage.

472. 1551-53 Powell St. APN BL/Lot 0129/002 Contributor 1907  
Architect: Unknown Builder/Contractor: J. W. Walker  
Original Owner: Alex Zabaldano

A two-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with rustic wood siding. Details include a five-sided bay at the corner where Powell Street meets a private walkway leading to interior buildings on separate lots. Along this walkway there is a stack of angled bay windows beginning ground level. The molded cornice features consoles. The tall rectangular entry has a small cartouche on each side and a hood decorated with egg-and-dart and dentil moldings. Alterations include the insertion of garage.

473. 1554-56 Powell St. APN BL/Lot 0130/027 Contributor 1907  
Architect: Charles Fantoni Builder/Contractor: Day Work  
Original Owner: Gambrazzi & Seirano

A two-story, wood-frame, Classical Revival, multi-family residence. It is a flats building with a scored stucco finish. Details include a molded cornice that tapers in at the outer edges, two tripart windows in lieu of bays, and paired windows over the shallow arched entry.

474. 1557-77 Powell St. APN BL/Lot 0129/001 Contributor 1907  
Architect: none Builder/Contractor: Lincoln U. Grant  
Original Owner: Antonio Devoto

A three-story, wood-frame, Classical Revival, mixed-use building with tongue and groove wood siding and stucco on the first floor. It is a double enclosed Romeo building with two floors of flats above stores. Details include three stacks angled bay windows on Powell Street, two on Green Street, and a tall stack of square bay windows at the corner decorated with cartouches. The cornice features consoles and rows of egg-and-dart and dentil molding on the Powell Street elevation. There is a string course above the bays. Paired windows top the two Romeo stair stacks, each with rectangular entries at street level that step up at the center. The storefronts have been altered.

475. 1558 Powell St. APN BL/Lot 0130/028 Noncontributor 1987  
Architect: Architects Unlimited Builder/Contractor: Unknown

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Name of Property

San Francisco, California  
County and State

Original Owner: Stephen Kow

A four-story, wood-frame, mixed-use building with a stucco finish. It has three floors of apartments above a store. Details include a bowed cornice with a cut-out for the fire escape and on the upper three floors there are three large windows flanked by three small square windows.

476. 1560 Powell St. APN BL/Lot 0130/029 Contributor 1908  
Architect: Unknown Builder/Contractor: Unknown  
Original Owner: no info Historic Name: The Northstar Cafe

A one floor plus basement, wood-frame, commercial building with a textured stucco finish. Details include an angled corner entry and a simple cornice with a raised flat parapet on the Powell Street elevation.

477. 1600-04 Powell St. APN BL/Lot 0117/011 Contributor 1912  
Architect: Righetti & Headman Builder/Contractor: Farnocchia, Petri & Co  
Original Owner: G. Mosca

A three-story plus basement, wood-frame, Classical Revival, mixed-use building with a stucco finish. It has two floors of flats above a store. Details include four stacks of angled bay windows on Green Street, one on Powell Street, and a stack of round bay windows at the corner. The molded cornice features modillions. The residential entry on Powell Street and the angled corner entry to the storefront are flanked by stuccoed posts with Ionic capitals. Some of the 1930s tile base remains, and the clerestories may remain beneath signage. This building has a secondary address at 684-88 Beach Blanket Babylon Boulevard (formerly Green Street).

478. 1601-07 Powell St. APN BL/Lot 0118/009 Contributor 1907  
Architect: Unknown Builder/Contractor: John H. Munster Co.  
Original Owner: Amy Von Haddon

A two-story, wood-frame, Moderne, mixed-use building with a scored stucco finish. It has a floor of flats above a store. Details include Moderne streamlining at the cornice level. There is one one angled bay window on Powell Street and a five-sided bay window at the Green Street corner. There are narrow and rectangular residential entries on Powell Street and at 706 Green Street. This building was modified consistent with a prevailing pattern of alterations in North Beach associated with the architectural expression of the 1930s Art Deco or Streamline Moderne style.

479. 1608-12 Powell St. APN BL/Lot 0117/012 Contributor 1912  
Architect: Charles Fantoni Builder/Contractor: T. Sciocchetti Contracting Co.

North Beach Historic District  
Name of Property

San Francisco, California  
County and State

Original Owner: Ciochino Greco & Antonio Calderoni

A three-story plus basement, wood-frame, Mission Revival, multi-family residence. It is a flats building with a stucco finish and a brick first floor and base. Details include two stacks of angled bay windows with tile rooflets and a Mission Revival parapet. On the first floor there are transom windows with art glass (blue iris pattern) in the segmental arches on either side of the arched entrance.

480. 1609-11 Powell St. APN BL/Lot 0118/008 Noncontributor 1906  
Architect: Paul J. DeMartini Builder/Contractor: H. L. Juilleral  
Original Owner: G. Guccihitti

A three-story plus basement, wood-frame, mixed-use building with a stucco finish and a stone veneer base. Details include one stack of angled bay windows. The cornice has been removed and window openings altered. Related features include a separate 1908 flats building at 1611 ½ Powell Street on the same lot, not visible from the right of way.

481. 1614-18 Powell St. APN BL/Lot 0117/013 Contributor 1912  
Architect: Charles Fantoni Builder/Contractor: T. Sciocchetti Contracting Co.  
Original Owner: Ciochino Greco & Antonio Calderoni

A three-story plus basement, wood-frame, Mission Revival, multi-family residence. It is an enclosed Romeo flats building with a stucco finish and a brick first floor and base. Details include two stacks of angled bay windows with tile rooflets and a Mission Revival parapet. On the first floor there are transom windows with art glass (blue iris pattern) in the segmental arches on either side of the entrance. The Romeo entrance has a metal marquee and an oculus window on the top of the Romeo stair stack. There is a separate entrance at the rear accessible through a private walkway off of Green Street.

482. 1615-17 Powell St. APN BL/Lot 0118/007 Contributor 1906  
Architect: Paul J. DeMartini Builder/Contractor: H. L. Juilleral  
Original Owner: Giovanni G. Lucchetti

A two-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with a scored stucco finish. Details include one stack of angled bay windows, a smoothed cornice, and a stepped-up rectangular entry.

483. 1620-24 Powell St. APN BL/Lot 0117/014 Contributor 1911  
Architect: Louis Mastropasqua Builder/Contractor: Day Work  
Original Owner: Giacomo Ingrassia

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A three-story plus basement, wood-frame, Classical Revival/Craftsman, mixed-use building with a stucco finish. It has two floors of flats above a store. Details include two stacks of oval bay windows, a smoothed layered cornice and a stepped-up rectangular entry with glass craftsman doors a black tile base. The storefront has been altered.

484. 1621-23 Powell St. APN BL/Lot 0118/006 Contributor 1907  
Architect: none Builder/Contractor: Canapa & Ferri  
Original Owner: G. Caprile

A two-story, wood-frame, Classical Revival, multi-family residence. It is a flats building with a stucco finish. Details include one angled bay window above a pair of first floor windows, a large, smoothed cornice that tapers at the ends, and a stepped-up entry. Alterations include the insertion of a garage.

485. 1625 Powell St. APN BL/Lot 0118/005 Contributor 1948  
Architect: H. L. Marchand, eng Builder/Contractor: Louis Sartorio  
Original Owner: Leonard Ingrassia

A one-story, concrete, commercial auto garage with a stucco finish. Details include Streamline Moderne pylons with vertical lines at the outer edges of the building and three short horizontal lines on each end of the parapet.

486. 1626-32 Powell St. APN BL/Lot 0117/015 Contributor 1912  
Architect: Paul J. DeMartini Builder/Contractor: Paul J. DeMartini  
Original Owner: Angelo Cuneo

A three-story, wood-frame, Classical Revival, mixed-use building. It has two floors of flats above a store. Details include a cornice featuring consoles and rows of egg-and-dart and dentil molding. There are two stacks of curved bay windows that retain their curved glass. The bay windows are flanked by Ionic colonnettes and decorated with many rows of egg-and-dart and dentil moldings. The arched entry with keystone is flanked by fluted pilasters, as is the auxiliary entry. The storefront is clad in black and mauve tile.

487. 1636 Powell St. APN BL/Lot 0117/016 Contributor 1915  
Architect: Havens & Toepke Builder/Contractor: Trevia & Pasqualetti  
Original Owner: Rose F. Debenedetti, Regina A. Cuneo, May L. Cuneo, and Irene R. Cuneo

A one-story and mezzanine, concrete, commercial auto garage with a stucco finish. Details include a parapet that steps up to a central peak, recessed panels, and inset tiles. The mezzanine

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level has a row of four-paned casement windows. The main auto entry is centered, flanked by two smaller garage entrances. Related features include a separate, mixed-use building at 651-73 Union/1656 Powell located on the same lot (described separately).

488. 1643 Powell St. APN BL/Lot 0118/004 Contributor 1917  
Architect: Unknown Builder/Contractor: Delfauer & Pordon  
Original Owner: Teresa Bacigalupi

A one-story, masonry, commercial Art Deco building with a painted brick finish. Brick Art Deco details include multi-layered horizontal bands and vertical pilaster strips, the center one is stepped. Other details include brick dentils and four cut-outs. There is one large garage door and a large divided light steel window and entry. The brickwork on this building was modified in 1940 (by architect Clyde Trudell) consistent with a prevailing pattern of alterations in North Beach associated with the architectural expression of the 1930s Art Deco or Streamline Moderne style.

489. 1647-49 Powell St. APN BL/Lot 0118/003 Contributor 1924  
Architect: Paul F. DeMartini Builder/Contractor: Paul DeMartini  
Original Owner: C. Pronseline

A two-story plus basement, wood-frame, Classical Revival, multi-family residence with a stucco finish and brick base. It is a flats building including an original garage. Details include a molded cornice featuring a Lombard band and a row of egg-and-dart molding and two stacks of angled bay windows with wood trim. The brick base has shouldered segmental arches at the entry and garage.

490. 1655-59 Powell St. APN BL/Lot 0118/002 Contributor 1907  
Architect: Enrico Quagelli Builder/Contractor: Enrico Quagelli  
Original Owner: G. Grossini & L. Lepori

A three-story plus basement, wood-frame, Classical Revival, mixed-use building with smooth wood siding. It has two floors of flats above a store. Details include a molded cornice featuring rows of egg-and-dart and dentil moldings, two stacks of angled bay windows, two rectangular residential entries, and fluted pilasters on the first floor at the outer edges of the building. The storefront has been altered.

491. 1701-11 Powell St. APN BL/Lot 0101/005A Contributor 1908  
Architect: Herman Barth Builder/Contractor: Charles J.V. Koenig  
Original Owner: Elizabeth Baum

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A two-story, wood-frame, Classical Revival, mixed-use building with a tongue and groove wood siding and rustic wood siding at the base of Union Street. It has one floor of flats above stores. Details include a cornice featuring modillion blocks spaced closely together, having the effect of oversized dental molding. There are three stacks of angled bay windows on Powell Street and three on Union Street. The bays terminate below the cornice and frieze and have arched pediments above most of the bay windows. All windows have entablatures. The storefronts have been altered. Related features include a separate 1908 flats building at west at 720-22 Union Street located on the same lot (described separately).

492. 1717 Powell St. APN BL/Lot 0101/005 Contributor 1914  
Architect: none Builder/Contractor: Frank C. Amoroso  
Original Owner: Celle & Sanguinetti

A three-story, wood-frame, Art Deco, commercial building with a stucco finish and marble veneer on the first floor. Details include a molded cornice with stylized swags at the frieze and four two-story fluted pilasters with stepped-up tops that extend above the roofline dividing the façade into three sections. On the upper floors, the center section contains three windows, with single windows in the flanking sections. A string course of splayed horizontal lines separates the first floor from the upper floors. The storefront has been altered. This building was modified consistent with a prevailing pattern of alterations in North Beach associated with the architectural expression of the 1930s Art Deco or Streamline Moderne style.

493. 1731-41 Powell St. APN BL/Lot 0101/051-070 Noncontributor 2015  
Architect: Holt Hinshaw Architects Builder/Contractor: West Builders  
Original Owner: Joel Campos  
Historic Name: Palace Theater, Pagoda Theater, Milano Theater

A four-story plus basement, steel frame, Art Deco, mixed-use building with a stucco finish. It has three floors of residential units above a commercial space. Located at the corner of Powell Street and Columbus Avenue, details include vertical columns that extend above the roofline with large banks of windows between, most with metal balconies. A garage entrance on the Powell Street elevation leads to underground parking. This building was reconstructed in the style of the former the Art Deco movie house (the Palace Theater), including a reconstructed movie house blade sign at the corner. Because of the extensive alterations, the building is no longer a contributor. This building has a secondary address at 601 Columbus Avenue.

494. 1823-27 Powell St. APN BL/Lot 0090/007 Contributor 1906  
Architect: Righetti & Kuhl Builder/Contractor: Hugh E. Pynn  
Original Owner: M. Capelli



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A three-story plus basement, wood-frame, Classical Revival, mixed-use building with tongue and groove wood siding. It has two floors of flats above a store. Details include a cornice featuring large modillion blocks and a row of dentil molding. There are two stacks of angled bay windows with a secondary cornice between the second and third floors. The second-floor windows are shouldered. The storefront appears original; its clerestory is intact, the display windows have wood sash, and the minimally recessed door is wood with a single long glazing panel. The awning machinery is intact. The secondary elevation at 18-22 Via Bufano is an open Romeo with a simple cornice and rustic wood siding.

495. 1831 Powell St. APN BL/Lot 0090/006 Contributor 1925  
Architect: Paul F. DeMartini Builder/Contractor: Farnsworth & Peterson  
Original Owner: J. DeMartini

A one-story plus basement, wood-frame, commercial building with a stucco finish. Details include a Mission Revival stepped-up parapet over a Classical Revival cornice with modillions. The transom strip is intact, but the storefront windows have been altered.

496. 1833-37 Powell St. APN BL/Lot 0090/005 Contributor 1924  
Architect: Paul F. DeMartini Builder/Contractor: Paul L. DeMartini  
Original Owner: M. DeMartini

A three-story, wood-frame, Classical Revival/Arts and Crafts, mixed-use building with a stucco finish above a yellow and brown brick first floor. It has two floors of flats above a store. Details include two stacks of angled bay windows that rise to a smoothed projecting cornice. The Arts and Crafts residential entry has a segmental arch with contrasting color and texture of brick topped by a keystone. The storefront retains its intact segmental arch transom windows, Greek key window framing, and original 1920s-style tiles.

497. 1841-45 Powell St. APN BL/Lot 0090/004 Contributor 1906  
Architect: Unknown Builder/Contractor: G. G. Gillespie  
Original Owner: Cora D. Meserie

A three-story plus basement, wood-frame, Classical Revival/Mission Revival mixed-use building with a scored stucco finish with a tile base. It has two floors of flats above a store. Details include two stacks of angled bay windows with tile rooflets and a false front topped with tile. The storefront has intact clerestories. Related features include a separate 1906 alley flats building at 38-40 Via Bufano located on the same lot (described separately).

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498. 1847-51 Powell St. APN BL/Lot 0090/003 Contributor 1906  
Architect: Ivan C. Satterlee Builder/Contractor: H. Goldman  
Original Owner: Raffaele Dellosso

A three-story plus basement, wood-frame, Classical Revival, mixed-use building with smooth tongue and groove wood siding. It has two floors of flats above a store. Details include two stacks of angled bay windows. The bays join a cornice featuring large modillions that are elongated between the bays. The residential entry is a half-round arch flanked by pilasters. The storefront retains its original Greek key copper window frames and transom strip, now under signage. The rear elevation of this building at 44-46 Via Bufano has no bay windows and features a simple cornice and rustic wood siding.

499. 1850-52 Powell St. APN BL/Lot 0089/042-043 Contributor 1933  
Architect: none Builder/Contractor: A. DeBenedetti & Sons  
Original Owner: L. DeMartini

A two-story plus basement, wood-frame, Mission Revival, multi-family residence with a stucco finish and a pale brick base. It is a flats building including an original garage. Details include two stacks of shallow angled bay windows decorated with medallions within insets and twisted rope vertical detail at the angles. The double-hung windows have original six-over-one panes. The bays are topped with tile rooflets with a Lombard band below. Both the tile-paneled entry and garage openings are arched.

500. 1853-55 Powell St. APN BL/Lot 0090/002 Contributor 1906  
Architect: Hemenway & Miller Builder/Contractor: Waite Brothers  
Original Owner: Frederick W. Zecher

A two-story plus basement, wood-frame, Classical Revival, mixed-use building with smooth wood siding. It has one floor of flats above a store. Details include a cornice featuring consoles, end brackets, and a row of egg-and-dart molding below the frieze. Two bay windows terminate below the frieze with Ionic pilasters between the windows. Created by the noted architects Hemenway & Miller, the storefront shows an unusual originality of shop design in the Arts and Crafts style.

501. 1856-60 Powell St. APN BL/Lot 0089/031-036 Contributor 1934  
Architect: J. Baker, Designer Builder/Contractor: L. Murer  
Original Owner: Angelo De Barbieri

A three-story plus basement, wood-frame, Mission Revival, multi-family residence with a stucco finish and brick base. It is a flats building including an original garage. Details include two stacks of angled bay windows on the top two floors with decorative moldings. The bays are

North Beach Historic District  
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topped by peaked tiled rooflets and supported by large brackets. On the first floor there are two palladium windows with Mission-style surrounds and wrought iron balconettes. The rectangular door surround is Mission-style with a floral pattern. The garage and side door have brick lintels.

502. 1859-69 Powell St. APN BL/Lot 0090/001 Contributor 1906  
Architect: Paul J. DeMartini Builder/Contractor: Clement & Feeth  
Original Owner: G.B. Dondero

A three-story plus basement, wood-frame, Classical Revival, mixed-use building with smooth-finished wood siding. It has two floors of flats above stores. Details a cornice featuring a rows of egg-and-dart and dentil moldings, two stacks of angled bay windows on Greenwich Street, one on Powell Street and a stack of round bay windows at the corner. The windows on the second floor have entablatures. There are a pair of two-bay colonnades with recessed entries, one pair wrapped around the corner storefront. The corner storefront retains its original unusual details: oversized double-hung windows, smooth-finished siding with moldings making pilasters, a cornice over the entry, and fine columns. A second storefront on Powell Street is also intact.

503. 1906 Powell St. APN BL/Lot 0076/017 Contributor 1923  
Architect: Italo Zanolini Builder/Contractor: Facchio & Rossina  
Original Owner: Caselli & Guitini

A two-story plus basement, wood-frame, Mission Revival, multi-family residence. It is an apartment building with a stucco finish. Details include one square bay window on the top floor and a stack of angled bay windows on Powell Street, and one on stack of angled bay windows on Greenwich Street, all supported by large brackets. A row of closely spaced modillions topped by tiled rooflets sit below the roofline. There is a wide string course between the second and third floor decorated with colorful tile insets. There are narrow arched entries on each façade. Alterations include the insertion of two garages on each facade. A fifth garage on Powell Street is inset with an oval light above, appears to be original. This building has a secondary address at 690-92 Greenwich Street.

504. 1918-22 Powell St. APN BL/Lot 0076/020 Contributor 1906  
Architect: Fred J. Maurer Builder/Contractor: Fred J. Maurer  
Original Owner: Mary Cuneo

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with tongue and groove wood siding. Details include a straight cornice featuring rows of dentil and egg-and-dart molding and two stacks of angled bay windows that join the cornice. The entry is rectangular and almost at street level. Alterations include the insertion of a garage with a clerestory above. Related features include a separate 1906 dwelling at 1918A Powell Street on the same lot, not visible from the right of way, and a detached garage.

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505. 1924-26 Powell St. APN BL/Lot 0076/056-057 Contributor 1922  
Architect: Louis Traverso Builder/Contractor: J. Farnocchia  
Original Owner: Luigi Banchemo

A two-story plus basement, wood-frame, Classical Revival, multi-family residence with a stucco finish and brick base. It is a flats building including an original garage. Details include a straight cornice featuring rows of dentil and egg-and-dart moldings. Two stacks of rectangular bay windows decorated with large diamond-shaped moldings join the cornice. A string course of egg-and-dart molding separates the upper floors from the basement level. The entry, garage and secondary door are all arched.

506. 1930-34 Powell St. APN BL/Lot 0076/022 Contributor 1912  
Architect: none Builder/Contractor: L. Capurro & Co.  
Original Owner: Paolo Barozzi

A three-story plus basement, wood-frame, Classical Revival/Beaux Arts, multi-family residence. It is a flats building with V-rustic alternating wide and narrow wood siding and an imitation stone base. Details include two stacks of round bay windows with Ionic pilasters and curved Roman arched pediments above the second -story bays. The cornice features consoles and rows of egg-and-dart and dentil moldings. The first-floor windows are tri-part separated by Ionic pilasters. The arched entry is topped with a keystone and flanked by large Ionic pilasters. Alterations include an additional residential unit in the basement.

507. 1936-38 Powell St. APN BL/Lot 0076/023 Contributor 1906  
Architect: Unknown Builder/Contractor: J. M. Jackson  
Original Owner: Bryan Higgins

A two-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an enclosed Romeo flats building with a stucco finish. Details include one angled bay window on the top floor with a pair of windows below the bay. The cornice features rows of egg-and-dart and dentil molding with end brackets. The entry is a narrow stepped-up arch. Alterations include the early insertion of a garage.

508. 1942-46 Powell St. APN BL/Lot 0076/024 Contributor 1912  
Architect: Paul F. DeMartini Builder/Contractor: P. Prasso  
Original Owner: Charles Oliva

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with a stucco finish and an imitation stone base. Details include a cornice featuring

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modillions and a row of egg-and-dart molding and two stacks of rounded bay windows. On the first floor a tri-part arched window matches the arched entry. Alterations include the insertion of a garage. Related features include a separate 1907 alley flats building at 1940 Powell Street located on the same lot, not visible from the right of way.

509. 1948-54 Powell St. APN BL/Lot 0076/025 Contributor 1914  
Architect: William H. Armitage Builder/Contractor: J. B. Reite  
Original Owner: A. Cadenasso

A two-story plus basement, wood-frame, Classical Revival/Mission Revival details, multi-family residence. It is a flats building with a stucco finish and a brown and tan brick base. The set-back second floor isn't visible from the street. Details include a Mission Revival stepped-up parapet above two wide shallow angled bay windows with tile insets below. The windows are arched. The bays are topped with tile rooflets above a cornice with modillions and a Lombard band. The entry is narrow and arched. Alterations include the insertion of a garage. Related features include a separate 1909 alley flats building at 1946 ½ Powell Street on the same lot, not visible from the street.

510. 1956-66 Powell St. APN BL/Lot 0076/025A Contributor 1914  
Architect: William H. Armitage Builder/Contractor: J. B. Reite  
Original Owner: A. Cadenasso

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building smooth wood siding and a painted brick base. Details include two stacks of rectangular bay windows supported by brackets. Between the bays are two shouldered windows on the top floor and two pedimented windows on the second floor. The cornice features modillions between the bays and a row of egg-and-dart and other decorative moldings. There are two centered side-by-side residential rectangular entries. Alterations include the insertion of a garage on either side of the entries.

511. 2006-08 Powell St. APN BL/Lot 0063/018A Contributor 1924  
Architect: William H. Armitage Builder/Contractor: John Harder  
Original Owner: George I. Cadenasso

A two-story, wood-frame, Mission Revival/Craftsman, multi-family residence with a stucco finish. It is a flats building including an original garage. Details include a Mission Revival stepped-up parapet above two stacks of wide, shallow angled bay windows with tile rooflets above. The entry is slightly arched and is almost at street level.

512. 2011-15 Powell St. APN BL/Lot 0064/033-035 Contributor c. 1912

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Architect: Unknown  
Original Owner: Unknown

Builder/Contractor: Unknown

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with smooth wood siding on the top two floors, alternating wide and narrow rustic wood siding on the first floor, and imitation stone at the basement. Details include two stacks of round bay windows that join the cornice and are supported below by consoles. The wide, curved cornice features modillions and rows of egg-and-dart and dentil molding. Garlands decorate the fascia of the bays. A string course of dentil molding separates the bays from the first floor. A tri-part arched window matches the tall entry arch, both flanked by doric pilasters. Alterations include the insertion of a garage.

513. 2012-14 Powell St. APN BL/Lot 0063/018B Contributor 1924  
Architect: William H. Armitage Builder/Contractor: John Harder  
Original Owner: George I. Cadenasso

A two-story, wood-frame, Mission Revival/Craftsman, multi-family residence with a stucco finish. It is a flats building including an original garage. Details include a Mission Revival stepped-up parapet with a tile rooflet above two wide shallow angled bay windows with cornices and a petite Lombard band above. The upper sashes of the windows are multi-paned. The entry is rectangular and is almost at street level.

514. 2017-21 Powell St. APN BL/Lot 0064/007 Contributor 1912  
Architect: Paul F. DeMartini Builder/Contractor: Sarraile & Lagomarsino  
Original Owner: Frank Nussio

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with smooth wood siding and a painted brick base. Details a cornice featuring modillions and rows of dentil and triglyph moldings. There are two stacks of round bay windows flanked by Doric pilasters. The bays are decorated dentil molding below the windows and square modillions on a secondary cornice between the floors. A string course of square modillions separate the first floor from the upper floors. The first floor has a tri-part arched window that matches the tall entry arch, both flanked by Doric pilasters.

515. 2018-20 Powell St. APN BL/Lot 0063/018C Noncontributor 1924  
Architect: William H. Armitage Builder/Contractor: John Harder  
Original Owner: George I. Cadenasso

A three-story plus basement, wood-frame, multi-family residence. It is a flats building with a stucco finish. Details include two stacks of angled bay windows on the first and second floors and an added third floor above with small balconies and wrought iron railings. The third-floor

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addition is built to the property line and has no cornice. Other alterations include the insertion of a garage.

516. 2024-30 Powell St. APN BL/Lot 0063/019 Contributor 1906  
Architect: Unknown Builder/Contractor: Unknown  
Original Owner: D. Brignole

A two-story plus basement, wood-frame, multi-family residence. It is an enclosed Romeo flats building with a stucco finish. Details include two angled bay windows on the upper floor with tri-part windows below. The window on the Romeo stair stack is not centered over the narrow rectangular entry, which has a hexagonal cut out above. North of the entry is a former storefront, which now appears to be a residential unit. Alterations include the insertion of a garage.

517. 2027-31 Powell St. APN BL/Lot 0064/006 Contributor 1907  
Architect: Unknown Builder/Contractor: Unknown  
Original Owner: Giacinto Perlite

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an enclosed Romeo flats building with smooth wood siding. Details include a cornice featuring consoles and rows of egg-and-dart and dentil molding, two stacks of angled bay windows with a secondary cornice with egg-and-dart molding above the second floor bays. The rectangular, street-level entrance is pedimented and, like all openings, surrounded with Doric pilasters. There are tri-part windows on either side of the entry. A cartouche within a segmented arch decorates the top window of the central Romeo stair stack. Related features include a separate 1906 alley flats building at rear at 2033-33A Powell Street built for the same original owner on the same lot, not visible from the right of way.

518. 2032-34 Powell St. APN BL/Lot 0063/037-038 Contributor 1912  
Architect: Louis Mastropasqua Builder/Contractor: B. Kessler  
Original Owner: Emanuel Garibaldi

A two-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with smooth wood siding with a terazzo base. Designed by master architect Louis Mastropasqua, a motif of half rectangles with generously rounded corners are shared by the two bay windows, the cornice and the arched entry. The one-story bay over the entry and the two-story bay on the other side of the facade are joined at the top by the cornice, which is supported by brackets and features a row of egg-and-dart molding. At the bottom the longer bay and the entry are joined by a balustrade. A three-legged flight of steps leads to a paneled vestibule with doors to the flats. Paneling and shouldered moldings are used throughout. Alterations include the insertion of a garage.

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519. 2035-41 Powell St. APN BL/Lot 0064/005 Contributor 1909  
Architect: Unknown Builder/Contractor: DeMartini Building Co.  
Original Owner: B. Cuneo

A three-story, wood-frame, Classical Revival, mixed-use building with smooth wood siding. It has two floors of enclosed Romeo flats over stores. Details include a cornice featuring modillions and rows of egg-and-dart and dentil molding with garlands on the frieze. There are two stacks of round bay windows with fluted Ionic columns between the windows. An elaborate set of tri-part, round-headed windows lighting the central Romeo stair stack are decorated with fluted Ionic pilasters, dentil moldings, panels, and an encircling arch and fanlight above the upper Romeo window. The rectangular entry is flanked by pilasters. The storefronts have been altered.

520. 2038-40 Powell St. APN BL/Lot 0063/021 Noncontributor 1956  
Architect: Unknown Builder/Contractor: E. O. Risu  
Original Owner: Harding Chin

A two-story plus basement, wood-frame, Modern, multi-family residence. It is an apartment building with a stucco finish. Details include a minimalist style and a plan that is set back from the property line. The residential floor overhangs the basement level by a foot or two. The cornice is a thin band. There is one window over the entry and a pair of windows over the original garage.

521. 2043-47 Powell St. APN BL/Lot 0064/004 Contributor 1909  
Architect: Paul J. Capurro Builder/Contractor: G. Dighero and G. Canepa  
Original Owner: Amato Dalpino, August Schivo

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with a stucco finish and imitation stone base. This building is a reverse twin of 2049-53 Powell Street with same building permit. Details include two stacks of angled bay windows, a cornice featuring modillions, and rows of egg-and-dart and dentil molding. The entry is a rounded rectangle with steps up to the flats and down to the basement. The first-floor unit has paired windows.

522. 2044-48 Powell St. APN BL/Lot 0063/022 Contributor 1909  
Architect: Unknown Builder/Contractor: De Martini Building Co.  
Original Owner: J. & D. DeMartini

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with rustic wood siding and an imitation stone base. Details include two stacks of



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angled bay windows with panels below. An elaborate cornice that joins the bays features consoles and rows of egg-and-dart and dentil molding, with garlands on the frieze. There is a tall arched entrance flanked by pilasters. The paired windows opposite the entry are also flanked by pilasters. Alterations include the insertion of a garage. Related features include a separate 1906 one-story dwelling at 2044 1/2 Powell Street on the same lot, not visible from the right of way.

523. 2049-53 Powell St. APN BL/Lot 0064/003 Contributor 1909  
Architect: Paul J. Capurro Builder/Contractor: Unknown  
Original Owner: Amato Dalpino, August Schivo

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with a stucco finish and imitation stone base. This building is a reverse twin of 2043-47 Powell Street with same building permit. Details include two stacks of angled bay windows and a cornice featuring modillions and rows of egg-and-dart and dentil molding. The entry is rectangular with steps up to the flats and down to the basement. The first-floor unit has paired windows. Alterations include the insertion of a garage.

524. 2050-64 Powell St. APN BL/Lot 0063/023 Contributor 1907  
Architect: Alex A. Cantin Builder/Contractor: Keating & Bradford Co.  
Original Owner: A. H. Loughborough

A three-story plus basement, wood-frame, Classical Revival/Mission Revival, mixed-use building with a stucco finish. It has two floors of apartments above stores. Details include three stacks of angled bay windows on Powell Street, two on Chestnut Street, and a stack of five-sided bay windows at the corner. All bays stop short of the roofline, are decorated with shield and ribbon medallions, and have pitched tile rooflets above. At the cornice line there is a banded parapet. A string course separates the upper two floors from the first floor. There are arched residential entries on each elevation. Storefronts have intact clerestories and 1930s tile bases. Alterations include the insertion of garages on the Powell Street and Chestnut Street elevations. This building has a secondary address at 491 Chestnut Street.

525. 2055-59 Powell St. APN BL/Lot 0064/002 Contributor 1908  
Architect: Louis Traverso Builder/Contractor: Day Work  
Original Owner: A. Pessano

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an enclosed Romeo flats building with smooth wood siding and rusticated basement. Details include two stacks of round bay windows with Ionic pilasters between the windows and large fluted Ionic pilasters flanking them. The cornice features modillions and rows of egg-and-dart and dentil molding. The central Romeo stair stack is lit from large stained glass oval windows with elaborate frames. Paired windows on the first floor are flanked by pilasters. There are garlands

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on both the frieze and on the bays. The entry is arched with keystone and egg-and-dart molding. Alterations include the insertion of a garage. Related features include a separate 1906 one-story dwelling at 2055B Powell Street on the same lot, not visible from the right of way.

526. 2061-65 Powell St. APN BL/Lot 0064/001 Contributor 1906  
Architect: H. Hess Builder/Contractor: Louis Rossi  
Original Owner: L. Lecari

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with rustic wood siding. Details include one stack of angled bay windows on Powell Street, three stacks on Chestnut Street, and a stack of round bay windows at the corner. Large decorative consoles support each bay. All windows on the upper two floors are surrounded by Ionic pilasters. The cornice features consoles and a row of egg-and-dart molding, with garlands on the frieze. The residential entries on Powell Street and at 523 Chestnut Street are topped by pediments and flanked by pilasters. A corner column remains at the angled entry where a corner store was converted to a residential unit.

### **Romolo Place**

527. 15-17 Romolo Place APN BL/Lot 0145/022 Contributor 1912  
Architect: Louis Mastropasqua Builder/Contractor: Devincenzi Bros.  
Original Owner: H. Ferroggiaro Historic Name: Hotel du Midi, Basque Hotel

A three-story plus basement, wood-frame, Classical Revival, mixed-use building with tongue and groove wood siding. It is an alley flats building with two floors of hotel use above a store. Details include a cornice featuring modillions and a row of egg-and-dart molding. The windows have keystones on the third floor, have wide entablatures on the second floor, and are shouldered on the first floor. The wide entry is a shouldered arch with a paneled vestibule and a keystone at center. Related features include a vintage "Basque Hotel" neon sign.

528. 20 Romolo Place APN BL/Lot 0145/023 Contributor 1907  
Architect: Welsh & Carey Builder/Contractor: Segregated Contracts  
Original Owner: Caroline J. Harrison Historic Name: Romolo Arms Apartments

A four-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an apartment building with asbestos siding and a painted brick base. Details include a cornice featuring molded modillions, a strong string course between second and third floors, and a second string course between first and second floors. The entry on Romolo Place is tall and rectangular with signage that reads "Romolo Arms Apartments." There is a secondary entry at 39 Fresno Street.

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529. 31 Romolo Place APN BL/Lot 0145/020 Contributor 1911  
Architect: Unknown Builder/Contractor: H. C. Anderson  
Original Owner: F. H. Crafts

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an alley flats building with tongue and groove siding on the upper floors and rustic wood siding at the base. Details include a simple molded cornice and round arched entry. The sets of windows on the upper two floors (single, double and triple) are within shouldered frames. Alterations include the insertion of a garage.

### Sansome Street

530. 825 Sansome St. APN BL/Lot 0164/003 Contributor 1921  
Architect: Joseph L. Stewart Builder/Contractor: Atlas Concrete Co.  
Original Owner: Garruette Dewitt Kittle

A two-story plus basement, 29-foot-high reinforced concrete, commercial garage with a scored stucco finish. Details include a huge round arched and centered entry, and symmetrical garage openings on each side. Within the main entry arch are multi-paned industrial sash windows. Above each side entry is a pair of narrow arched multi-paned industrial sash windows. The cornice is molded with a slight peak in the center and features two horizontal bands. In height, surface and cornice it blends with the Jackson Square surroundings.

531. 847 Sansome St. APN BL/Lot 0164/002 Noncontributor 1981  
Architect: Gensler and Associates Builder/Contractor: Plant Brothers, Inc.  
Original Owner: Bay Bridge Associates

A four-story plus basement, concrete, commercial building with a brick finish. Details include three large windows on each floor and an open stair stack with metal railings on north side of the façade.

532. 855 Sansome St. APN BL/Lot 0164/001A Noncontributor 1952  
Architect: Bruce Heiser Builder/Contractor: Hyman Rosenthal  
Original Owner: Kittle Land Development Co.

A three-story plus basement, concrete, Modern commercial building with a stucco finish. Details include a recessed entry with a modern varnished wood vestibule and banks of recessed windows covering most of the façade.

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533. 875 Sansome APN BL/Lot 0164/001 Contributor 1906  
Architect: Nathaniel Blaisdell Builder/Contractor: Mc Killican Bros.  
Original Owner: Henrietta DeWitt Kittle

A one-and-two-story, concrete, Moderne, commercial building with a stucco finish. A sloped site allows for two stories on Sansome Street and only one on Broadway. Details include four large rectangular industrial sash windows on the Sansome Street elevation and six on the Broadway elevation, all recessed and separated by five Art Deco vertical lines. The square first floor windows on the Sansome elevation are also recessed. There is a simple band at the cornice. This building has a secondary address at 301 Broadway.

**Scotland Street**

534. 4 Scotland St. APN BL/Lot 0090/022 Contributor c. 1907  
Architect: Unknown Builder/Contractor: Unknown  
Original Owner: Unknown

A one-story plus basement, wood-frame, single-family residence. It is a cottage with a stucco finish and wood trim. The building is set back from the property line behind a low fence. Details include a hipped roof, exterior entrance stairs, a roof overhang and tri-part casement windows.

535. 6 Scotland St. APN BL/Lot 0090/023 Contributor 1907  
Architect: Henry Pizzigoni Builder/Contractor: Maggio  
Original Owner: M. Schiaffino

A two-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an alley flats building with a rough, scored stucco finish. Details include a cornice featuring modillions and a row of dentil molding. There are two pairs of windows on the top floor and a pair opposite the tall, arched entry.

**Stockton Street**

536. 1411-33 Stockton St. APN BL/Lot 0130/009 Contributor 1906  
Architect: Salfeld & Kohlberg Builder/Contractor: J. W. Parish & A. Gourlay  
Original Owner: Joseph & Leopold Hirsch

A three-story, wood-frame, mixed-use building with a stone-scored stucco finish. It has two floors of residential hotel use above stores. Details include four stacks rectangular bay windows with paired windows facing the street. The cornice is a simple band. The storefronts have been altered.

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537. 1416-18 Stockton St. APN BL/Lot 0131/012 Noncontributor 1920  
Architect: Paul F. DeMartini Builder/Contractor: J. Martinelli  
Original Owner: M. Marsicano

A one-story, wood-frame, commercial building with a stucco finish. Details include a parapet that steps up at the edges with horizontal scored lines beneath. The storefront has been altered.

538. 1435-45 Stockton St. APN BL/Lot 0130/002 Contributor 1934  
Architect: William Mooser Builder/Contractor: Vannucci Brothers  
Original Owner: L. Giannone

A two-story with mezzanine plus basement, concrete, Art Deco, commercial building with a stucco finish. There are offices above stores. The Art Deco design features a zigzag cornice and five paneled piers dividing the facade into four window bays with paired metal casement windows on the upper floor. An Art Deco string course of short vertical lines appears below the windows. Alterations include a large recessed entry on the south half of the ground floor.

539. 1455 Stockton St. APN BL/Lot 0130/001 Contributor 1928  
Architect: Henry A. Minton Builder/Contractor: Jacks & Irvine  
Original Owner: Bank of Italy Building Name: Bank of Italy, Bank of America

A one-story and mezzanine, reinforced concrete commercial building with a cement plaster or stucco finish. It is a combination of Art Deco and Mission Revival styles, featuring stylized Mayan bas reliefs as pilaster capitals, a tile parapet or hipped roof, and simple stucco walls. Moorish-like lamps flank the entrance, which has a lacy, Classical Revival pediment featuring the ship symbol of Bank of America (formerly Bank of Italy). It has four large window bays on Stockton Street and five on Green Street. Within these bays the tall wide metal sashed windows relate the building to the ground floor shops of the neighborhood. Designed by a prominent architect, H. A. Minton, the Bank of America building is virtually intact, occupied by the same banking use since its construction.

540. 1512 Stockton St. APN BL/Lot 0116/020C Contributor 1925  
Architect: William L. Schmolle Builder/Contractor: Joseph Dunn  
Original Owner: Commercial Centre Realty Co.

A one-story plus basement, concrete, 16-foot-high commercial building with a stucco finish and wood and plaster trim. Details include a false-front parapet and Classical Revival cornice featuring consoles and a row of egg-and-dart molding. There are three large segmental arches with multi-paned transom windows at the top of the arch, one arch for each original store but

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now occupied by one restaurant. Fluted pilasters flank each arch. Alterations include enlarged store windows.

541. 1520 Stockton St. APN BL/Lot 0116/020B Noncontributor 1926  
Architect: C.W. Zollner, eng. Builder/Contractor: Joseph A. Pasqualetti  
Original Owner: Joseph A. Pasqualetti Building Name: North East Medical Center

A six -story plus basement, 72 foot high reinforced concrete, commercial building with a stucco finish. Details include banks of eight metal casement windows on each upper floor, a curved marquee above the angled recessed entry. Originally a parking garage, then Lyon Van & Storage Company, currently the North East Medical Center.

542. 1534-38 Stockton St. APN BL/Lot 0116/021 Contributor 1906  
Architect: John A. Porporato Builder/Contractor: L. A. Hinson  
Original Owner: Pietro Musante

A three-story plus basement, wood-frame, Classical Revival, mixed-use building with a textured stucco finish. It has two floors of flats above a store. Details include one stack of angled bay windows, a smoothed cornice with one horizontal band. The storefront has curved glass bricks around the entry and shiny black tiles covering the transom. The storefront was modified in the 1930s consistent with a prevailing pattern of alterations in North Beach associated with the architectural expression of 1930s Streamline style. Related features include a vintage neon blade sign for Tony Nik's bar, which has been at this location since 1933.

543. 1548 Stockton St. APN BL/Lot 0116/023 Noncontributor 1906  
Architect: Ivan C. Satterlee Builder/Contractor: J. H. Baker  
Original Owner: Lawrence A. Canepa & G. Sabini

A three-story plus basement, wood-frame, commercial building with a stucco finish. Details include a slanted false front leaning over the sidewalk supported by large brackets, four windows on the top floor wrought iron balconies, and four new transoms over the altered storefront.

544. 1552-54 Stockton St. APN BL/Lot 0116/053 Noncontributor 1965  
Architect: Thomas Stephenson Builder/Contractor: Dong Construction Co.  
Original Owner: Wing Ti Chan

A three-story, wood-frame, mixed-use building with a stucco finish. It has two floors of flats above a store. Details include one stack of rectangular bay windows, a simple storefront, and a rooftop penthouse.

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545. 1556-60 Stockton St. APN BL/Lot 0116/054 Contributor 1906  
Architect: John A. Porporato Builder/Contractor: L. A. Hinson  
Original Owner: Balhasar Huth

A three-story plus basement, wood-frame, Classical Revival, mixed-use building with tongue and groove wood siding. It has two floors of flats over a store. Details include one stack of angled bay windows with two-story fluted pilasters, single windows with shouldered surrounds opposite the bays, and entablatures over the second-floor windows. The cornice features consoles and a row of dentil molding. The curved entry to the residential units has egg-and-dart molding and is flanked by pilasters.

546. 1566-70 Stockton St. APN BL/Lot 0116/026 Contributor 1906  
Architect: Righetti & Kuhl Builder/Contractor: F. DeMartini & G. Segale  
Original Owner: Guiseppe Oneto

A three-story, wood-frame, Classical Revival, mixed-use building with rustic wood siding. It has two floors of flats above stores. Details include one stack of bay windows on the Stockton Street elevation and a five-faceted bay window at the Union Street corner. Designed by prominent architects Righetti & Kuhl, details include shouldered window surrounds, a rectangular residential entry, and a cornice with modillion blocks. Bas relief fleur de lys are keystones on the Stockton Street windows. The corner bar and restaurant features Moderne details including a black glass post, red and black tile base, a round overhang with streamlining, a porthole window, and terazzo flooring in a radiating, multi-colored pattern at the recessed entry. The storefront was modified in the 1930s consistent with a prevailing pattern of alterations in North Beach motivated by a historical event associated with the architectural expression of 1930s Streamline style.

547. 1600-10 Stockton St. APN BL/Lot 0103/014 Contributor 1927  
Architect: John A. Porporato Builder/Contractor: Day Work  
Original Owner: S. Andriano Building Name: Dante Building

A three-story, concrete block, Venetian Gothic, commercial building with a scored stucco finish. Details include a molded cornice with a row dentil above a large Lombard band. There are five bays of recessed windows on the upper two floors on the Stockton Street elevation and six on Union Street. The top floor windows are paired ogive windows with a quatrefoil between them and a Lombard band below. A strong string course separates the first floor and upper floors. The ogive main entry is flanked by four pilasters of different gothic patterns that extend through to the peak, with a recessed multi-paned window and bas relief above the doors. The intact storefronts have ogive-shaped clerestories above each. This building has a secondary addresses at 576 and 580 Union Street.

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548. 1630 Stockton St. APN BL/Lot 0103/014A Contributor 1935  
Architect: John A. Porporato Builder/Contractor: Fracchia & Rosina  
Original Owner: Italian Athletic Club Building Name: San Francisco Italian Athletic Club

A two-story plus basement, concrete, Art Deco, institutional building with a cement plaster or stucco finish. Details include vertical grooved pilasters that extend past the roofline. The Art Deco cornice has rows of zigzags and diamond shapes with a row of dentil below. There is a small balcony at the center upper floor windows, and an off-center recessed rectangular entry. The base is clad with checkered tile.

549. 1640 Stockton St. APN BL/Lot 0103/015 Contributor 1941  
Architect: none Builder/Contractor: Graham and Jensen  
Original Owner: George Puccini Building Name: U. S. Post Office, North Beach Station

A two-story plus basement, wood-frame, Art Deco institutional building with a stucco finish. Details include Art Deco grooved pilasters that extend past the roofline and an Art Deco fan and triangle pattern below the cornice and as a string course between the floors. There is a balcony across the second floor, and an eagle plaque and post office sign above the post office entry. The base is clad with checkered tile.

550. 1646-54 Stockton St. APN BL/Lot 0103/042-44 Contributor 1908  
Architect: none Builder/Contractor: DeMartini & Segale  
Original Owner: Antonio Figone & son

A three-story plus basement, wood-frame, Classical Revival, mixed-use building with a scored stucco finish. It has two floors of apartments above a store. Details include four stacks of angled bay windows with tile rooflets between them and a horizontal band at the cornice. This is an early combination of two buildings, a 1908 Romeo flats building and a 1913 flats building, unified in the 1930s. There are stepped up rectangular residential entries on either side of the storefront. The storefront has been altered.

551. 1660 Stockton St. APN BL/Lot 0103/018 Contributor 1906  
Architect: John A. Porporato Builder/Contractor: Henry Conrad  
Original Owner: Giovanna Ferrari Building Name: Washington Square Inn

A two-story plus basement, wood-frame, Classical Revival, commercial building with a stucco finish. The entire building is used as a bed and breakfast. Details include one angled bay window on Stockton Street, two on Filbert Street and a five-sided corner bay window. The molded



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cornice has a row of dentil molding. The recessed entry is arched and covered with a canopy on brass poles. A secondary entrance is on Filbert Street.

552. 1700-04 Stockton St. APN BL/Lot 0088/016 Contributor 1915  
Architect: Charles Fantoni Builder/Contractor: D. Benedetti & Cuneo  
Original Owner: Soracco & Molinori

A three-story plus basement, wood-frame, Classical Revival, mixed-use building with narrow V-rustic wood siding and a yellow brick base. It has two floors of flats above a store. Details include a stack of angled bay windows on Stockton Street, two on Filbert Street, and a stack of round bay windows at the corner. The bays are supported by large brackets. The cornice features modillions and a row of dentil moldings. There are pediments over the single windows on the Stockton Street elevation. The intact original storefront is one of the few remaining display windows in North Beach, and includes a multi-paned clerestory, original tile base, corner pole, and awning. This building has a secondary address at 576-80 Union Street.

553. 1701-15 Stockton St. APN BL/Lot 0089/010 Contributor 1906  
Architect: John A. Porporato Builder/Contractor: Henry Conrad  
Original Owner: Carl A. Fabian

A three-story plus basement, wood-frame, Classical Revival, mixed-use building with a smooth wood finish. It has two floors of flats above stores. Details include two stacks of angled bay windows on Stockton Street, one on Filbert Street, and a stack of round bay windows at the corner, all with a row of dentil molding between the floors. The cornice has modillions and a row of dentil molding. The residential entry at 600-04 Filbert Street has a segmental arch has dentil molding and is supported by consoles. The residential entry on Stockton Street is wide and rectangular.

554. 1706-10 Stockton St. APN BL/Lot 0088/015 Contributor 1914  
Architect: Louis Mastropasqua Builder/Contractor: Antonio Lonconi  
Original Owner: Pietro Lombardi & Olivo Riccomini

A three-story, wood-frame, Classical Revival, mixed-use building with smooth wood siding and a brick base. It has two floors of flats above a store. This building is on an L-shaped lot with a secondary elevation on Filbert Street. Designed by master architect, Louis Mastropasqua, the details include two stacks of shallow rectangular bay windows. There are fluted corinthian pilasters on the sides of bay windows and a heavy cornice above each bay. All bay windows are casements with transoms and have very large decorative keystones. There are three arches above storefront and entry. The elevation at 578-82 Filbert Street has the same features except that it is narrower, has only one stack of shallow rectangular bay windows, and has a garage with a clerestory instead of a storefront.

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555. 1714 Stockton St. APN BL/Lot 0088/017 Noncontributor 1906  
Architect: John A. Porporato Builder/Contractor: Day Work  
Original Owner: Rossa Foppiano

A four-story, wood-frame, commercial building with a stucco finish. Details include a cornice featuring small consoles and a row of dentil molding. There are three windows on each floor. The storefront has been highly altered and the residential floors above are now converted to offices.

556. 1717-21 Stockton St. APN BL/Lot 0089/009 Contributor 1915  
Architect: Charles Fantoni Builder/Contractor: V. Filippi  
Original Owner: Carmelia Barletta

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with smooth wood siding and imitation stone base. Details include two stacks of angled bay windows supported by brackets and a cornice featuring large modillions spaced close together. There is a paneled rectangular entry with pilasters between the doors. Alterations include the insertion of a garage.

557. 1720-24 Stockton St. APN BL/Lot 0088/018 Contributor 1909  
Architect: none Builder/Contractor: Norio Cavaglio  
Original Owner: Luigi Raggio

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with alternating wide and narrow wood siding. Details include two stacks of angled bay windows supported by brackets. The cornice features small consoles and a row of dentil molding with garlands on the frieze. The arched entry has a bracketed hood, fluted pilasters between the doors and flanking the entry, and garlands on the door arch spandrels. Alterations include the insertion of a garage. Related features include a separate flats building at 21-23 Kraugrill Alley on the same lot, not visible from the right of way.

558. 1723-27 Stockton St. APN BL/Lot 0089/008 Contributor 1908  
Architect: none Builder/Contractor: Norio Cavaglio  
Original Owner: Maria & Virgil Podesta

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with alternating wide and narrow wood siding. Details include two stacks of angled bay windows supported by brackets. The cornice features small consoles and a row of dentil molding with garlands on the frieze. The paneled arched entry has a bracketed hood with balustrade

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above, fluted pilasters between the doors and flanking the entry, and garlands on the door arch spandrels. Related features include a separate 1906 flats building at 1723A Stockton Street located on the same lot, not visible from the right of way.

559. 1726-30 Stockton St. APN BL/Lot 0088/019 Contributor 1907  
Architect: Righetti & Kuhl Builder/Contractor: L. A. Henson  
Original Owner: F. Barbetta

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with smooth wood siding. Details include a cornice featuring consoles with garlands on the frieze. There is a secondary cornice between the second and third floors with consoles and dentil molding. There are two stacks of angled bays windows and a paladium window on the first floor, all flanked by ionic pilasters, as is the rectangular paneled entry. There is one leaded glass window to the left of the entry. Alterations include the insertion of a garage.

560. 1729-33 Stockton St. APN BL/Lot 0089/007 Contributor 1911  
Architect: Louis Traverso Builder/Contractor: Giovanni Dighero  
Original Owner: George B. Torassa

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with smooth wood siding and an imitation stone base. Details include two stacks of round bay windows. The cornice features consoles with rows of egg-and-dart and dentil moldings. Dentil moldings decorate a secondary cornice between the floors and a string course below the bays. The arched entry is flanked by columns and pilasters with a keystone above. Opposite the entry is a tri-part window with pilasters. Alterations include the insertion of a garage. Related features include a separate three-story plus basement flats building at 1733A-C Stockton Street located on the same lot, not visible from the right of way.

561. 1735-39 Stockton St. APN BL/Lot 0089/006 Contributor 1907  
Architect: Martens & Coffey Builder/Contractor: Adolph Pedroni  
Original Owner: Rosa Baglietto

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with smooth wood siding and an imitation stone base. Details include a cornice featuring modillions and a row of large egg-and-dart molding. There are two stacks of angled bay windows with secondary cornices between the floors decorated with egg-and-dart molding. All windows are shouldered. Pilasters flank the wide rectangular entry. Alterations include the insertion of a garage. Related features include a separate two-story 1907 flats building at 1735 A-D Stockton Street located on the same lot, designed by the same architect for the same owner, not visible from the right of way.

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562. 1736 Stockton St. APN BL/Lot 0088/020 Contributor 1907  
Architect: Bernard Maybeck, Lionel H. Pries, John G. Kelly  
Builder/Contractor: H. J. Burns  
Original Owner: Telegraph Hill Neighborhood Assn.  
Building Name: The Maybeck Building

A three-story, wood-frame, Arts and Crafts, commercial building. This is a complex of several adjoining buildings around an interior courtyard. No two buildings are alike in size, shape, fenestration or date, but all are unified by the same style and orientation toward the courtyard. The Stockton Street facade presents as two buildings, one gable-ended, separated by steps uphill to the courtyard and joined by a covered bridge at the third floor level. Both have two-dimensional balusters on balconies, wide and narrow rustic siding on first floors, board and batten on the second and third floors, and wide eaves with three-ply brackets. The interior courtyard has an overhanging roof on rafters and braces, and flat balusters. The whole complex is called "the Maybeck Building."

563. 1741-45 Stockton St. APN BL/Lot 0089/005 Contributor 1911  
Architect: Louis Mastropasqua Builder/Contractor: D. Francesconi & Co.  
Original Owner: Carlo Camerlo

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with a stucco finish and brick base. Details include two stacks of angled bay windows and a simple narrow cornice. The tri-part arched window on the first floor matches the arch of the entry. Alterations include the insertion of a garage. There is a separate entry for a 1911 building at 1741A Stockton Street located behind this building originally on the same lot (now on APN-BL/lot: 0089/005A), not visible from the right of way. It was designed by the same architect for the same owner.

564. 1747-49 Stockton St. APN BL/Lot 0089/004 Contributor 1922  
Architect: Louis Traverso Builder/Contractor: F. Camoroso  
Original Owner: Raffaele Cristoni

A two-story plus basement, wood-frame, Craftsman, multi-family residence with a stucco finish and tan brick basement. It is a flats building including an original garage. Details include a cornice featuring modillions and a Lombard band that joins two stacks of rectangular bay windows. At the basement level there are three arches for residential entries and garage, all with radiating brick lintels. Alterations include the addition of a third -story set far back, not visible from the right of way.

565. 1748-56 Stockton St. APN BL/Lot 0088/021 Contributor 1907

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Architect: Enrico Quagelli  
Original Owner: Paulo Fontana

Builder/Contractor: Enrico Quagelli

A three-story plus basement, wood-frame, Classical Revival/Mission Revival, mixed-use building with a stucco finish. It has two floors of flats above a store. Details include two stacks of angled bay windows at either end flanked by quoins, paired windows between, and a tile rooflet. The storefront is untouched with a round-headed transom hidden by an awning. Related features include a separate 1907 flats building at 1756 1/2 Stockton Street by the same architect located on the same lot, not visible from the right of way.

566. 1753-55 Stockton St.  
Architect: none  
Original Owner: Aurelia Rossi

APN BL/Lot 0089/003 Contributor 1907  
Builder/Contractor: G. Capelli

A two-story plus basement, wood-frame, Mission Revival, multi-family residence. It is a flats building with a stucco finish and wood trim. Details include one stack of angled bay windows and a single bay window above a second floor balcony. The bays are flanked by quoins. There is a slanted parapet covered in terracotta tile. Double entries to the flats above feature arched windows with divided lights to the left of the garage door and an arched cut-out to the right. Alterations include the insertion of a garage.

567. 1757-61 Stockton St.  
Architect: John A. Porporato  
Original Owner: Luigi Damazonio

APN BL/Lot 0089/002 Contributor 1908  
Builder/Contractor: A. Pedroni

A three-story plus basement, wood-frame, Classical Revival, mixed-use building with smooth wood siding. It has two floors of flats above a store. Details include a cornice featuring consoles and rows of egg-and-dart and dentil moldings. There are two stacks of angled bay windows. The second floor bay windows have pilasters and are topped by pediments and dentil molding. The round arched entry has egg-and-dart molding and is flanked by pilasters.

568. 1763-69 Stockton St.  
Architect: Paul J. Capurro  
Original Owner: Domenico Firenze

APN BL/Lot 0089/001 Contributor 1908  
Builder/Contractor: Day Work

A three-story plus basement, wood-frame, Classical Revival, mixed-use building with rustic wide and narrow wood siding on the upper floors and smooth wood siding on the first floor. It has two floors of flats above a store. Details include one stack of angled bay window on Stockton Street, three on Greenwich Street and a five-sided bay window at the corner, all with simple pilasters surrounding the windows. The cornice, which joins the bays, features large consoles

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with lion's head and garlands on the frieze. Storefront clerestories and original corner pole are intact. Alterations include the insertion of two garages on the Greenwich Street elevation. This building has a secondary address at 615-17 Greenwich Street.

569. 1768 Stockton St. APN BL/Lot 0088/022 Contributor 1925  
Architect: John A. Porporato Builder/Contractor: Cristina & Foliotti  
Original Owner: S. Galletti

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an apartment building with a stucco finish and yellow brick first-story. Details include a smoothed cornice featuring a row of egg-and-dart molding. On Stockton Street there is one stack of angled bay windows. On Greenwich Street there are three bay windows, one angled and two square with tile rooflets and Arts and Crafts inset tiles. At the corner there is a four-sided bay. All bays are supported by modillions. The residential entry at 591-97 Greenwich Street has a narrow, high arch with an egg-and-dart molding. Alterations include the conversion of a former storefront at 1768 Stockton Street to residential use and the insertion of a garage on Greenwich Street.

570. 1800-04 Stockton St. APN BL/Lot 0077/023A Contributor 1907  
Architect: Richardson & Thompson Builder/Contractor: J. Gohranson  
Original Owner: Leon DeBenardi

A three-story, wood-frame, Classical Revival, mixed-use building with asbestos siding. It has two floors of flats above a store. Details include one stack of angled bay windows on Stockton Street, two on Greenwich Street, and a five-faceted bay window at the corner. The cornice, which joins the bays, features large consoles between the bay windows and a row of egg-and-dart molding. The rectangular residential entry on Stockton Street is paneled with a keystone. There is a narrow, stepped up residential entry at 592 Greenwich Street. There are two original leaded glass winows on the Stockton Street façade between the bay windows. The storefront is original with clerestory and corner post.

571. 1801-03 Stockton St. APN BL/Lot 0076/008 Contributor 1908  
Architect: Eugene Burgh, des Builder/Contractor: F. Daniell  
Original Owner: Ellen Neely

A two-story plus basement, wood-frame, multi-family residence. It is a flats building with a stucco finish. Details include a box cornice and an external two-legged staircase to a recessed entry. All windows are tri-part with metal balconies on the Stockton Street elevation. Alterations the insertion of a garage.

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572. 1807-09 Stockton St. APN BL/Lot 0076/007 Contributor 1907  
Architect: none Builder/Contractor: Voight & Gleeson  
Original Owner: Mary E. Neely

A two-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with smooth wood siding and a brick veneer base. Details include one angled bay on top floor and a shallow angled bay on first floor. Top floor windows have shouldered moldings and the first floor windows are flanked by pilasters. The cornice features modillion and a row of dentil molding. There is a paneled, arched entry. Alterations include the insertion of a garage.

573. 1814 Stockton St. APN BL/Lot 0077/024 Contributor 1966  
Architect: William B. Fox Builder/Contractor: Unknown  
Original Owner: City & Co SF Building Name: SFFD Engine Co. 28

A two-story, wood-frame, firehouse building with a brick façade. Details include five narrow windows on the top floor above two wide entries for firetrucks, a plain copper cornice and a flagpole the on roof. There is a soldiered brick string course between floors.

574. 1815-25 Stockton St. APN BL/Lot 0076/006 Contributor 1907  
Architect: Paul J. DeMartini Builder/Contractor: Rogers & Bell  
Original Owner: Clorinda Venaglia

A three-story plus basement, wood-frame, Art Deco, multi-family residence. It is a flats building with a stucco finish. Details include two stacks of angled bay windows flanking two pairs of flat windows. Art Deco details include deco flowerettes on an arched doorway and circular motifs at the tops and bottoms of the bays. It has a tile rooflet and tile steps. This building was modified consistent with a prevailing pattern of alterations in North Beach associated with the architectural expression of the 1930s Art Deco or Streamline Moderne style. Alterations include the insertion of a garage. Related features include a separate 1908 alley flats building at 1827 Stockton Street located on the same lot, not visible from the right of way.

575. 1816-20 Stockton St. APN BL/Lot 0077/025 Contributor 1911  
Architect: Unknown Builder/Contractor: John Dighero  
Original Owner: Marco Foppiano

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with asbestos shingles finish. Details include two stacks of angled bay windows, a simple cornice and a rectangular entry. The base material is with polychrome tiles and glass bricks.

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576. 1822-26 Stockton St. APN BL/Lot 0077/026 Contributor 1915  
Architect: Paul F. DeMartini Builder/Contractor: Louis Segale  
Original Owner: Edward Guidot

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with smooth wood siding and a yellow brick basement. Details include two stacks of shallow round bay windows with a Lombard band between the floors. The cornice joins the bays and features modillions and a Lombard band. The arched entry and tri-part windows on the first floor are topped by keystone consoles that support the bays above and are flanked by voluted and molded pilasters. A curved marble stair leads to the entry vestibule. Alterations include the insertion of a garage.

577. 1828-32 Stockton St. APN BL/Lot 0077/027 Contributor 1914  
Architect: C. O. Clausen Builder/Contractor: Ratto & Giannini  
Original Owner: Paul de Bernardi

A three-story plus basement, wood-frame, Craftsman, multi-family residence. It is a flats building with smooth wood siding and painted brick base. Details include two stacks of angled bay windows that have double with brackets below each window. A stepped parapet is above a flared and slanted, bracketed cornice that joins the bays. The Arts and Crafts pilasters and trim surrounding the tall rectangular entry and first floor paired windows are intact. Alterations include the insertion of a garage.

578. 1836-38 Stockton St. APN BL/Lot 0077/028 Noncontributor c. 1910  
Architect: Unknown Builder/Contractor: Unknown  
Original Owner: Unknown

A one-story plus basement, wood-frame, multi-family residence. It is a flats building with rustic wood siding. Details include a simple cornice, two shuttered windows on the top floor with small dentil moldings and keystones on the entablatures, a string course between floors, and a narrow rectangular recessed entry. Alterations include the insertion of a garage.

579. 1839-41 Stockton St. APN BL/Lot 0076/054-055 Noncontributor c. 2014  
Architect: Michael Leavitt Builder/Contractor: Unknown  
Original Owner: Unknown

A three-story plus basement, multi-family residence. It is a flats building with a stucco finish and horizontal wood siding accents. Details include one wide curved bay with different sized multi-paned windows, a door on each floor that opens directly to a metal railing, and a deep box cornice. Related features include two-story multi-family residence located behind this building at



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1831-35 Stockton Street (APN block/lot: 0076/051-53) designed by Paul J. DeMartini in 1908 for G. B. Bacigalupi, which was visible from the right of way before construction of the building at the front. 1831-35 Stockton Street is an alley flats building with rustic wood siding and a porch across each floor of the front facade.

580 1840-44 Stockton St. APN BL/Lot 0077/052-054 Contributor 1911  
Architect: John A. Porporato Builder/Contractor: M. Ostorero  
Original Owner: Domenico Galletta

A two-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with a stucco finish. Details include a smoothed cornice and two stacks of angled bay windows with multi-paned upper sash. The tall arched entry is flanked by a pair of windows on one side and a small window on the other. Alterations include the insertion of a garage.

581. 1843 Stockton St. APN BL/Lot 0076/004 Noncontributor 1906  
Architect: Adolph Cavallo Builder/Contractor: J. Jackson  
Original Owner: Ipolita Rossi

A two-story plus basement, wood-frame, Classical Revival/Mission Revival, multi-family residence. It is a flats building with a stucco finish and painted brick base. Details include a stack of angled bay windows and a single angled bay window above the arched entry. The bays are topped with tile rooflets. There is an arched cutout on the entry stair and an arched window in the basement. Alterations include the insertion of a garage and the addition of an incompatible third floor not set back from the front property line.

582. 1847-57 Stockton St. APN BL/Lot 0076/003 Contributor 1910  
Architect: none Builder/Contractor: Sanguine Bros.  
Original Owner: Angleo Ghiglione

A three-story, wood-frame, Classical Revival, multi-family residence. It is an enclosed double Romeo flats building with smooth wood siding and a painted brick base. Details include a cornice with a row of dentil molding and three stacks of angled bay windows each supported by two large consoles. Rounded pediments and dentil moldings top the third floor windows. The two Romeo stair stacks feature decorative wood trim, dentiled cornices above the second floor windows, multi-paned oculi, and squeezed rounded pediments above the entries. The rectangular entries are marbled and flanked by Ionic columns. Related features include two separate buildings at rear. There is a 1907 flats building at 1847A-47B Stockton and a 1906 flats building at 1851A-B located on the same lot, not visible from the right of way.

583. 1848 Stockton St. APN BL/Lot 0077/030 Contributor 1907

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Architect: Unknown  
Original Owner: John Foppiano

Builder/Contractor: Day Work

A two-story plus basement, wood-frame, Classical Revival/Streamline Moderne, multi-family residence. It is an apartments building with a with a stucco finish. Details include Streamline details at the roofline and entry. There is one stack of angled bay windows and one stack of rectangular bay windows. This building was modified consistent with a prevailing pattern of alterations in North Beach associated with the architectural expression of the 1930s Streamline Moderne style and its rejection of ornament. Alterations include the insertion of a garage.

584. 1852-56 Stockton St. APN BL/Lot 0077/031 Contributor 1906  
Architect: Adolph Cavallo Builder/Contractor: J. M. Jackson  
Original Owner: Prospero Mortola

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with a stucco finish. Details include a smooth molded cornice and a stack of rectangular bay windows. Windows are paired on the front face of the bays and below, with a single windows above the arched entry. Alterations include the insertion of a garage.

585. 1858-60 Stockton St. APN BL/Lot 0077/032 Contributor 1914  
Architect: Louis Mastropasqua Builder/Contractor: G. Ferroni & Son  
Original Owner: Michael DeBenedetti

A two-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with a stucco finish. Details include two stacks of round bay windows. The upper sash of the center bay windows is divided into three panes. The rectangular entry is almost at street level. Alterations include the insertion of a garage.

586. 1864-66 Stockton St. APN BL/Lot 0077/032A Contributor 1915  
Architect: Paul F. DeMartini Builder/Contractor: Day Work  
Original Owner: O. Torre

A two-story plus basement wood-frame, Mission Revival/Arts and Crafts, multi-family residence with an original stucco finish. It is a flats building including an original garage. Details include one stack of rectangular bay windows on Stockton Street, one stack plus a single rectangular bay window on Lombard Street and one stack of large square bay windows at the corner. The upper sashes of the bay windows are multi-paned. The cornice joins the bays and features modillions above a novelty pattern of tiny blind arcades over anthemia. Over the entry and garage are matching segmental arches and archivolt trim of rusticated brick.

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587. 1865-76 Stockton St. APN BL/Lot 0076/058-059 Contributor 1906  
Architect: Paul J. DeMartini Builder/Contractor: John Bell  
Original Owner: Pietro Lunardini

A two-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with tongue and groove wood siding. Details include double-hung window in pairs and a single window above the rectangular entry. All openings have entablatures with brackets. The cornice features small consoles and a row of egg-and-dart molding. Alterations include the insertion of a garage and a third floor addition not visible from the right of way.

588. 1869 Stockton St. APN BL/Lot 0076/001A Contributor 1925  
Architect: Charles Fantoni Builder/Contractor: Fracchia & Rosina  
Original Owner: Luigi Stagnaro

A three-story plus basement, wood-frame, Classical Revival/Arts and Crafts, multi-family residence with a stucco finish and a brick base. It is an enclosed Romeo flats building including an original garage. Details include two stacks of angled bay windows and a smoothed cornice. Brick in diagonal stripes and voussoirs surround the arched ground floor openings including the entry and two garages that still have their original wood doors. There is an Arts and Crafts style entry door.

589. 1901-05 Stockton St. APN BL/Lot 0063/009 Contributor 1906  
Architect: Paul J. DeMartini Builder/Contractor: A. Caccia  
Original Owner: Giovanni Cerelli

A three-story plus basement, wood-frame, Classical Revival, mixed-use building, with a stucco finish. It has two floors of flats above a store. Details include a stack of angled bay windows on Stockton Street, two on Lombard Street and a stack of round bay windows at the corner. The cornice is smooth except for a row of egg-and-dart molding. The storefront has an angled corner entry with clerestories and corner pole under the round bay. Alterations include the addition of a detached one-story garage structure on the Lombard Street elevation. This building has a secondary address at 502 Lombard Street.

590. 1907-13 Stockton St. APN BL/Lot 0063/030-33 Contributor 1906  
Architect: Adolph Cavallo Builder/Contractor: J. M. Jackson  
Original Owner: Prospero Mortola

A two-story plus basement, wood-frame, Mission/Craftsman, multi-family residence. It is a flats building with a stucco finish. Details include tile rooflets over two angled bay windows and a band of tile in place of a cornice. There are paired windows below each bay window. The wide

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arched entrance is an open stair to four Craftsman doors. Alterations include the insertion of two garages.

591. 1915-17 Stockton St. APN BL/Lot 0063/007 Contributor 1907  
Architect: Ferdinand G. Weiler, des. Builder/Contractor: Sellenscheidt  
Original Owner: Albert Albrecht

A two-story plus basement, wood-frame, multi-family residence. It is a flats building with a stucco finish. Details include one stack of angled bay windows, a molded cornice featuring modillions and a streamlining below. The entry is arched. Alterations include the addition of a rectangular stucco entry surround, an incompatible entry stairway, and the insertion of a garage.

592. 1916-18 Stockton St. APN BL/Lot: 0062/017C Contributor 1940  
Architect: Herman C. Baumann Builder/Contractor: Michael Desiano  
Original Owner: Michael Desiano

A two-story plus basement, wood-frame, Art Deco, multi-family residence with a stucco finish. It is a flats building including original garage. Details include one stack of angled bay windows topped by a tall, vertical Art Deco fan, streamlining at the cornice, and banks of four windows opposite the bays. The entry is rectangular, and the garage is wide. This building is one in a row of three buildings by prominent Modern architect Herman Baumann

593. 1922-24 Stockton St. APN BL/Lot: 0062/017D Contributor 1940  
Architect: Herman C. Baumann Builder/Contractor: Michael Desiano  
Original Owner: Michael Desiano

A two-story plus basement, wood-frame, Art Deco, multi-family residence with a stucco finish. It is a flats building including an original garage. Details include one stack of rectangular bay windows that extend beyond the roofline. There is streamlining at the cornice and a vertical Art Deco detail above the tri-part windows opposite the bays. The base has wide horizontal scored bands. The entry is rectangular, and the garage is wide. This building is one in a row of three buildings by prominent Modern architect Herman Baumann

594. 1923-25 Stockton St. APN BL/Lot 0063/006 Contributor 1908  
Architect: none Builder/Contractor: Brookhage, Foley, Glynn & Green  
Original Owner: Mary Glynn

A two-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with tongue and groove wood siding and a stucco base. Details include two of angled bay windows on the top floor with pilasters between the windows. The cornice joins the bays and

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features modillions and a row of dentil molding. The paired windows opposite the entry are shouldered. The rectangular entry is shouldered, topped by a keystone, and flanked by Corinthian columns. Alterations include the insertion of a garage.

595. 1929-33 Stockton St. APN BL/Lot 0063/005 Contributor 1907  
Architect: Enrico Quagelli Builder/Contractor: Enrico Quagelli  
Original Owner: E. & C. Quagelli

A three-story plus basement, wood-frame, Classical Revival, multi-family residence with a stucco finish. It is a flats building with a Romeo entrance on Fielding Street. On the Stockton Street elevation details include a smoothed cornice and two stacks of angled bay windows with decorative rosettes on the bays and crests between them. The entry has a decorative keystone and a scored stucco voussoir. The Fielding Street elevation has rustic wood siding, a stucco base, and a cornice featuring consoles and a row of dentil molding. The enclosed Romeo flats entrance is at 5-11 Fielding Street. Alterations include the insertion of a garage on Stockton Street.

596. 1934-36 Stockton St. APN BL/Lot: 0062/017E Contributor 1940  
Architect: Herman C. Baumann Builder/Contractor: Unknown  
Original Owner: V. Spadaro

A two-story plus basement, wood-frame, multi-family residence with a stucco finish and brick base. It is a flats building including an original garage. Details include a shingled peaked roof over the a stack of rectangular bay windows with horizontal bands wrapping the interior corner. There are tri-part windows opposite the bays. A row of scalloped wood detail sits below the roofline. The entry is rectangular and the garage is wide. This building is one in a row of three buildings by prominent Modern architect Herman Baumann.

597. 1935-41 Stockton St. APN BL/Lot 0063/004 Contributor 1907  
Architect: none Builder/Contractor: A.N. Nelson  
Original Owner: M. Crowley

A part two and part three-story, wood-frame, Classical Revival, multi-family residence. It is an flats building with tongue and groove wood siding. Details include a molded cornice with modillions split between the second and third floor. The wide rectangular entry is flanked by fluted pilasters with a cornice above. The building sits on a nearly two-story retaining wall. Alterations include the insertion of two garages within the retaining wall.

598. 1940 Stockton St. APN BL/Lot: 0062/052-058 Noncontributor 1980  
Architect: MacDonald Architects Builder/Contractor: Unknown  
Original Owner: Robert Copeland

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A three-story plus basement, wood-frame, Post-Modern, multi-family residence. It is an apartment building with stained wood siding. Details include two wide stacks of angled bay windows almost completely covered with multi-paned windows. The entry is angled and recessed.

599. 1943-47 Stockton St. APN BL/Lot 0063/003 Contributor 1907  
Architect: T. T. Shoaf, Designer Builder/Contractor: T. T. Shoaf  
Original Owner: Charles Koch

A two-story, wood-frame, Classical Revival, mixed-use building with a stucco finish. It has one floor of flats above a store. Located on an L-shaped lot, details include one bay window on the upper floor, a simple molded cornice and a narrow rectangular entry almost at street level. The storefront has an intact clerestory and original show windows. Related features include a separate, flats building at 1935 1/2 Stockton Street, with an entrance on Fielding Street on the same lot (described separately).

600. 1943 1/2 Stockton St. APN BL/Lot 0063/003 Contributor Unknown  
Architect: Unknown Builder/Contractor: Unknown  
Original Owner: Unknown

A two-story, wood-frame, residential cottage with wood siding. Located on an L-shaped lot, details include a peaked roof and a wrap-around porch. The entry is on Fielding Street. Related features include a separate, flats building at 1943-47 Stockton Street on the same lot (described separately).

601. 1946-48 Stockton St. APN BL/Lot: 0062/019 Contributor 1908  
Architect: William D. Shea Builder/Contractor: F. P. Nicholas  
Original Owner: John & Annie Nelson

A two-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with a stucco finish. Details include one angled bay above a tri-part window, a tall arched entry, and a molded cornice with a row of dentil molding. Alterations include the insertion of a garage.

602. 1951-55 Stockton St. APN BL/Lot 0063/002 Contributor 1906  
Architect: John A. Porporato Builder/Contractor: J. M. Robertson  
Original Owner: Antonio Ronconi

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A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with a stucco finish. Details include one stack of angled bay windows, a smooth molded cornice, paired windows on the upper floors, and a wide arched entry with a scored stucco voussoir. Alterations include the insertion of a garage.

603. 1952-56 Stockton St. APN BL/Lot: 0062/020 Contributor 1908  
Architect: Unknown Builder/Contractor: L. Fogliotti  
Original Owner: Giovanni Picitti

A three-story, wood-frame, Classical Revival, multi-family residence. It is a flats building with with V-rustic wood siding. Details include two stacks of angled bay windows with consoles below and a string course with egg-and-dart molding between floors. There is fine round entry arch with a pair of thick columns and a three part window on the first floor. All windows are flanked by pilasters. Alterations include the insertion of a garage. Related features include a separate 1906 flats building at 1950 Stockton Street on the same lot, not visible from the right of way.

604. 1957-61 Stockton St. APN BL/Lot 0063/001 Contributor 1906  
Architect: Paul J. DeMartini Builder/Contractor: J. M. Robertson  
Original Owner: Francisco Pagannini

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with smooth tongue and groove wood siding and a rustic wood siding base. Details include one five-sided bay stack at the corner and a cornice featuring consoles and rows of egg-and-dart and dentil molding. There are string courses between floors and entablatures and pilasters on the second floor windows. The entry is wide and rectangular flanked by simple pilasters. Alterations include the insertion of a garage on the Chestnut elevation. Related features include a separate partially attached alley flats building at 401 Chestnut Street on the same lot (described separately).

605. 1958-60 Stockton St. APN BL/Lot: 0062/021 Contributor 1906  
Architect: none Builder/Contractor: Frank P. Lansing  
Original Owner: Patrick Vahey

A two-story, wood-frame, Classical Revival, multi-family residence. It is a flats building with painted asbestos siding and a red brick base. Details include a molded cornice featuring consoles, one angled bay window, and a string course between second and third floors. The entry is flanked by two fluted pilasters. Alterations include the insertion of a garage.

### **Tuscany Alley**

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606. 1 Tuscany Alley APN BL/Lot 0076/032 Contributor 1906  
Architect: Unknown Builder/Contractor: Unknown  
Original Owner: M. Mortela

A one-story plus basement, wood-frame, cottage-style, multi-family residence. It is an alley flats building with rustic wood siding. Details include a peaked roof and a simple cornice. The entry to the upper flat is by stairs to a balcony. There is a brick patio in front.

607. 15-21 Tuscany Alley APN BL/Lot 0076/031 Contributor 1912  
Architect: Louis Traverso Builder/Contractor: Giovani Chiappe & Davide  
DeMartini  
Original Owner: Luigi Banchero

A two-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an alley flats building with V-rustic wood siding and clinker brick at the base. Details include a cornice with modillions and paired windows except for a single window above the tall arched central entry.

### Union Street

608. 442 Union St. APN BL/Lot 0104/015 Contributor 1906  
Architect: Unknown Builder/Contractor: Unknown  
Original Owner: Angleo Sangalli

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an enclosed Romeo flats building with a wood shingle finish. Details include one stack of bay windows on Union Street, a bay window on the top floor of the Varennes Street, and a simple thin cornice. The entry on Union Street is to a ground floor flat. An entry at 100 Varennes Street is to the Romeo flats. Alterations include the insertion of a garage on the Varennes Street elevation.

609. 443-45 Union St. APN BL/Lot 0115/066-069 Contributor 1906  
Architect: J. O. Hunter Builder/Contractor: J. O. Hunter  
Original Owner: Francesco Carlomagna

A two-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with V-rustic wood siding. Details include an angled bay window on the upper-story, a molded cornice with a row of dentil molding, and a street level rectangular entry with a dentiled cornice. There is a simple entry and no bay windows on the Varennes Street elevation at 58 Varennes Street.



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610. 444-50 Union St. APN BL/Lot 0104/016 Contributor 1906  
Architect: Paul J. DeMartini Builder/Contractor: Dahl & Kessler  
Original Owner: Gaitano Cogorno

A two-story plus basement, wood-frame, Classical Revival, mixed-use building with a stucco finish. It has one floor of flats above a store and a flat. Details include two angled bay windows, a molded cornice with a row of dentil molding, and an arched residential entry. The corner storefront has a cornice that wraps around the store window and angled entry. This building has a secondary address at 103 Varennes Street. Related features include a separate 1907 flats building at 115 Varennes Street located on the same lot (described separately).

611. 451 Union St. APN BL/Lot 0115/063-065 Noncontributor c. 1986  
Architect: Unknown Builder/Contractor: Unknown  
Original Owner: Unknown

A three-story plus basement, wood-frame, multi-family residence. It is an apartment building with a rough stucco finish. Details include a wide angled bay at the corner and one angled bay on Varennes Street. The cornice is a thin band. There is a garage on the Varennes Street elevation.

612. 453-63 Union St. APN BL/Lot 0115/024 Contributor 1910  
Architect: Adolph Cavallo Builder/Contractor: F. DeMartini & Co.  
Original Owner: F. Calegari

A three-story plus basement, wood-frame, Classical Revival, mixed-use building with tongue and groove wood siding. It is Romeo flats building with two floors of flats above a store and a street level flat. Details include two stacks of circular bay windows on either side of the Romeo stair stack, a cornice featuring modillion blocks and a row of dentil molding, and two-story fluted pilasters with corinthian capitals flanking each bay. Pilasters also flank the residential entry, which has colored glass sidelights and a molded arch above. The storefront has an intact clerestory and recessed paneled entry.

613. 454-58 Union St. APN BL/Lot 0104/087 Contributor 1906  
Architect: none Builder/Contractor: F. X. Latulipe  
Original Owner: Teresa Canepa

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with tongue and groove wood siding. Details include one stack of angled bay windows and a cornice featuring a row of dentil molding. A tall open rectangular entry with a balustrade above gives a balcony-like effect to the vestibule. Alterations include the insertion of a garage.

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This building provides access to a multi-family residence at 454A & 456A Union Street, designed for the same owner, located on a separate lot to the north (APN BL/Lot 0104/086), not visible from the right of way except for a small portion of its rear elevation on Nobles Alley.

614. 465-69 Union St. APN BL/Lot 0115/023 Contributor 1913  
Architect: Unknown Builder/Contractor: L. Dioguardi & A. Sasso  
Original Owner: Antonio Quaranta

A three-story plus basement, wood-frame, multi-family residence, which has combined elements of Mission Revival and Classical styles. It is an apartment building with original course stucco finish and wood trim. The two stacks of round bay windows and round-headed entry arch with its Tuscan pilasters come from the Classical tradition. The round bays still have their curved glass, are topped by blind arcade molding, and are supported by large brackets. The cornice, which joins the bays and projects well beyond them, features long modillions and a Mission-style false-front above. Mission Revival elements are the coarse stucco cladding, false-front, and tiled door hood.

615. 466 Union St. APN BL/Lot 0104/020 Noncontributor 1906  
Architect: Unknown Builder/Contractor: Unknown  
Original Owner: Frederick E. Ferrea

A one-story plus basement, wood-frame, dwelling with a stucco and woodshingle finish with a brick base. Details include a single angled bay window above a large recessed entry and garage addition. The west side of the façade is stuccoed with circular patterned cut outs. This building has a secondary address at 19 Nobles Alley.

616. 471-75 Union St. APN BL/Lot 0115/022 Contributor 1913  
Architect: Joseph Devincenzi Builder/Contractor: Devincenzi Bros. & Co.  
Original Owner: Carmelo Arieta

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with smooth tongue-and-groove siding and an imitation stone basement. Details include two stacks round bay windows with pilasters flanking the windows and a prominent cornice with modillion blocks and rows of egg-and-dart and dentil moldings. The arched entry has fluted pilasters and garland-and-wheat bas relief.

617. 478-82 Union St. APN BL/Lot 0104/022 Contributor 1923  
Architect: Paul F. DeMartini Builder/Contractor: Day Work  
Original Owner: M. Bignoli

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A two-story plus basement, wood-frame, Classical Revival/Craftsman, mixed-use building with smooth wood siding. It has two floors of flats above a store. Details include two stacks of rectangular bay windows that join a straight-line overhanging cornice. The cornice features modillions and a row of dentil molding. A narrow residential arched entry is almost at street level with a clerestory above. The store is in original form including its clerestory and show windows. Related features include a separate flats building at 5-9 Noble Alley, built by the same architect and owner on the same lot (described separately).

618. 484-88 Union St. APN BL/Lot 0104/023 Contributor 1912  
Architect: Frank S. Holland Builder/Contractor: DeMartini & Segale  
Original Owner: V. Collori & P. Enrico

A three-story, wood-frame, Classical Revival, mixed-use building with a scored stucco finish. It has two floors of flats above a store. Located on an L-shaped lot, details include two stacks of angled bay windows and a cornice featuring modillions and a row of dentil molding. The residential entry is arched and almost at street level. The storefront retains its original clerestory, show windows, and 1930s style tile. Related features include a separate flats building at 1508-12 Grant Avenue on the same lot (described separately).

619. 517-21 Union St. APN BL/Lot 0116/046 Noncontributor 1906  
Architect: Ivan C. Satterlee Builder/Contractor: W. F. Fitzpatrick & Son  
Original Owner: Antone Garbine

A two-story plus basement, wood-frame, multi-family residence. It is an apartment building with a scored stucco finish. Details include two angled bay windows on the top floor with four windows between them. Alterations include the removal of the cornice and a modified entrance. Related features include a separate flats building at 55-57 Bannan Place on the same lot (described separately).

620. 524 Union St. APN BL/Lot 0103/009 Contributor 1906  
Architect: Paul J. DeMartini Builder/Contractor: Paul J. DeMartini  
Original Owner: Lorenzo Bacigalupi

A two-story, wood-frame, Classical Revival/Arts and Crafts, mixed-use building with rustic wood siding. The main commercial space, with its entrance on Cadell Alley, is decorated with Union Street and Crafts mullions on both elevations. Details include simple pilasters that divide the Union Street façade into two parts and the Cadell Alley façade into three parts. The cornice is simple with a row of dentil molding. Connected to the this building along Cadell Alley is a single-story building with a half-story and balcony above it, which further extends to a small two-story flats building with secondary addresses at 3-9 Cadell Alley. This building is significant

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for its association with LGBTQ social history as the former site of the Paper Doll (1949-70, restaurant) for which it was landmarked. (San Francisco Landmark #287).

621. 527-31 Union St. APN BL/Lot 0116/045 Contributor 1909  
Architect: Louis Traverso Builder/Contractor: Giovanni Pagliettini  
Original Owner: Constanino Arconi

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with a stucco finish. Details include one stack of angled bay windows, a simple molded cornice, and a tall rectangular entry with terrazo steps. Related features include a separate dwelling of unknown construction date at 527 1/2 Union Street on the same lot, not visible from the right of way.

622. 535-37 Union St. APN BL/Lot 0116/044 Contributor 1907  
Architect: Louis Traverso Builder/Contractor: Luigi Cereghino  
Original Owner: Pietro DeMattei

A three-story, wood-frame, Classical Revival, multi-family residence. It is an enclosed Romeo flats building with a stucco finish. Details include a simple molded cornice, two stacks of angled bay windows, and a clerestory above the entry. There is perma stone at the basement and bordering around the entry and garage doors. Alterations include the insertion of a garage. Related features include a separate, flats building at 533 Union Street on the same lot, not visible from the right of way.

623. 536-42 Union St. APN BL/Lot 0103/010 Contributor 1906  
Architect: Unknown Builder/Contractor: Unknown  
Original Owner: G. & C. DeMartini

A three-story plus basement, wood-frame, Classical Revival/Streamline Moderne, multi-family residence. It is a flats building with a scored stucco finish. Details include two stacks of angled bay windows, a zigzag art deco parapet and main lintel, and a central zigzag entry. There is a streamlined string course above the bay windows and a flat string course below. This building was modified consistent with a prevailing pattern of alterations in North Beach associated with the architectural expression of the 1930s Art Deco or Streamline Moderne style. Alterations include the insertion of a garage.

624. 539-43 Union St. APN BL/Lot 0116/043 Contributor 1907  
Architect: Charles Fantoni Builder/Contractor: Luigi Cereghino  
Original Owner: Stefano Bacigalupi

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A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an enclosed Romeo flats building with smooth tongue and groove wood siding on the front façade, rustic wood siding on the Jasper Place elevation, and imitation stone at the basement level. Details include a cornice featuring a row of dentil molding and two stacks of angled bay windows with egg-and-dart molding above the second floor bay windows. The central Romeo entry stair stack has shouldered windows topped by an oval window with a curved pediment. The street level entry has a cornice with dentil molding and brackets, and is flanked by paired shouldered windows. Alterations include the insertion of a garage and the addition of a detached garage Jasper Place.

625. 544-48 Union St. APN BL/Lot 0103/011 Contributor 1909  
Architect: McNally & Burki Builder/Contractor: Day Work  
Original Owner: M. Foglia

A three-story, wood-frame, Classical Revival, mixed-use building with smooth tongue and groove wood siding. It has two floors of flats building above a store. Details include a stack of round bay windows with multi-paned upper sashes and a cornice featuring tightly spaced modillions and a row of dentil molding that, unlike the modillions, continues along the Jasper Place elevation. The store retains its original transom strip, paneled base, posts and wooden window frames.

626. 547-51 Union St. APN BL/Lot 0116/033 Contributor 1907  
Architect: Shaw Co. Builder/Contractor: The Shaw Co.  
Original Owner: Virginia Cervelli

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with V-rustic wood siding. Details include one stack of angled bay windows and a parapet above a simple molded cornice, which is the same on both Union and Jasper Street elevations. Large molded S-shaped consoles support a simple entry hood. The vestibule is shallow and at street level.

627. 550-56 Union St. APN BL/Lot 0103/012 Contributor 1916  
Architect: Unknown Builder/Contractor: Frank C. Amoroso & Co.  
Original Owner: Angelo Devincenzi

A three-story plus basement, wood-frame, multi-family residence. It is an enclosed Romeo flats building with a stucco finish and yellow brick first-story plus basement. It is a combination of Art Deco ornament with a Classical Revival plan and Arts and Crafts pale yellow brickwork. There are two stacks of bay windows with straight faces and rounded sides topped by original Art Deco parapets. The Romeo stair stack between the bays is delineated by a bay-like rounding.

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The garages and brick details around the entry arch are original. The Jasper Place elevation is clad in wide and narrow wood siding with paired windows.

628. 555-59 Union St. APN BL/Lot 0116/032 Contributor 1908  
Architect: William Mooser Builder/Contractor: A. Caccia  
Original Owner: Antonio DeMartini

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an enclosed Romeo flats building with rustic wood siding. Details include two stacks of angled bay windows and a simple cornice with dentil molding. There is a broken pediment above the street level entry and a segmented arch above the top Romeo window. Alterations include the insertion of a small garage.

629. 558-62 Union St. APN BL/Lot 0103/012A Contributor 1916  
Architect: Unknown Builder/Contractor: Frank C. Amoroso & Co.  
Original Owner: L. Nave & G. Devencenzi

A three-story, wood-frame, multi-family residence. It is an enclosed Romeo flats building with a scored stucco finish and yellow brick basement and first-story. It is a combination of Art Deco ornament with a Classical Revival plan and Arts and Crafts pale yellow brickwork. Two stacks of bay windows with straight faces and rounded sides. The Romeo stair stack between the bays is delineated by a bay-like rounding. The Art Deco parapet is stepped up over the bays and stair stack. The garages and brick details around the entry arch are original.

630. 561-65 Union St. APN BL/Lot 0116/031 Contributor 1914  
Architect: Paul F. DeMartini Builder/Contractor: Day Work  
Original Owner: Louis DeMartini

A two-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an enclosed Romeo flats building with tongue and groove wood siding on the upper floors and rustic wood siding below. Details include two angled bay windows on the top floor only and a heavy cornice featuring modillions and rows of egg-and-dart and dentil moldings. There is a pediment above the street level entry and a segmented arch on the Romeo staircase stack window. Alterations include the insertion of a garage.

631. 567-77 Union St. APN BL/Lot 0116/030 Contributor c. 1910  
Architect: Unknown Builder/Contractor: Unknown  
Original Owner: Giovanni & Laura DeLucchi, John A. & Maria Porporato

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A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an enclosed Romeo flats building with tongue and groove wood siding. Details include two stacks of angled bay windows with two-story pilasters flanking the front bay windows. The cornice features modillions and dentil molding. There are shouldered windows under the bays and entablature on the Romeo stair stack windows. The street level entry has a Mission tile rooflet. The Via Ferlinghetti (formerly Price Row) façade is clad with rustic wood siding and has the same cornice.

632. 570 Union St. APN BL/Lot 0103/013 Noncontributor 1965  
Architect: Harold K. Major Builder/Contractor: Day Work  
Original Owner: Rosano Const. Co.

A three-story plus basement, wood-frame, multi-family residence. It is an apartment building with a stucco finish. Details include large rectangular windows on each floor and no cornice. The central entry is recessed at street level, with two garages on either side.

633. 601-21 Union St. APN BL/Lot 0117/001 Contributor 1906/1912  
Architect: Paul J. DeMartini Builder/Contractor: JNO Bello  
Original Owner: Bersaglieri Building and Hall Association  
Historic Name: Bersaglieri Hall

A three-story plus basement, wood-frame, Classical Revival/Moderne, mixed-use building with a stucco finish. It has two floors of residential hotel use above stores. The building was originally two buildings now treated as one. The building at 601-15 Union Street was designed by Paul J. DeMartini in 1906 and the building at 617-19 Union Street was designed by J. A. Porporato in 1912. In approximately 1939 the two were stripped and stuccoed as one structure, and given a Streamlined Moderne cornice. Other details include five stacks of angled bay windows on Union Street, three on Stockton Street, and one stack of round bay windows at the corner. The large corner storefront at 601 Union Street has been altered but retains its angled entry and corner post. The base of the Porporato building has decorative brickwork surrounding the hotel entry and store with arches and keystones at each opening. This building was modified consistent with a prevailing pattern of alterations in North Beach associated with the architectural expression of the 1930s Art Deco or Streamline Moderne style.

634. 629-31 Union St. APN BL/Lot 0117/021 Contributor c. 1906  
Architect: Unknown Builder/Contractor: Unknown  
Original Owner:

A two-story plus basement, wood-frame, Classical Revival/Streamline Moderne, mixed-use building with a scored stucco finish. It has a floor of flats and offices above stores. Details include two angled bay windows on the Union Street elevation and one on the 546-48 Columbus

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Avenue elevation, both with streamlining below the cornices. The storefront on Columbus Avenue has been altered. This building was modified consistent with a prevailing pattern of alterations in North Beach associated with the architectural expression of the 1930s Art Deco or Streamline Moderne style.

635. 651-73 Union St. APN BL/Lot 0117/016 Contributor 1914  
Architect: Havens & Toepke Builder/Contractor: Trevia & Pasqualetti  
Original Owner: Rose F. Debenedetti; Regina A. Cuneo; May L. Cuneo & Irene R. Cuneo  
Historic Name: Verdi Apartment Building

A three-story plus basement, masonry, Classical Revival, mixed-use building with a white brick finish. It has two floors of apartments above stores. Historically known as The Verdi Apartment Building, details include a cornice featuring long consoles and a row of dentil molding, a brick string course above the stores, and brick quoins at the corners. There is one stack of angled bay windows with multi-paned upper sashes and moded details on the Columbus Avenue elevation. Many of the ground-level stores retain their clerestories. A metal marquee shields the entrance to the apartment units on Powell Street at the building's southwest corner. This building has a secondary addresses at 1636-56 Powell Street and 585 Columbus Avenue. Related features include a separate, commercial auto garage building at 1636 Powell Street on the same lot (described separately).<sup>7</sup>

636. 701-09 Union St. APN BL/Lot 0118/001 Contributor 1924  
Architect: none Builder/Contractor: C.T. Magill  
Original Owner: E. Tomei

A three-story, wood-frame, Classical Revival, mixed-use building with a stucco finish above a brick clad first floor. It has two floors of apartments above stores. Details include one stack of angled bay windows on Union Street, two on Powell Street, and a stack of five-sided bay windows at the corner. The bay windows terminate below the cornice, which features consoles and rows of egg-and-dart and dentil molding. The two garages on the Union Street may be original. The storefronts may have been altered. This building has a secondary address at 1665 Powell Street.

637. 719-23 Union St. APN BL/Lot 0118/044 Contributor 1910  
Architect: Paul J. DeMartini Builder/Contractor: T. Sciocchetti Construction Co.  
Original Owner: Carlo Malerbi

<sup>7</sup> A serious fire occurred on this site in 2018 and resulted in significant interior damage. An independent assessment [conducted by a qualified architect engaged by the San Francisco Planning Department in 2022](#) concluded that the building "displays a level of historic significance or integrity that would qualify it for listing as a historic resource on the National Register of Historic Places and on the California Register of Historic Places." This building is a contributor to the California Register-eligible Washington Square District.



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A three storey plus basement, wood-frame, Classical Revival, multi-family residence. It is an enclosed Romeo flats building with smooth wood siding and imitation stone base. Details include two stacks of round bay windows with colonettes between the windows and rows of dentil molding above and below the windows. The cornice features consoles and rows of egg-and-dart and dentil molding. On the Romeo stair stack there are palladium windows with green and tan glass, colonettes, and arched fan lights. Alterations include the insertion of a garage. Related features include a separate 1908 flats building at 717 Union Street on the same lot, not visible from the right of way.

638. 720-22 Union St. APN BL/Lot 0101/005A Contributor 1908  
Architect: Herman Barth Builder/Contractor: Charles J. V. Koenig  
Original Owner: Elizabeth Baum

A two-story, wood-frame, Classical Revival, multi-family residence. It is a flats building with smooth tongue and groove wood siding above a rustic wood siding base. Details include one angled bay window with dentil molding that terminates below the cornice. The cornice features closely-spaced modillion blocks giving the effect of oversized dental molding. The arched entryway has a hood with carved brackets and ornate wood trim. Related features include a separate building at 1701-11 Powell Street on the same lot (described separately).

639. 725-31 Union St. APN BL/Lot 0118/043 Contributor 1914  
Architect: Paul J. Capurro Builder/Contractor: G. Ferroni & Son  
Original Owner: Carlo Malerbi

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an enclosed Romeo flats building with smooth wood siding on the upper floors and imitation rough stone on the basement and first floor. Details include two stacks of rounded bay windows with finial topped brackets between with windows. Two-story tall pilasters flank the bays. The cornice features consoles and rows of egg-and-dart and dentil molding. A detailed marquee is above the almost street level, marbled entrance.

640. 728-30 Union St. APN BL/Lot 0101/006 Contributor 1907  
Architect: John A. Porporato Builder/Contractor: Day Work  
Original Owner: G. Garibaldi

A two-story plus basement, wood-frame, Streamline Moderne, multi-family residence. It is a flats building with a stucco finish. Elements include two angled bay windows on upper floor and streamline detail below the cornice. This building was modified consistent with a prevailing pattern of alterations in North Beach associated with the architectural expression of the 1930s Streamline Moderne style and its rejection of ornament.

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641. 732-36 Union St. APN BL/Lot 0101/007 Contributor 1908  
Architect: Unknown Builder/Contractor: A. Pedroni & A. Brisa  
Original Owner: Stephano Danari

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with a stucco finish. This building is the twin of 738-42 Union Street. Details include two stacks of angled bay windows, a smooth molded cornice, and a wide arched entrance with inset tiles above. There is a tri-part window opposite the entrance.

642. 735-37 Union St. APN BL/Lot 0118/061-062 Contributor 1923  
Architect: Louis Mastropasqua Builder/Contractor: J. Fracchia & C. Rosina  
Original Owner: Charles DeBenedetti

A two-story plus basement, wood-frame, Arts and Crafts, multi-family residence. It is a flats building with a stucco finish and painted brick base. Details include two stacks of angled bay windows with wood trim and a cornice featuring a row of wood dot details at the roofline and long brackets that extend to the corners of the bays. There are two arched entries flanking a garage, possibly original, with a clerestory above. There are pairs of smaller windows with 6 small panes between the bays.

643. 738-42 Union St. APN BL/Lot 0101/007A Contributor 1908  
Architect: Unknown Builder/Contractor: A. Pedroni  
Original Owner: Stefano Danari

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with a stucco finish. This building is the twin of 732-36 Union Street. Details include two stacks of angled bay windows, a smooth molded cornice, and a wide arched entrance with inset tiles above. There is a tri-part window opposite the entrance. Related features include a separate 1911 flats building at 740A-B Union Street, designed by Louis Traverso for Stefano Danari on the same lot (described separately).

644. 741-47 Union St. APN BL/Lot 0118/041 Contributor 1906  
Architect: Enrico Quagelli Builder/Contractor: Enrico Quagelli  
Original Owner: S. Maze

A three-story, wood-frame, Classical Revival, mixed-use building with smooth wood siding. It is an enclosed Romeo flats building with two floors of flats above stores. Details include two stacks of angled bay windows supported by consoles. The cornice features modillions, a row of dentil molding, and a row of wood dots. There is a string course with dentil molding between the

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second and third floors. The arched residential entry is flanked by two storefronts that have been altered with a base of glass brick. The August Alley façade is clad with rustic siding. Related features include a separate, cottage dwelling located at 18 August Alley, on the same lot (described separately).

645. 744 Union St. APN BL/Lot 0101/008 Contributor 1909  
Architect: Unknown Builder/Contractor: A. Brisa  
Original Owner: G. Pastorello

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an enclosed Romeo alley flats building with clapboard wood siding. Accessible through a narrow walkway from Union Street, the building is partially behind 746-50 Union Street. There are paired windows in lieu of bays. The cornice is simple. All openings have entablature, including the rectangular entry flanked by pilasters.

646. 746-50 Union St. APN BL/Lot 0101/009 Contributor 1909  
Architect: Louis Mastropasqua Builder/Contractor: G. B. Pasqualetti  
Original Owner: Maria Bricca

A three-story plus basement, wood-frame, Classical Revival/Arts and Crafts, multi-family residence. It is a flats building with a stucco finish. Details include one central stack of round bay windows decorated with keystones above the upper floor windows and braided panels below. The cornice is above the bay and features modillions and a frieze with molded horizontal lines and topped by a tile rooflet. Brick segmental arches are above the entry and first floor window.

647. 751-53 Union St. APN BL/Lot 0118/040A Contributor 1907  
Architect: Enrico Quagelli Builder/Contractor: Enrico Quagelli  
Original Owner: Samuel Wehrly

A two-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with rustic wood siding. Details include a shallow angled bay on August Alley, a round bay at the corner, and a small triangular bay above a tall rectangular entry. There is a tri-part window opposite the entry. The cornice features modillions and a row of dentil molding. Alterations include the insertion of a garage.

648. 755-63 Union St. APN BL/Lot 0118/040 Contributor 1907  
Architect: Enrico Quagelli Builder/Contractor: Enrico Quagelli  
Original Owner: Samuel Wehrly

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A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an enclosed Romeo flats building with smooth ship-lap wood siding above scored concrete at the basement level. Details include two stacks of angled bay windows and a cornice featuring consoles and rows of egg-and-dart and dentil molding. There are paired windows below the bays and on the Romeo stair stack and a balustrade above the rectangular entryway. Alterations include the insertion of two garages.

649. 756 Union St. APN BL/Lot 0101/010 Noncontributor 1907  
Architect: O'Brien & Werner Builder/Contractor: Rogers & Bill  
Original Owner: St Andrews German Evangelical Lutheran Church

A two-story plus basement, wood-frame, church building with a stucco finish. Details include a roofline that is peaked on the east side and squared off like a tower on the west side. There is a large stained-glass window above the street level entry. The facade has been substantially altered.

650. 760-64 Union St. APN BL/Lot 0101/011 Contributor 1911  
Architect: Louis Mastropasqua Builder/Contractor: V. Filippis & A. Brisa  
Original Owner: Pietro Masante

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with a scored stucco finish. Details include two stacks of angled bay windows that join the cornice with a row of dentil molding. The cornice features one long modillion between the bays and a large keystone above each bay. There is a secondary cornice separating the bays from the first floor. The entry is flanked by a tri-part and a single window, all arched. Related features include a separate 1911 flats building at 760A-C Union Street constructed under the same permit on the same lot, not visible from the right of way.

651. 766-70 Union St. APN BL/Lot 0101/012 Contributor 1908  
Architect: Paul J. Demartini Builder/Contractor: Day Work  
Original Owner: Giovanni DeMartini

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with smooth wood siding and an imitation stone base. Details include a cornice featuring consoles and rows of egg-and-dart and dentil moldings and two stacks of angled bay windows with fluted pilasters. Between first and second floors is a secondary cornice with rows of egg-and-dart and dentil molding and a balustrade above. There are wheat and ring moldings above an arched entry flanked by Ionic-columned.

562. 767-69 Union St. APN BL/Lot 0118/039 Contributor 1907

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Architect: John A. Porporato

Builder/Contractor: C. A. Bruestle

Original Owner: W. J. G. Williams

A two-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with a stucco finish. Details include a single angled bay window with a tri-part window below, a simple molded cornice and an arched entry. Alterations include the insertion of a garage.

653. 771-75 Union St.

APN BL/Lot 0118/038

Contributor 1912

Architect: Louis Traverso  
Stefanini

Builder/Contractor: Serafino Montani & Giovanni

Original Owner: Rafaelo Martini

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with smooth wood siding on the upper floors and light-colored brick on the first plus basement levels. Details include a cornice featuring modillions, egg-and-dart and dentil molding. There are two stacks of round bay windows with ribbon, rings and keystone details on the top floor and a secondary cornice with rows of egg-and-dart and dentil molding on the second floor. An egg-and-dart string course separates the upper floors from the brick first floor. The entry and tri-part window opposite are arched with brick keystones and diamond details. Alterations include the insertion of an early garage.

654. 772 Union St.

APN BL/Lot 0101/013

Noncontributor 1993

Architect: Gabriel Y. Ng & Assoc.

Builder/Contractor: Unknown

Original Owner: Unknown

A three-story plus basement, wood-frame, single-family dwelling with a stucco finish. Details include one bay on the second floor and rustic voussoir scoring on the basement level where the garage and street level entry predominate. The top floor is set back. Related features include a separate 1908 flats building at 774-76 Union Street, designed by Paul J. DeMartini on the same lot, not visible from the right of way.

655. 776-78 Union St.

APN BL/Lot 0101/014

Contributor 1912

Architect: Charles Fantoni

Builder/Contractor: Farnocchio Petri & Co.

Original Owner: Salvatore Romani

A two-story plus basement, wood-frame, Mission Revival, multi-family residence. It is a flats building with a stucco finish and yellow brick base. Details include two angled bay windows with green tile rooflets. There is a curved parapet with elaborate molding. The entry is tall and rectangular with a pair of windows opposite.

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656. 779-81 Union St. APN BL/Lot 0118/037 Contributor 1907  
Architect: Unknown Builder/Contractor: Joseph F. Boeddeker  
Original Owner: Julius Wrede

A two-story, wood-frame, Classical Revival, multi-family residence. It is a flats building with smooth and clapboard wood siding. Details include two angled bay windows and a cornice featuring modillions and egg-and-dart molding. The facade material on the rear Winter Street façade is rustic wood siding. The entry is simple and rectangular with brackets and Tuscan pilasters. Alterations include the insertion of a garage into a former storefront.

657. 780-82 Union St. APN BL/Lot 0101/046-047 Contributor 1923  
Architect: Joseph Devincenzi Builder/Contractor: Day Work  
Original Owner: N. Ferroggiaro

A two-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with narrow rustic siding and a stuccoed base. Details include one stack of angled bay windows and a simple molded cornice. The rounded rectangular two door entry is barely recessed and at street level. Alterations include the insertion of a garage.

658. 785-87 Union St. APN BL/Lot 0118/036 Contributor 1908  
Architect: Unknown Builder/Contractor: M. F. Akers  
Original Owner: Garnio & Peter

A two-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with narrow wood clapboard siding and imitation stone base. Details include one angled bay window and a triangular bay window above the tall rectangular paneled entrance. The cornice features modillions and a row of dentil molding. There is a tri-part window opposite the entrance.

659. 791-93 Union St. APN BL/Lot 0118/035 Noncontributor 1968  
Architect: John Baumann Builder/Contractor: Pietro & Sons, Inc.  
Original Owner: Pietro & Sons, Inc

A three-story plus basement, wood-frame, multi-family residence. It is an apartment building with wood shingle and stucco finish with a brick basement level. Details include two flat bays of six-part windows that dominate the façade, topped with shingled rooflets.

### **Vallejo Street**

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660. 471-77 Vallejo St. APN BL/Lot 0144/027 Contributor 1907  
Architect: Charles Fantoni Builder/Contractor: Carlo Forni & Anton Pordone  
Original Owner: Domenico Gotelli

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an enclosed Romeo flats building with smooth narrow wood siding and rustic wood siding on the side elevations. Details include a molded cornice featuring modillions and two stacks of angled bay windows with secondary cornices between the upper floors. There are shouldered windows and an oculi on the Romeo stair stack and paired shouldered windows below the bays. The rectangular entry is topped by a hood supported by brackets. Because of the slope of the hill, this building is at least five stories at the rear.

661. 479-87 Vallejo St. APN BL/Lot 0144/083-086 Contributor 1906  
Architect: Louis Traverso Builder/Contractor: Unknown  
Original Owner: Amelio Risi et al.

A one to three-story plus basement, wood-frame, multi-family residence with V-rustic wood siding. It is a flats building appearing as a one-story cottage at street level, but it is three stories at the rear as the building slopes down the hill. Details include a simple cornice with brackets and paired windows flanking the rectangular entry.

662. 511-15 Vallejo St. APN BL/Lot 0145/043 Contributor 1913  
Architect: Paul J. DeMartini Builder/Contractor: Day Work  
Original Owner: Paul J. DeMartini

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with smooth tongue and groove wood siding and an imitation stone base. The building the reverse twin of 517-521 Vallejo Street next door. Details include two stacks of angled bay windows, a cornice with molded modillions and a row of large dentil molding, two dentilled string courses on each bay window, and a round arched entry on scrolled brackets. The first floor windows are paired and shouldered. This building has a secondary address at 12-14 Fresno Street, featuring rustic wood siding, imitation stone base, a cornice with modillions and dentil molding, two paired windows, and a panelled rectangular entrance.

663. 517-21 Vallejo St. APN BL/Lot 0145/042 Contributor 1913  
Architect: Paul J. DeMartini Builder/Contractor: Day Work  
Original Owner: Paul J. DeMartini

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with smooth tongue and groove wood siding and an imitation stone base. The building the reverse twin of 511-15 Vallejo Street next door. Details include two stacks of angled bay

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windows, a cornice with molded modillions and a row of large dentil molding, two dentilled string courses on each bay window, and a round arched entry on scrolled brackets. The first floor windows are paired and shouldered. This building has a secondary address at 20-22 Fresno Street, featuring rustic wood siding, imitation stone base, a cornice with modillions and dentil molding, two paired windows, and a panelled rectangular entrance.

664. 518-20 Vallejo St. APN BL/Lot 0132/070-071 Contributor 1906  
Architect: Righetti & Kuhl Builder/Contractor: Golden Gate Const. Co  
Original Owner: Charles Cuneo

A two-story plus basement, wood-frame, Craftsman, multi-family residence. It is a flats building with wide and narrow smooth wood siding. Details include two square bay windows on the top floor that join the cornice, which features modillions and a row of dentil molding. The first floor has three narrow windows with entablature. The entry is arched with a keystone. Alterations include the insertion of a garage.

665. 523-27 Vallejo St. APN BL/Lot 0145/040 Contributor 1907  
Architect: John A. Porporato Builder/Contractor: A. Brisa  
Original Owner: A. Brisa

A two-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with smooth tongue and groove wood siding. Details include two stacks of angled bay windows with pilasters flanking the windows and a cartouche below each window. The bays join the cornice that spans flat across the outer facets of the bay windows and has a row of large-scale egg-and-dart molding. There is a round arched entry with a bound garland molding, Ionic columns, and wreath-and-palm bas reliefs above the arch. Windows are paired on the first floor below the bay windows. The building has a secondary address at 24 Fresno Street. Alterations include the insertion of a garage on the Fresno Street elevation.

666. 524-26 Vallejo St. APN BL/Lot 0132/009 Contributor 1908  
Architect: Joseph Devincenzi Builder/Contractor: Joseph Devincenzi  
Original Owner: Natale Cereghino

A two-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with rustic wood siding and stucco base. Details include one stack of angled bay windows on Union Street and one stack of stuccoed rounded bay windows at the San Antonio Place corner. There is a simple molded cornice and arched. This building has a secondary address at 4a San Antonio Place. Alterations include the insertion of a garage.

667. 529-33 Vallejo St. APN BL/Lot 0145/039 Noncontributor 1906  
Architect: Unknown Builder/Contractor: Jose Ramon & Leon Saenz



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Original Owner: Armido Marianetti

A three-story plus basement, wood-frame, multi-family residence. It is a flats building with a stucco finish. Details include two stacks of angled bay windows. Significant alterations include the addition of a third floor, the removal of all ornament, the alteration of windows, and the insertion of a garage.

668. 534-38 Vallejo St. APN BL/Lot 0132/010A Contributor 1911  
Architect: Joseph Devincenzi Builder/Contractor: Devincenzi Bros. & Co.  
Original Owner: Fieri & Giuseppe Ferrari

A four-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an enclosed Romeo flats building with a stucco finish. Details include a Romeo stair within a stack of narrow angled bay windows on the west side of the façade that ends short of the cornice. A stack of rounded bay windows is located at the San Antonio Place corner. The molded cornice has terra cotta tile rooflet. The entry is arched.

669. 535-39 Vallejo St. APN BL/Lot 0145/038A Contributor 1907  
Architect: J. H. Henderson, des. Builder/Contractor: Adolph Pedroni  
Original Owner: Vincent Berretta

A two-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with smooth tongue and groove wood siding. Details include one angled bay window, a cornice featuring consoles and large dentil molding, and shouldered flat windows. A string course of dentil molding separates the floors. The rectangular entry is wide and tall with brackets. This building has a secondary address at 40 Fresno Street.

670. 540-44 Vallejo St. APN BL/Lot 0132/011 Contributor 1907  
Architect: Charles Fantoni Builder/Contractor: Aniceto Brisa  
Original Owner: Louis Fosani

A two-story plus basement, wood-frame, Classical Revival/ Mission Revival, multi-family residence. It is a flats building with a scored stucco finish. Details include tri-part windows with an arched window above on the first and second floor. There is terra cotta tile rooflet in place of a cornice. The entrance is arched and voussoired with keystone. The windows have wrought iron flower boxes. Alterations include the insertion of a garage.

671. 541-45 Vallejo St. APN BL/Lot 0145/038 Contributor 1907  
Architect: J. H. Henderson, des. Builder/Contractor: Adolph Pedroni  
Original Owner: Vincent Berretta

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A two-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with smooth tongue and groove wood siding. Details include two angled bay windows, a cornice featuring consoles and dentil molding, and a wide and tall rectangular entry with brackets. A string course of dentil molding separates the floors. This building has a secondary address at 42 Fresno Street.

672. 546-48 Vallejo St. APN BL/Lot 0132/012 Contributor 1906  
Architect: Unknown Builder/Contractor: Golden Gate Const. Co  
Original Owner: Vincenzo Pagano

A two-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with a stucco finish. Details include one stack of angled bay windows and a simple molded cornice. The entry is tall and arched with a single window above. On the Pollard Street elevation there are three paired windows on the upper floors. Alterations include the insertion of a garage.

673. 549-51 Vallejo St. APN BL/Lot 0145/037 Contributor 1908  
Architect: Gregg O'Brien Builder/Contractor: Jonathan V. Steifel  
Original Owner: William H. Kehres

A two-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an alley flats building with channel rustic wood siding. Details include a simple molded and paired windows on its three elevations on Vallejo Street, Romolo Place, and Fresno Street. A street level entrance on Vallejo Street is topped by clerestories and a hood. There is also a single entrance at 54 Romolo Place. Because of the slope of the lot, the building is three stories at its rear Fresno Street elevation, where alterations include the insertion of a garage.

674. 552-62 Vallejo St. APN BL/Lot 0132/021 Contributor 1910  
Architect: Joseph Devincenzi Builder/Contractor: Devincenzi Bros.  
Original Owner: Thomas DeMatei

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with a scored stucco finish. Details include two stacks of angled bay windows with paired windows between them, a simple smooth cornice, and a tall rectangular entry with art deco style details. Alterations include the insertion of a garage.

675. 566 Vallejo St. APN BL/Lot 0132/046 Contributor 1955  
Architect: Lloyd Conrich Builder/Contractor: Arthur W. Baum  
Original Owner: J. Lloyd Conrich

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A three-story plus basement, wood-frame, Modern, multi-family residence. It is an apartment complex designed by noted Modern architect, J. Lloyd Conrich. Details include two apartment buildings with individual entries to the apartments from outdoor walkways facing the central courtyard, which features a swimming pool. The façade material is vertical wood siding and stucco.

676. 567 Vallejo St. APN BL/Lot 0145/049-054 Noncontributor c. 2006  
Architect: Russell L. Meeks Builder/Contractor: Unknown  
Original Owner: Lorenzo Petroni

A three-story plus basement, wood-frame, multi-family residence. It is an apartment building with wood and stucco finishes. Details include two stacks of rectangular bay windows on Vallejo Street and a stack of round bay windows at the Romolo Place corner. All windows are four-paned. A metal band supported by brackets forms the simple cornice. A glass entry is at street level.

677. 570 Vallejo St. APN BL/Lot 0132/023 Noncontributor 1981  
Architect: Unknown Builder/Contractor: Unknown  
Original Owner: Unknown

A three-story plus basement, wood-frame, multi-family residence. It is a flats building with stained wood siding. Details include one three-story stack of angled bay windows and one two-story stack of angled bay windows with a sloped roof. The roofline has irregular juts and slopes. The entry level is dominated by a large garage and a small rectangular entry.

678. 571-75 Vallejo St. APN BL/Lot 0145/034 Noncontributor 1912  
Architect: Unknown Builder/Contractor: J. Devincenzi & Co.  
Original Owner: Giovanni Camiccia & G. Calicia

A three-story plus basement, wood-frame, multi-family residence. It is a flats building with a stucco finish. The upper two floors overhang the property line with tri-part windows, and a zig-zag molding below a tile-covered simple cornice. The entry is barely recessed at street level.

679. 572-76 Vallejo St. APN BL/Lot 0132/024 Contributor 1906  
Architect: Unknown Builder/Contractor: Hubbs & Lear  
Original Owner: G. Roscelli

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A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with a textured stucco finish. Details include two stacks of angled bay windows topped with tile rooflets, a flat parapet and two angled entries at street level.

680. 577-83 Vallejo St. APN BL/Lot 0145/033 Contributor 1917  
Architect: Louis Traverso Builder/Contractor: G. B. Pasqualetti & G. Trevia  
Original Owner: Amedeo Costa

A two-story plus basement, wood-frame, Classical Revival, multi-family residence. It is a flats building with rustic wide and narrow wood siding and a stucco base. Details include a cornice featuring modillions and a row of dentil molding, two angled bay windows on the second floor with paired windows between them, and paired windows and on the first floor. String courses separate the floors. The tall arched entry is flanked with ionic pilasters. The rear elevation at 80 Fresno Street features a cornice with modillions and dentil molding, rustic wood siding with a stucco base, and the insertion of a garage.

681. 601-11 Vallejo St. APN BL/Lot 0146/001 Contributor 1908  
Architect: Unknown Builder/Contractor: Branton Bros.  
Original Owner: John Rosenfeld Sons

A three-story plus basement, wood-frame, Classical Revival/Streamline Moderne, mixed-use building with a stucco finish. It has two to three floors of residential hotel use above stores. This building occupies the entire triangular block between Vallejo Street, Grant Avenue, and Columbus Avenue. Details include a stack of five-faceted bay windows at each of the Columbus Avenue corners; all other windows are flat. The Columbus Avenue elevation features a stepped parapet and vertical scored Art Deco details above the entry to the hotel a double row of horizontal streamlines at the cornice. The bottom row of streamlining wraps around the other elevations. This building was modified consistent with a prevailing pattern of alterations in North Beach associated with the architectural expression of the 1930s Art Deco or Streamline Moderne style. This building has secondary addresses at 1249-55 Grant Avenue and 354-66 Columbus Avenue. Some storefronts have been altered. This building is significant for its association with the social history of the Beats, both as the residence of many well-known Beat poets, artists and writers, and as the extant location of Caffè Trieste, one of the most important Beat sites from its opening in 1956.

682. 610 Vallejo St. APN BL/Lot 0131/008 Contributor 1907  
Architect: Charles J. I. Devlin Builder/Contractor: J. Behm & Co.  
Original Owner: Roman Catholic Archbishop  
Historic Name: St. Francis of Assisi Rectory

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A three-story, wood-frame, church rectory building with a stucco finish and tudor-style wood trim. This building serves the Saint Francis of Assisi Church next door. Details include two round top-floor bay windows on Vallejo Street and bands of tudor-style timbering at the cornice line and below all second floor windows. Religious symbols and pointed arches on the first floor relate to the church, but its bulk relates to the Grant Avenue shops and apartments. A Franciscan Arms crest is above the entry. A string course separates the upper floors from the first floor. There are four garage entries on Vallejo Street that were former stores.

683. 620 Vallejo St. APN BL/Lot 0131/009 Contributor 1860  
Architect: Charles J. I. Devlin Builder/Contractor: Segregated Contracts  
Original Owner: Roman Catholic Archbishop  
Historic Name: National Shrine of St. Francis of Assisi

A two-story plus basement, Gothic style church building, red brick with stucco finish. Details include a symmetrical façade with a pair of three-story towers flanking a two-story gabled center section. Except for a rose window in the gable, all openings and two niches are pointed arches with label moldings. Elaborate Gothic carvings top all doors and windows. As the first Roman Catholic parish church in San Francisco, it was completed and dedicated in 1860. The twin towers and walls survived the 1906 earthquake and fire, but the interior was gutted. The church was reconstructed within the surviving walls, spires were added to the towers, and the upper-story tower mullions were changed as they appear at present. This building is San Francisco Landmark #5.

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684. 627 Vallejo St. APN BL/Lot 0146/017-021 Contributor 1932  
Architect: Peter Canali Builder/Contractor: D. Cappillitti  
Original Owner: Peter Canali

A one-story with mezzanine plus basement, masonry or concrete, Streamline Moderne, commercial building with a stuccoed finish. Details include a prominent tall, divided light clerestory and a projecting horizontal band above. The corner at Kenneth Rexroth Place is rounded and the west edge has stepped tower. A large flagpole is centered on the building. An awning extends across the front façade. The storefront has been slightly altered.

**Varenes Street**

685. 7 Varenes St. APN BL/Lot 0115/032 Contributor 1908  
Architect: Charles Walton Builder/Contractor: M. J. Olmstead  
Original Owner: Francisco DeBello

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an alley-style apartment building with V-rustic wood siding. Details include entablatures over all

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openings and a simple narrow cornice with small consoles and dentil moldings. In lieu of bays, paired, double-hung windows are on either side of the symmetrical façade. The entry has one central door and no vestibule.

686. 14-18 Varennes St. APN BL/Lot 0115/033 Contributor 1911  
Architect: Unknown Builder/Contractor: Devincenzi Bros & Co.  
Original Owner: Louis DeMatei

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an alley flats building with a stucco finish and imitation stone base. Details include two pairs of double-hung wood windows on the upper floors. The complete cornice features consoles and rows of egg-and-dart and dentil molding. The entry has a segmental arch with a large keystone.

687. 20-24 Varennes St. APN BL/Lot 0115/034 Contributor 1914  
Architect: Unknown Builder/Contractor: Day Work  
Original Owner: E. & G. Cicerone

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an alley flats building with beaded board wood siding on the upper floors and stucco on the first floor. Details include a cornice featuring a row of dentil molding and end brackets. A secondary cornice with dentil molding separates the upper floor from the first floor. The upper floor windows are shouldered. There is a curvilinear arch over the entry.

688. 23-25 Varennes St. APN BL/Lot 0115/031 Contributor 1906  
Architect: Shaw Co. Builder/Contractor: The Shaw Co.  
Original Owner: Nicola Dito

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an alley flats building with V-rustic wood siding. Details include a simple cornice featuring paired brackets. Windows are single over the entry and are grouped in three on the opposite side. The entry is hooded with dentil molding and brackets.

689. 26-30 Varennes St. APN BL/Lot 0115/035 Contributor c. 1907  
Architect: Unknown Builder/Contractor: Unknown  
Original Owner: Unknown

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an alley flats building with rustic wood siding. This building is almost identical to 32-40 Varennes Street next door, except it is half the other's width. Details include paired windows over the non-entry side, a cornice featuring a row of dentil molding, and dentilled entablatures over the first-

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floor openings. The windows are one over one with shouldered window frames on second and third floors.

690. 31-33 Varennes St. APN BL/Lot 0115/030 Noncontributor 1906  
Architect: Shaw Co. Builder/Contractor: The Shaw Co.  
Original Owner: Giovanna Gardella

A three-story plus basement, wood-frame, multi-family residence. It is an alley flats building with V-rustic wood siding and stucco, with a brick base. Details include two flat bays clad in stucco, one with tri-part casement windows and an arched window at top, and the other with two-part casement windows. The window openings on the bays and the small windows between them are altered. The cornice is molded with horizontal bands. The basement is inset. Alterations include the insertion of a garage and a complete remodel.

691. 32-40 Varennes St. APN BL/Lot 0115/036 Contributor 1906  
Architect: Unknown Builder/Contractor: B Pagano  
Original Owner: S. Cicerone

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an alley flats building with rustic wood siding. This building is almost identical to 26-30 Varennes Street next door, except it is twice the other's width. Details include a cornice featuring a row of dentil molding, paired windows over the non-entry sides, and single windows between them. Entablatures with dentil molding are over the first-floor openings, including the rectangular entry. The windows are shouldered on the upper floors.

692. 35-39 Varennes St. APN BL/Lot 0115/029 Contributor 1908  
Architect: Cavallo & Baker Builder/Contractor: Noria Cavallo  
Original Owner: JNO B. Pesole

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an alley flats building with rustic wood siding. Details include a cornice featuring consoles and a row of dentil molding. There are two pairs of windows per floor except at the entry level. All windows have bracket-supported heavy entablatures. The entry is tall, narrow, and rectangular with entablature.

693. 42-44 Varennes St. APN BL/Lot 0115/038 Contributor 1907  
Architect: Unknown Builder/Contractor: Unknown  
Original Owner: M. Bacigalupi

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A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an alley flats building with rustic wood siding. Details include a cornice featuring consoles and a row of dentil molding and a bracketed entablature with dentil molding over one of the two rectangular entries. Windows are paired on one side and single on the other.

694. 43-47 Varennes St. APN BL/Lot 0115/072-074 Contributor 1908  
Architect: Otto Collischonn Builder/Contractor: Carmelo Cicero  
Original Owner: Salvatore Sunseri

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an enclosed Romeo alley flats building with smooth-faced tongue and groove wood siding. Details include a cornice featuring consoles, a heavy string course between the first and upper floors, and a blind balustrade that remains from the original Romeo opening. The Romeo entrance has been enclosed with multi-paned windows. The windows are paired, with entablatures. The entry hood has dentil molding.

695. 46-50 Varennes St. APN BL/Lot 0115/039 Contributor 1907  
Architect: Unknown Builder/Contractor: Luigi Rossi & Emilio Cereghina  
Original Owner: Giuseppe Guardino

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an alley flats building with rustic wood siding. Details include a cornice featuring consoles and a molded and tapered frieze, paired windows and single windows over the entry, all shouldered and with entablatures. The rectangular entry has a bracketed hood with dentil molding.

696. 49-59 Varennes St. APN BL/Lot 0115/026 Contributor 1906  
Architect: John A. Porporato Builder/Contractor: Day Work  
Original Owner: M. Bacigalupi

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an enclosed Romeo alley flats building with V-rustic wood siding. Details include a cornice featuring consoles and a row of dentil molding and two rectangular street-level Romeo entries with dentilled hoods, one at each side of the façade. Two pairs of shouldered windows with entablatures take the place of bays.

697. 52-56 Varennes St. APN BL/Lot 0115/040 Noncontributor 1907  
Architect: Henry Pizzigoni Builder/Contractor: Frank C. Amoroso  
Original Owner: A. Ruggiero et al.



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A three-story, wood-frame, multi-family residence. It is an alley flats building with a stucco finish. Details include altered window openings, and the removal of a cornice and all ornament.

698. 114-18 Varennes St. APN BL/Lot 0104/047 Contributor 1913  
Architect: none Builder/Contractor: Frank C. Amoroso  
Original Owner: Antonio Torrano & Giuseppe Ruggieri

A three-story plus basement, wood-frame, Classical Revival/Mission Revival, multi-family residence. It is an alley flats building with a scored stucco finish. Details include a tile rooflet, paired windows opposite the entry. All windows have entablatures and braided drip details. The rectangular entry is stepped up with a cartouche above.

699. 115 Varennes St. APN BL/Lot 0104/016 Contributor c. 1907  
Architect: Unknown Builder/Contractor: Unknown  
Original Owner: Unknown

A one-story, wood-frame, single-family cottage with vertical beadboard siding. Details include a peaked roof, one rectangular window on the front façade and one on the side elevation. Related features include a separate, mixed-use building at 444-50 Union Street located on the same lot (described separately).

700. 121 Varennes St. APN BL/Lot 0104/046 Contributor 1908  
Architect: Charles H. Walton Builder/Contractor: Frank C. Amoroso  
Original Owner: Spinola & F. K. D'Amana

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an apartment building with a stucco finish. Details include a simple cornice with two end brackets and paired windows. The entry has a blind arch above the door. The rear elevation, with a secondary address at 22 Nobles Alley, has an arched enclosed Romeo entry.

701. 122-24 Varennes St. APN BL/Lot 0104/048 Contributor 1911  
Architect: Unknown Builder/Contractor: B. Pagano  
Original Owner: M. Lagomarsino

A two-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an alley flats building with tongue and groove wood siding. Details include a cornice featuring modillions and rows of egg-and-dart and dentil moldings. The windows on the upper floor have dentilled entablatures joining a string course which meets the cornice above. The first-floor tri-part window has a Palladian effect balancing the entry arch and entablature. All openings are flanked by pilasters. Alterations include the insertion of an garage.

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702. 126-28 Varennes St. APN BL/Lot 0104/049 Contributor 1907  
Architect: A. Devincenzi Builder/Contractor: Cunio & Cavaglio  
Original Owner: A. Devincenzi

A two-story, wood-frame, Classical Revival, multi-family residence. It is an alley flats building with rustic wood siding and brick veneer at the base. Details include a cornice featuring consoles and rows of dentil molding. The tall rectangular entry has an Italiante hood with brackets. The windows are shouldered with entablatures. Alterations include the insertion of a garage.

703. 127-29 Varennes St. APN BL/Lot 0104/045 Contributor 1906  
Architect: Unknown Builder/Contractor: Unknown  
Original Owner: G. Zito

A two-story, wood-frame, Classical Revival, multi-family residence. It is an alley flats building with asbestos siding. Details include a simple cornice with end brackets, and two street-level entry doors with no vestibule, covered by a metal awning. There are a pair of narrow windows above the entry.

704. 132 Varennes St. APN BL/Lot 0104/062 Noncontributor c. 1906  
Architect: Unknown Builder/Contractor: Unknown  
Original Owner: Unknown

A one-story over basement, wood-frame, cottage-style, single family residence. It is a dwelling with rustic wood siding. Details include a peaked roof and side entry. Alterations include the insertion of a garage and bow window. Related features include a separate, c. 1906 flats building at 130 Varennes Street on the same lot, not visible from the right of way.<sup>8</sup>

705. 133-39 Varennes St. APN BL/Lot 0104/044 Noncontributor 1906  
Architect: Paul J. DeMartini Builder/Contractor: Charles Coburn  
Original Owner: Jennie Toboni

A three-story plus basement, wood-frame, multi-family residence. It is an enclosed Romeo alley flats building with a rough stucco finish and imitation stone base. Details include a simple cornice. Alterations include a complete remodel with modified entry and window openings.

706. 140 Varennes St. APN BL/Lot 0104/051 Noncontributor c. 1980  
Architect: Unknown Builder/Contractor: Unknown  
Original Owner: Unknown

<sup>8</sup> According to the 1982 *North Beach Historical Survey*, these buildings could be altered fire refugee cottages.

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A two-story plus basement, wood-frame, single family residence. It is a dwelling with rustic wood siding and stucco finish. Details include central bands of wide rectangular windows and a recessed entry and garage with a mosaic tile post Related features include a separate, alley flats building at 144-48 Varennes Street on the same lot (described separately).

707. 143-45 Varennes St. APN BL/Lot 0104/043 Noncontributor 1906  
Architect: Unknown Builder/Contractor: Frank DeMartini  
Original Owner: Michele Capelli

A two-story plus basement, wood-frame, multi-family residence. It is an alley flats building with a stucco finish. Details include a simple molded cornice and a tall rectangular entry with terrazzo steps and brick veneer. Alterations include the modification of all window openings.

708. 144-48 Varennes St. APN BL/Lot 0104/051 Contributor 1907  
Architect: Paul J. DeMartini Builder/Contractor: Golden State Cosntruction Co.  
Original Owner: Carlo Botto

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an alley flats building with V-rustic siding. Details include a cornice featuring a row of dentil molding and simple string courses. There are paired windows opposite the tall rectangular. The windows and entry join the string courses. Related features include a separate, alley flats building at 140 Varennes Street on the same lot (described separately).

709. 147-49 Varennes St. APN BL/Lot 0104/042 Contributor c. 1906  
Architect: Unknown Builder/Contractor: Unknown  
Original Owner: Unknown

A two-story, wood-frame, Classical Revival, multi-family residence. It is an alley flats building with rustic wood siding. Details include a tall fence at the property line with a large, well-tended garden in front of the building at the rear of the lot. There is a simple cornice and an external staircase to the second floor flat.

710. 152-58 Varennes St. APN BL/Lot 0104/068 Contributor 1906  
Architect: Paul J. DeMartini Builder/Contractor: Unknown  
Original Owner: E. Vatone

A two-story, wood-frame, Classical Revival, multi-family residence. It is an alley flats building with rustic wood siding. Details include an extra-wide plan with a narrow, central hooded entry and a cornice featuring modillions and a row of dentil molding. The windows are paired at either

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end with two single windows in the center, all with detailed entablatures terminating in a drip-like flat decoration. Alterations include the insertion of a garages on either side of the entry.

711. 153-59 Varennes St. APN BL/Lot 0104/041 Noncontributor 1906  
Architect: Unknown Builder/Contractor: Dahl & Kepler  
Original Owner: Assunto Cogarro et al.

A three-story, wood-frame, multi-family residence. It is an flats building with rustic wood siding. Details include two stacks of rectangular bay windows and a central street-level entry. Alterations a non-compatible third floor addition and modified window openings.

**Via Bufano (formerly Grover)**

712. 29-33 Via Bufano APN BL/Lot 0090/031 Contributor 1908  
Architect: Unknown Builder/Contractor: Ratto Bros.  
Original Owner: A. Pessano

A three-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an enclosed Romeo alley flats building with V-rustic wood siding on the front facade and shingle on the side elevation. Details include a cornice featuring rows of egg-and-dart details dentil molding with end consoles. The windows are paired, all shouldered, most with entablatures. In addition to the original hooded Romeo entrance, there is a narrow centered entrance.

713. 38-40 Via Bufano APN BL/Lot 0090/004 Contributor 1906  
Architect: Unknown Builder/Contractor: Unknown  
Original Owner: G. Moscone

A four-story, wood-frame, Classical Revival, multi-family residence. It is an alley flats building with rustic wood siding. Details include a simple cornice and three double-hung windows on each upper floor. The street level entrance is hooded and rectangular. Related features include a separate mixed-use building at 1841-45 Powell Street on the same lot (described separately).

**Via Ferlinghetti (formerly Price Row)**

714. 36-38 Via Ferlinghetti APN BL/Lot 0116/027 Contributor 1906  
Architect: John A. Porporato Builder/Contractor: A. Caviglia  
Original Owner: C. B. Cerrutti

A two-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an enclosed Romeo alley flats buiding with rustic wood siding. Details include a cornice featuring a row of dentil molding, two windows on each floor with entablatures, and small windows on the

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Romeo stair stack. The Romeo stair was enclosed with the same material as the rest of the building. The entrance is at street level with no vestibule. Alterations include the insertion of a garage.

715. 40-42 Via Ferlinghetti APN BL/Lot 0116/028 Contributor c. 1907  
Architect: Unknown Builder/Contractor: Unknown  
Original Owner: Unknown

A two-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an enclosed Romeo alley flats building with channel rustic wood siding. Details include a cornice featuring a row of dentil molding and shouldered windows with entablatures. The Romeo stair stack terminates with a second dentilled cornice and is lit with a pair of windows. The entrance is at street level with no vestibule. Alterations include the insertion of a garage.

716. 44 Via Ferlinghetti APN BL/Lot 0116/029 Noncontributor 1986  
Architect: Unknown Builder/Contractor: Unknown  
Original Owner: Unknown

A two-story plus basement, wood-frame, single family residence with V-rustic wood siding. Details include a cornice featuring modillions and a row of dentil molding, a stack of rectangular bay windows, and a simple rectangular entry with an awning. A garage dominates the basement level.

### **Winter Place**

717. 1-3 Winter Place APN BL/Lot: 0118/032 Contributor 1912  
Architect: Paul J. Capurro Builder/Contractor: Day Work  
Original Owner: Louis Capurro

A two-story plus basement, wood-frame, Classical Revival, multi-family residence. It is an alley flats building with wide and narrow narrow rustic wood siding and an imitation stone base. Details include a cornice featuring a row of dentil molding and a string course separating the two floors. Ionic pilasters surround the paired upper floor windows. Egg-and-dart molding surrounds the first floor paired windows and the arched entry. Alterations include the insertion of a garage.

718. 5-7 Winter Place APN BL/Lot: 0118/031 Contributor 1914  
Architect: Louis Traverso Builder/Contractor: Day Work  
Original Owner: Amedeo Dondero

A three-story, wood-frame, Classical Revival, multi-family residence. It is an alley flats building with tongue and groove wood siding on the upper floor, rustic wood siding on the first floor and imitation stone at the base. Details include a cornice featuring modillions and a row of dentil

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molding and a rectangular recessed entry. The second floor windows have entablatures. A string course separates the first floor from the upper floors.

719. 11 Winter Place APN BL/Lot: 0118/030 Noncontributor 1965  
Architect: Donald Atkinson Builder/Contractor: Unknown  
Original Owner: Edna Lee Sing

A three-story plus basement, wood-frame, multi-family residence. It is an apartment building with a shingled finish and corner boards. Details include a plan of three stories on the west side and two on the east above an open carport, with casement windows and prominent fire escapes.

720. 30 Winter Place APN BL/Lot: 0118/034 Contributor 1911  
Architect: Louis Mastropasqua Builder/Contractor: Pietro Prasso  
Original Owner: Maria Gallo

A two-story plus basement, wood-frame, Classical Revival, alley-style single family residence with wide and narrow rustic wood siding and a painted brick base. Details include a cornice featuring modillions and a row of egg-and-dart molding. There are shouldered entablures surrounding the windows with pilasters between them and drip details on the lower tri-part windows. The arched entry has a keystone with a pediment above. There are bullseye windows on either end of the first floor.

## DISTRICT FEATURES AND OBJECTS

### Washington Square Park and Related Features

721. Washington Square (San Francisco Landmark #226)  
Vicinity of Filbert St. APN BL/Lot 0102/001 & 002 Contributor 1850  
Landscape Architects: Lawrence Halprin and Douglas Baylis

Located on the block bounded by Filbert, Powell, Stockton, and Union streets, Washington Square was mapped as one of the original three public squares in the Jasper O'Farrell Survey of 1847. William Eddy re-surveyed the City in 1849 and published a map showing the public squares. In 1850, the sites were set aside for the public by John W. Geary, the first mayor of San Francisco. A small fenced triangle bound by Columbus Avenue, Powell Street and Union Street, was separated from the original square in 1873 by the construction of Montgomery Avenue (now Columbus Avenue). It was designated as Marini Plaza in 1952. Initially a symmetrical path system established by pedestrians walking diagonally across the square, it was redesigned in 1957 by internationally renowned landscape architects Lawrence Halprin and Douglas Baylis. The Halprin-Baylis design features a circuitous walking path, a large lawn area, tree clusters, and a children's playground. Washington Square contains a number of historically significant pieces of public art and objects. The children's playground and restroom have been updated over the years.

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722. Frank Marini Bust  
605 Columbus Ave. APN BL/Lot 0102/002 Contributor 1949  
Sculptor: Gladys Nevada Guillici

Located in Marini Plaza, the west section of Washington Square, is the bronze bust of Frank Marini datig to 1949. Frank Marini (1862-1952) was a funeral director and a major civic benefactor whose donations to the Italian Community included the Saint Francis Church gym, a trust for continuation of the Italian Welfare Agency, maintenance of Fugazi Hall, and the Salesian groups at the Church of Saints Peter and Paul.

723. Benjamin Franklin Statue  
650 Columbus Ave. APN BL/Lot 0102/001 Contributor 1879  
Sculptor: Unknown Donor: Henry D. Cogswell

The Benjamin Franklin statue was erected in 1879 on Market and Kearny Streets by temperance activist Henry D. Cogswell and moved to Washington Square in 1904. Originally a drinking fountain intended to provide an alternative to San Francisco's many bars, it was instead used as drinking fountain by earthquake refugees in 1906.

724. Thirst Statue  
661 Columbus Ave. APN BL/Lot 0102/002 Contributor 1905  
Sculptor: M. Earl Cummins

The Thirst Statue, also known as the Drinking Man statue, is a bronze figure of a man crouching on a large granite boulders next to the pond in Marini Plaza, the west section of Washington Square. It was donated to the City by the sculptor M. Earl Cummins in 1905.

725. Volunteer Firemen Statue  
680 Columbus Ave. APN BL/Lot 0102/001 Contributor 1932  
Sculptor: Haig Patigian Donor: Lillie Hitchcock Coit

The Volunteer Firemen Statue, funded by the bequest of Lillie Hitchcock Coit, was sculpted by Haig Patigian in 1932 as a tribute to San Francisco's Volunteer Fire Department of 1849-1866. The sculpture, which stands fourteen feet tall in the northwest section of Washington Square, depicts three firemen, one holding a supine woman, one kneeling with a hose, and one pointing with an outstretched arm.

726. Survey Marker  
1651 Stockton St. APN BL/Lot 0102/001 Contributor 1869

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A simple granite block placed in Washington Square as a survey marker in 1869 by the U.S. Coast and Geodetic Survey. Latitude and longitude were carved on the survey monument in 1937.



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## RESOURCE TABLE

NR Resource #	Address	District Status	APN Number	Year Built	Figure (F) and/or Photo (P)
1	6 August Alley	NC	0118014	1906	
2	7 August Alley	C	0118019A	1906	
3	9 August Alley	NC	0118018	1967	
4	10 August Alley	C	0118015	1906	
5	11 August Alley	C	0118040B	c. 1906	
6	14-16 August Alley	C	0118017	1924	
7	18 August Alley	C	0118041	unk.	
8	42-44 August Alley	C	0118016	1912	
9	15-17 Bannan Pl	C	0116052	1906	
10	19-29 Bannan Pl	C	0116051	1908	
11	30 Bannan Pl	C	0116006	1907	
12	31-35 Bannan Pl	C	0116050	1907	
13	37-41 Bannan Pl	C	0116049	1906	
14	43-47 Bannan Pl	NC	0116048	1907	
15	44-46 Bannan Pl	C	0116004	1907	
16	49-53 Bannan Pl	C	0116047	1907	
17	50-52 Bannan Pl	C	0116003	1907	
18	55-57 Bannan Pl	C	0116046	1926	
19	18 Bartol St	C	0164016	c. 1924	
20	2-4 Bob Kaufman Alley	NC	0104028	c. 1907	
21	6-8 Bob Kaufman Alley	C	0104035	1910	
22	10-22 Bob Kaufman Alley	C	0104036	1906	
23	28-38 Bob Kaufman Alley	C	0104037	1915	
24	36 Brant Alley	C	0089044-047	1914	
25	39-43 Brant Alley	C	0089022E	1914	
26	333 Broadway	C	0164030	1921	
27	341-43 Broadway	NC	0164029	1920	
28	350 Broadway	C	0143003	1914	P2
29	353-59 Broadway	C	0164020	1907	
30	369 Broadway	C	0164017	1912	
31	371-77 Broadway	C	0164018	1913	P3
32	381-91 Broadway	C	0164014	1909	
33	400-06 Broadway	C	0144007	1906	P4
34	401-07 Broadway	C	0163001	1906	P5
35	412 Broadway	NC	0144033	1967	
36	415-25 Broadway	NC	0163002	n/a	

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37	426-30 Broadway	C	0144009	1907	P1, F22
38	432-34 Broadway	C	0144010	1906	
39	435-43 Broadway	C	0163028	1906	P1, P6, F22
40	438-48 Broadway	C	0144011	1915	F34
41	447-61 Broadway	C	0163026	1907	P7
42	450-52 Broadway	NC	0144012	c. 1907	
43	456-60 Broadway	C	0144013	1906	
44	462-64 Broadway	C	0144014	1909	
45	465-67 Broadway	C	0163029	1906	
46	468-88 Broadway	NC	0144015	n/a	
47	471-73 Broadway	C	0163029	1926	
48	475-79 Broadway	C	0163023	1906	
49	483-93 Broadway	C	0163022	1906	
50	490-92 Broadway	C	0144082	1907	
51	496-98 Broadway	C	0144082	1906	
52	500-08 Broadway	C	0145008	1906	F32, F33
53	501-05 Broadway	C	0162001	1909	P8, F23
54	506 1/2 Broadway	C	0145007	unk.	
55	515-21 Broadway	C	0162025	1908	
56	527-29 Broadway	C	0162024	1911	
57	530 Broadway	NC	0145009	n/a	
58	534-40 Broadway	C	0145010	1909	
59	535-39 Broadway	C	0162023	1911	
60	546-54 Broadway	C	0145011	1907	
61	556-58 Broadway	C	0145012	1907	
62	571 Broadway	C	0162016	1907	
63	612-16 Broadway	C	0146003	1913	
64	15-15 1/2 Cadell Pl	C	0103037	1911	
65	20-24 Cadell Pl	C	0103005A	1912	
66	25-27 Cadell Pl	NC	0103041	1965	
67	2-4 Card Alley	C	0130008	1906	
68	17-19 Card Alley	C	0130007	1912	
69	21-23 Card Alley	C	0130006	1907	
70	25-27 Card Alley	C	0130005	1906	
71	34-36 Card Alley	C	0130037	1907	
72	51-73 Card Alley	C	0130014	1910	
73	379-99 Chestnut St	C	0062022	1906	
74	401 Chestnut St	C	0063001	c. 1906	
75	421-23 Chestnut St	C	0063029	1907	
76	427 Chestnut St	C	0063028	1932	

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77	437-41 Chestnut St	C	0063027A	1908	
78	443-47 Chestnut St	C	0063027	1908	
79	449-53 Chestnut St	C	0063026	1912	
80	455-59 Chestnut St	C	0063025A	1908	
81	461-67 Chestnut St	C	0063025	c. 1907	
82	475 Chestnut St	C	0063024	1946	
83	1-21 Columbus Ave	C	0195004	1913	P9, F17-19
84	37-49 Columbus Ave	NC	0195005	2009	
85	53-55 Columbus Ave	C	0195023-025	1910	
86	57-67 Columbus Ave	C	0195016	1906	
87	145-59 Columbus Ave	C	0177001	1906	P10, F15, F16
88	201-05 Columbus Ave	C	0162004	1906	
89	211-41 Columbus Ave	C	0162005	1907	
90	222 Columbus Ave	C	0162003	1907	
91	228-34 Columbus Ave	C	0162021	1910	
92	245-47 Columbus Ave	NC	0162020	1908	
93	253-55 Columbus Ave	C	0162019	1913	P11
94	256 Columbus Ave	C	0162023	1906	
95	261-71 Columbus Ave	C	0162018	1907	P12, F30, F31
96	270 Columbus Ave	C	0162022	1922	
97	277-79 Columbus Ave	C	0162017	1907	
98	300-18 Columbus Ave	C	0145013	1906	
99	301 Columbus Ave	C	0146002	1906	
100	303-07 Columbus Ave	NC	0146030	1906	
101	309-11 Columbus Ave	NC	0146029	1906	
102	319-29 Columbus Ave	C	0146004	1906	
103	331-47 Columbus Ave	C	0146027	1906	P13
104	353-55 Columbus Ave	C	0146026	1910	P13
105	371-73 Columbus Ave	C	0146025	1912	P13
106	401-05 Columbus Ave	C	0131026	1906	
107	402 Columbus Ave	C	0131009A	1948	
108	408-14 Columbus Ave	C	0131015	1922	
109	411-53 Columbus	C	0131026	1906	
110	420-30 Columbus Ave	C	0131016	1925	P14
111	444-54 Columbus Ave	C	0131017	1906	P14
112	460-68 Columbus Ave	C	0131019	1911	P14
113	470-90 Columbus Ave	C	0131018	1936	P15
114	500-24 Columbus Ave	C	0117004	1907	
115	501-47 Columbus Ave	C	0117005	1906	P16
116	526 Columbus Ave	C	0117003	1906	

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NR Resource #	Address	District Status	APN Number	Year Built	Figure (F) and/or Photo (P)
117	532-44 Columbus Ave	C	0117002	1915	
118	549-55 Columbus Ave	C	0117019	1909	
119	552-66 Columbus Ave	C	0117020	1909	
120	559-65 Columbus Ave	C	0117018	1906	
121	575-79 Columbus Ave	C	0117017	1912	
122	659 Columbus Ave	NC	0101045	1908	
123	701-09 Columbus Ave	C	0090038	1906	P17
124	706 Columbus Ave	NC	0090026	c 1956	
125	716-22 Columbus Ave	C	0090027	1906	
126	725-37 Columbus Ave	C	0090037	1914	
127	745 Columbus Ave	NC	0090024	1909	
128	752-60 Columbus Ave	C	0090028	1909	
129	753-59 Columbus Ave	C	0090025	1907	
130	780-82 Columbus Ave	C	0090029	1907	
131	783-85 Columbus Ave	C	0090033	1906	
132	4 Eaton Pl	NC	0129027	n/a	
133	5-11 Edith St	C	0077008	1913	
134	15-17 Edith St	C	0077012	1909	
135	19-21 Edith St	C	0077013	1911	
136	25-27 Edith St	C	0077014	1908	
137	33-35 Edith St	C	0077016	1912	
138	43-45 Edith St	C	0077017	1924	
139	49-51 Edith St	C	0077018	1906	
140	4 Emery Lane	C	0130013	1907	
141	439-41 Filbert St	C	0104054	1907	
142	443-45 Filbert St	C	0104053	1906	
143	449-55 Filbert St	C	0104040	1908	
144	457-63 Filbert St	C	0104039	1908	
145	467-69 Filbert St	NC	0104071	c. 1964	
146	471-75 Filbert St	C	0104070	1906	
147	501 Filbert St	C	0103001	1924	P18
148	519-21 Filbert St	C	0103038	1907	
149	520-24 Filbert St	C	0088049-051	1912	P19
150	525-35 Filbert St	C	0103035	1908	
151	526-30 Filbert St	C	0088052-054	1912	
152	532-36 Filbert St	NC	0088055-057	c. 1986	
153	537-47 Filbert St	C	0103034	1912	P20
154	540-50 Filbert St	C	0088009	1909	
155	551-55 Filbert St	C	0103023	1910	
156	552-56 Filbert St	C	0088010	1906	P21

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NR Resource #	Address	District Status	APN Number	Year Built	Figure (F) and/or Photo (P)
157	557-63 Filbert St	C	0103022	1908	
158	558-62 Filbert St	C	0088011	1907	
159	562A Filbert St	C	0088011	1906	
160	565-69 Filbert St	C	0103021	1906	
161	566 Filbert St	C	0088012	c. 1907	
162	570-74 Filbert St	C	0088013	1907	
163	571-75 Filbert St	C	0103020	1908	
164	577-81 Filbert St	C	0103019	1906	
165	608-20 Filbert St	C	0089011	1951	
166	622-26 Filbert St	C	0089013	1913	
167	630-34 Filbert St	C	0089014	1910	
168	650-60 Filbert St	C	0089015	1912-1939	P43, F27
169	666 Filbert St	C	0089016	1917	
170	680 Filbert St	NC	0089048-049	1971	
171	690 Filbert St	NC	0089050-051	1961	
172	700-04 Filbert St	C	0090008	1907	
173	721 Filbert St	C	0101031	1906	
174	724-30 Filbert St	NC	0090035	1962	
175	729 Filbert St	NC	0101030	c. 1982	
176	733 Filbert St	NC	0101039-044	c. 1993	
177	736-40 Filbert St	C	0090034	1914	
178	741-47 Filbert St	C	0101034-038	1906	
179	742-48 Filbert St	C	0090012	1906	
180	749-51 Filbert St	NC	0101027	1906	
181	750-60 Filbert St	C	0090013	1906	
182	755-59 Filbert St	C	0101026	1911	
183	763-67 Filbert St	C	0101025	1906	
184	770 Filbert St	C	0090014	1927	
185	15-17 Fresno St	C	0145026	1907	
186	21-23 Fresno St	C	0145045-046	1907	
187	27-29 Fresno St	C	0145024	1907	
188	61-65 Fresno St	NC	0145018	n/a	
189	67 Fresno St	C	0145017	1907	
190	72-76 Fresno St	C	0145028	1906	
191	75 Fresno St	C	0145016	1910	
192	1224 Grant Ave	NC	0145014	1906	
193	1226-30 Grant Ave	C	0145015	1907	
194	1232 Grant Ave	C	0145030	1906	
195	1234 Grant Ave	C	0145044	1906	

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196	1268 Grant Ave	C	0145044	1906	
197	1300-26 Grant Ave	C	0132028	1907	
198	1309-15 Grant Ave	C	0131007	1907	
199	1317-21 Grant Ave	C	0131006	1908	
200	1325-29 Grant Ave	C	0131005	1906	
201	1331-35 Grant Ave	C	0131004	1907	
202	1336-48 Grant Ave	C	0132029	1906	
203	1337-39 Grant Ave	C	0131003	1912	
204	1345-61 Grant Ave	C	0131002	1910	
205	1350-58 Grant Ave	C	0132051	1906	
206	1363-71 Grant Ave	C	0131001	1906	
207	1400-24 Grant Ave	C	0115019	1909	P22
208	1401-11 Grant Ave	C	0116011	1907	
209	1415-19 Grant Ave	C	0116010	1906	
210	1421-25 Grant Ave	C	0116009	1906	
211	1427-31 Grant Ave	C	0116008	1906	
212	1434-38 Grant Ave	C	0115020	1913	
213	1435-39 Grant Ave	C	0116007	1906	
214	1441-43 Grant Ave	C	0116005	1915	
215	1445-51 Grant Ave	C	0116004	1913	
216	1446-62 Grant Ave	C	0115021	1909	
217	1453-59 Grant Ave	C	0116003	1907	
218	1461-65 Grant Ave	C	0116002	1906	
219	1467-99 Grant Ave	C	0116001	1906	P23
220	1500-02 Grant Ave	C	0104024	1909	
221	1501-03 Grant Ave	C	0103007	1917	
222	1507-11 Grant Ave	NC	0103006	c. 1912	
223	1508-12 Grant Ave	C	0104023	1912	
224	1519-23 Grant Ave	C	0103005	1912	
225	1522-26 Grant Ave	C	0104027	1906	
226	1525-27 Grant Ave	C	0103004	1911	
227	1528-32 Grant Ave	C	0104029	1909	
228	1534-38 Grant Ave	C	0104030	1906	
229	1535 Grant Ave	NC	0103003	1914	
230	1539-45 Grant Ave	C	0103039	1906	
231	1540-44 Grant Ave	C	0104081-085	1907	
232	1546-50 Grant Ave	C	0104032	c. 1906	
233	1552-56 Grant Ave	C	0104033	1906	
234	1558-62 Grant Ave	C	0104034	1907	
235	1601 Grant Ave	NC	0088006	1965	

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236	1615-33 Grant Ave	C	0088005	1908	
237	1635-37 Grant Ave	C	0088004	1908	
238	1639-45 Grant Ave	C	0088003	1913	
239	1647-51 Grant Ave	C	0088002	1908	
240	1653-67 Grant Ave	C	0088001	1908	
241	1703-05 Grant Ave	NC	0077010	1909	
242	1707-09 Grant Ave	NC	0077009	1907	
243	440-42 Green St	C	0115015	1907	
244	450 Green St	C	0115016	1906	
245	453-57 Green St	C	0132040	1908	
246	456 Green St	C	0115017	1906	
247	457-61 Green St	C	0132038	1906	
248	462 Green St	C	0115018	1906	
249	465 Green St	NC	0132035	unk.	
250	466-78 Green St	C	0115019	1912	
251	475-77 Green St	C	0132033	1907	
252	479-81 Green St	NC	0132032	1906	
253	483-87 Green St	C	0132052	1910	
254	509-13 Green St	C	0131025	1906	
255	510-12 Green St	C	0116012	1910	
256	517-23 Green St	C	0131024	1907	
257	518-22 Green St	C	0116013	1907	P24
258	526-28 Green St	C	0116014	1906	P24
259	532-36 Green St	C	0116015	1907	P24
260	535 Green St	C	0131021	1946	
261	538-42 Green St	C	0116016	1913	
262	544-48 Green St	C	0116017	1906	
263	545-55 Green St	C	0131020	1907	
264	550-56 Green St	C	0116018	1906	
265	558-62 Green St	C	0116019	1907	
266	570-76 Green St	C	0116020	1925	
267	580-84 Green St	C	0116020A	1962	
268	625 Green St <sup>9</sup>	NC	0130040	n/a	
269	626 Green St	NC	0117006	n/a	
270	635-41 Green St	C	0130037	1906	
271	644-54 Green St	C	0117007	1906	
272	649 Green St	C	0130034 & 039	1907	
273	656-60 Green St	C	0117008	1907	

<sup>9</sup> The 600 block of Green Street has been renamed Beach Blanket Babylon Blvd.

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274	656A & 658A Green St	C	0117008	1912	
275	661-65 Green St	NC	0130033	n/a	
276	662-66 Green St	NC	0117009	1906	
277	667-71 Green St	C	0130032	1911	
278	678 Green St	C	0117010	1912	P25, F29
279	679 Green St	NC	0130031	c. 1909	
280	683 Green St	NC	0130030	n/a	
281	718-22 Green St	C	0118010	1907	
282	719-21 Green St	C	0129034	1906	
283	725-27 Green St	C	0129033	1907	
284	726-32 Green St	C	0118011	1910	
285	731-33 Green St	C	0129032	1908	
286	734-38 Green St	C	0118012	1907	
287	735-41 Green St	C	0129031	1919	P26
288	740 Green St	C	0118012	1907	
289	742-46 Green St	C	0118013	1907	
290	743 Green St	C	0129031	1907	
291	745-47 Green St	C	0129030	1907	
292	748-50 Green St	C	0118019	1915	
293	749-51 Green St	C	0129030	1913	
294	755-57 Green St	C	0129029	1965	
295	756-58 Green St	C	0118020	1910	
296	760-66 Green St	C	0118021	1907	
297	768-72 Green St	C	0118022	1910	
298	774-78 Green St	C	01180045-047	1910	
299	780-84 Green St	C	0118024	1906	
300	779-81 Green St	C	0129028	1908	
301	785-87 Green St	C	0129026	1927	
302	786-88 Green St	C	0118025	1926	
303	796-98 Green St	C	0118026	1925	
304	500-12 Greenwich St	C	0077011	1908	
305	514-16 Greenwich St	C	0077012	1924	
306	517-23 Greenwich St	C	0088031	1912	
307	520-22 Greenwich St	C	0077013	1910	
308	525-31 Greenwich St	C	0088071-072	1914	
309	528-30 Greenwich St	C	0077014	1909	
310	532-34 Greenwich St	C	0077015	1908	
311	533-57 Greenwich St	C	0088029	1912	
312	539-45 Greenwich St	C	0088058-061	1913	
313	540 Greenwich St	C	0077016	1931	



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NR Resource #	Address	District Status	APN Number	Year Built	Figure (F) and/or Photo (P)
314	544-46 Greenwich St	C	0077017	1912	
315	547-49 Greenwich St	C	0088027	1911	
316	550-52 Greenwich St	C	0077018	1912	
317	551-57 Greenwich St	C	0088026	1911	
318	558-60 Greenwich St	C	0077019	1911	
319	561 Greenwich St	C	0088025	1961	
320	562-64 Greenwich St	C	0077020	1908	
321	567-69 Greenwich St	C	0088037	1906	
322	568-70 Greenwich St	C	0077021	1908	
323	576-80 Greenwich St	NC	0077049-051	1997	
324	577 Greenwich St	C	0088036	1909	
325	579-81 Greenwich St	C	0088023	1908	
326	586-90 Greenwich St	C	0077023	1908	
327	619-21 Greenwich St	C	0089029	1961	
328	622-24 Greenwich St	C	0076009	1908	
329	625-27 Greenwich St	C	0089038	1908	
330	628-30 Greenwich St	C	0076010	1908	
331	631A-C Greenwich St	NC	0089039-041	1983	
332	632-36 Greenwich St	C	0076011	1906	
333	632A Greenwich St	C	0076011	1906	
334	637-41 Greenwich St	C	0089027	1911	
335	637A-641A Greenwich St	C	0089027	unk.	
336	638-42 Greenwich St	C	0076011	1906	
337	643 Greenwich St	C	0089026	1907	
338	644-46 Greenwich St	C	0076012	1925	
339	651-53 Greenwich St	C	0089025	1908	
340	652-56 Greenwich St	C	0076013	1906	
341	655 Greenwich St	C	0089025	1955	
342	658-64 Greenwich St	C	0076014	1907	
343	659 Greenwich St	NC	0089024	2002	
344	659B Greenwich St	C	0089024	1912	F10
345	661-65 Greenwich St	C	0089044-046	1906	
346	666-76 Greenwich St	C	0076015	1906	
347	667-71 Greenwich St	NC	0089022B	1914	
348	673-77 Greenwich St	C	0089022A	1915	
349	678-80 Greenwich St	C	0076016	1906	
350	695-99 Greenwich St	C	0089022C	1925	
351	725 Greenwich St	NC	0090030	1983	
352	731-45 Greenwich St	NC	0090027	unk.	
353	531 Jackson St	C	0195015	1911	

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NR Resource #	Address	District Status	APN Number	Year Built	Figure (F) and/or Photo (P)
354	533-35 Jackson St	C	0195014	1908	
355	19-23 Jasper Pl	C	0116039	1909	
356	24-34 Jasper Pl	C	0116040	1914	
357	25-29 Jasper Pl	C	0116038	1910	
358	31-35 Jasper Pl	C	0116037	c. 1911	
359	34-40 Jasper Pl	C	0116041	1913	
360	37-41 Jasper Pl	C	0116036	1911	
361	42-46 Jasper Pl	C	0116042	1908	
362	43-47 Jasper Pl	C	0116035	1907	
363	49-53 Jasper Pl	C	0116034	1910	
364	114-20 Jasper Pl	C	0103029	1906	
365	121-23 Jasper Pl	C	0103028	1907	
366	124-32 Jasper Pl	C	0103030	1911	
367	127-29 Jasper Pl	C	0103027	1906	P27
368	131-37 Jasper Pl	C	0103026	1906	P27
369	134-36 Jasper Pl	C	0103031	1911	
370	139-45 Jasper Pl	C	0103025	1907	P27
371	140-42 Jasper Pl	C	0103032	1910	
372	151-53 Jasper Pl	C	0103024	1906	
373	152-62 Jasper Pl	C	0103033	1907	
374	900 Kearny St	NC	0176011	1985	
375	916 Kearny St	C	0176013	1905	P28
376	1030 Kearny St	C	0163019	1906	
377	1031-51 Kearny St	C	0162002	1908	
378	1034 Kearny St	C	0163020 & 018	c. 1907	
379	1042-46 Kearny St	C	0163021	1907	
380	1116-18 Kearny St	C	0144082	1906	
381	1119-21 Kearny St	C	0145007	c. 1906	
382	1120-30 Kearny St	NC	0144001-06	1909	
383	1123-25 Kearny St	C	0145006	1907	
384	1127 Kearny St	NC	0145005	1907	
385	1129-33 Kearny St	C	0145005	1907	
386	1135-39 Kearny St	C	0145004	1907	
387	1136 Kearny St	NC	0144023	1909	
388	1143-47 Kearny St	C	0145003	1906	
389	1142-52 Kearny St	C	0144024	1909	
390	1151-63 Kearny St	C	0145002	1909	
391	1154-74 Kearny St	C	0144025	1909	
392	1165-67 Kearny St	C	0145001	1913	
393	1-5 Kenneth Rexroth Pl	C	0146024	1911	

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394	7-11 Kenneth Rexroth Pl	C	0146040-041	1911	
395	15-17 Kenneth Rexroth Pl	C	0146022	1910	
396	1-3 Kramer Pl	C	0088034	1910	
397	7-9 Kramer Pl	C	0088073-074	1910	
398	12-18 Krausgrill Pl	C	0088013	C. 1907	
399	21-23 Krausgrill Pl	C	0088018	1907	
400	490 Lombard St	C	0062017B	1926	
401	513-19 Lombard St	C	0076001	1917	
402	520-24 Lombard St	C	0063010	1911	
403	525-27 Lombard St	C	0076033A	1925	
404	526-30 Lombard St	C	0063011	1909	
405	529-31 Lombard St	C	0076033	1925	
406	532-36 Lombard St	C	0063012	1912	
407	537-39 Lombard St	C	0076030	1907	
408	538-42 Lombard St	C	0063013	1912	
409	543-45 Lombard St	C	0076034-035	1925	
410	544-46 Lombard St	C	0063014	1916	
411	547-49 Lombard St	C	0076028	1913	
412	548 Lombard St	NC	0063015	1926	
413	551-61 Lombard St	C	0076027A	1914	
414	560-64 Lombard St	C	0063034-036	1907	
415	563-65 Lombard St	C	0076027	1906	
416	566-76 Lombard St	C	0063017	1908	
417	567-79 Lombard St	C	0076026	1914	
418	585-87 Lombard St	C	0076025B	1908	
419	590-94 Lombard St	C	0063018	1925	
420	602-04 Lombard St	C	0064009	1926	P29, P30
421	616-18 Lombard St	C	0064032	1922	
422	22 Margrave Pl	C	0132025	1910	
423	1638-40 Mason St	C	0129023	1914	
424	1650-56 Mason St	C	0129024	1923	
425	1660 Mason St	C	0129025	1908	
426	1724-30 Mason St	C	0118027	1906	
427	1734-40 Mason St	C	0118028	c. 1908	
428	1742-46 Mason St	C	0118029	1907	
429	1760-64 Mason St	C	0118048-050	1932	
430	1800-04 Mason St	C	0101048-050	1907	
431	1806-12 Mason St	C	0101017	1907	
432	1814-18 Mason St	C	0101018	1911	P31
433	1820-24 Mason St	C	0101019	1911	P31

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434	1826-30 Mason St	C	0101020	1913	P31
435	1834-38 Mason St	C	0101021	1909	
436	1842-46 Mason St	C	0101022	1908	
437	1848-52 Mason St	C	0101023	1908	
438	1854-60 Mason St	C	0101024	1906	
439	1910-12 Mason St	C	0090014A	1927	
440	1916-26 Mason St	C	0090039-044	1907	
441	1928-32 Mason St	C	0090016	1906	
442	1934-38 Mason St	C	0090017	1907	F11, F12
443	1942-44 Mason St	C	0090051-055	1906	
444	1946-50 Mason St	C	0090019	1908	
445	12-26 Medau Pl	C	0088005	1908	
446	19-33 Medau Pl	C	0088041-048	1909	P32
447	51-61 Medau Pl	C	0088009	1909	
448	63-65 Medau Pl	C	0088010	1906	
449	1000-14 Montgomery St	C	0143009	1906	
450	1024-28 Montgomery St	C	0143010	1908	
451	1030-32 Montgomery St	C	0143011	1907	
452	2 Nobles Alley	C	0104026	c. 1906	
453	5-9 Nobles Alley	C	0104022	1923	
454	6 Nobles Alley	C	0104027	1906	
455	8-14 Nobles Alley	C	0104027A	1909	
456	15 Nobles Alley	C	0104021	1907	
457	18-20 Nobles Alley	C	0104025	1906	
458	21-25 Nobles Alley	C	0104019	1910	
459	6-8 Nottingham Pl	C	0163017	1909	
460	10 Nottingham Pl	C	0163016	1908	
461	12 Nottingham Pl	C	0163015	1912	
462	17 Osgood Pl	C	0164015	1906	P33
463	43-47 Osgood Pl	C	0164023	1907	P33
464	50 Osgood Pl	NC	0164031	1983	
465	55-59 Osgood Pl	C	0164022	1906	P33
466	39-41 Pollard Pl	C	0132016	1908	
467	1526 Powell St	C	0130025	1921	
468	1539-1545A Powell St	C	0129002B	1906	
469	1541-45 Powell St	C	0129002D	1923	
470	1547-49 Powell St	C	0129002A	1906	
471	1544-50 Powell St	C	0130026	1921	
472	1551-53 Powell St	C	0129002	1907	
473	1554-56 Powell St	C	0130027	1907	

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474	1557-77 Powell St	C	0129001	1907	
475	1558 Powell St	NC	0130028	1987	
476	1560 Powell St	C	0130029	c. 1908	
477	1600-04 Powell St	C	0117011	1912	
478	1601-07 Powell St	C	0118009	1907	
479	1608-12 Powell St	C	0117012	1912	
480	1609-11 Powell St	NC	0118008	1906	
481	1614-18 Powell St	C	0117013	1912	
482	1615-17 Powell St	C	0118007	1906	
483	1620-24 Powell St	C	0117014	1911	
484	1621-23 Powell St	C	0118006	1907	
485	1625 Powell St	C	0118005	1948	
486	1626-32 Powell St	C	0117015	1912	
487	1636 Powell St	C	0117016	1915	
488	1643 Powell St	C	0118004	1917	
489	1647-49 Powell St	C	0118003	1924	
490	1655-59 Powell St	C	0118002	1907	
491	1701-11 Powell St	C	0101005A	1908	
492	1717 Powell St	C	0101005	1914	
493	1731-41 Powell St	NC	0101051-070	2015	
494	1823-27 Powell St	C	0090007	1906	
495	1831 Powell St	C	0090006	1925	
496	1833-37 Powell St	C	0090005	1924	
497	1841-45 Powell St	C	0090004	1906	
498	1847-51 Powell St	C	0090003	1906	
499	1850-52 Powell St	C	0089042-043	1933	
500	1853-55 Powell St	C	0090002	1906	
501	1856-60 Powell St	C	0089031-036	1934	
502	1859-69 Powell St	C	0090001	1906	P34
503	1906 Powell St	C	0076017	1923	
504	1918-22 Powell St	C	0076020	1906	
505	1924-26 Powell St	C	0076056-057	1922	
506	1930-34 Powell St	C	0076022	1912	
507	1936-38 Powell St	C	0076023	1906	
508	1942-46 Powell St	C	0076024	1912	
509	1948-54 Powell St	C	0076025	1914	
510	1956-66 Powell St	C	0076025A	1914	
511	2006-08 Powell St	C	0063018A	1924	
512	2011-15 Powell St	C	0064033-035	c. 1912	P35
513	2012-14 Powell St	C	0063018B	1924	

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514	2017-21 Powell St	C	0064007	1912	P35
515	2018-20 Powell St	NC	0063018C	1924	
516	2024-30 Powell St	C	0063019	1906	
517	2027-31 Powell St	C	0064006	1907	P35
518	2032-34 Powell St	C	0063037-038	1912	
519	2035-41 Powell St	C	0064005	1909	F24
520	2038-40 Powell St	NC	0063021	1956	
521	2043-47 Powell St	C	0064004	1909	
522	2044-48 Powell St	C	0063022	1909	
523	2049-53 Powell St	C	0064003	1909	
524	2050-64 Powell St	C	0063023	1907	
525	2055-59 Powell St	C	0064002	1908	P36
526	2061-65 Powell St	C	0064001	1906	P36
527	15-17 Romolo Pl	C	0145022	1912	
528	20 Romolo Pl	C	0145023	1907	
529	31 Romolo Pl	C	0145020	1911	
530	825 Sansome St	C	0164003	1921	
531	847 Sansome St	NC	0164002	1981	
532	855 Sansome St	NC	0164001A	1952	
533	875 Sansome	C	0164001	1906	
534	4 Scotland St	C	0090022	c. 1907	
535	6 Scotland St	C	0090023	1907	
536	1411-33 Stockton St	C	0130009	1906	
537	1416-18 Stockton St	NC	0131012	1920	
538	1435-45 Stockton St	C	0130002	1934	
539	1455 Stockton St	C	0130001	1928	
540	1512 Stockton St	C	0116020C	1925	
541	1520 Stockton St	NC	0116020B	1926	
542	1534-38 Stockton St	C	0116021	1906	
543	1548 Stockton St	NC	0116023	1906	
544	1552-54 Stockton St	NC	0116053	1965	
545	1556-60 Stockton St	C	0116054	1906	
546	1566-70 Stockton St	C	0116026	1906	
547	1600-10 Stockton St	C	0103014	1927	P37
548	1630 Stockton St	C	0103014A	1935	P38
549	1640 Stockton St	C	0103015	1941	
550	1646-54 Stockton St	C	0103042-044	1908	
551	1660 Stockton St	C	0103018	1906	
552	1700-04 Stockton St	C	0088016	1915	
553	1701-15 Stockton St	C	0089010	1906	

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NR Resource #	Address	District Status	APN Number	Year Built	Figure (F) and/or Photo (P)
554	1706-10 Stockton St	C	0088015	1914	
555	1714 Stockton St	NC	0088017	1906	
556	1717-21 Stockton St	C	0089009	1915	
557	1720-24 Stockton St	C	0088018	1909	
558	1723-27 Stockton St	C	0089008	1908	
559	1726-30 Stockton St	C	0088019	1907	
560	1729-33 Stockton St	C	0089007	1911	
561	1735-39 Stockton St	C	0089006	1907	
562	1736 Stockton St	C	0088020	1907	F28
563	1741-45 Stockton St	C	0089005	1911	
564	1747-49 Stockton St	C	0089004	1922	
565	1748-56 Stockton St	C	0088021	1907	
566	1753-55 Stockton St	C	0089003	1907	
567	1757-61 Stockton St	C	0089002	1908	
568	1763-69 Stockton St	C	0089001	1908	
569	1768 Stockton St	C	0088022	1925	
570	1800-04 Stockton St	C	0077023A	1907	
571	1801-03 Stockton St	C	0076008	1908	
572	1807-09 Stockton St	C	0076007	1907	
573	1814 Stockton St	C	0077024	1966	
574	1815-25 Stockton St	C	0076006	1907	
575	1816-20 Stockton St	C	0077025	1911	
576	1822-26 Stockton St	C	0077026	1915	
577	1828-32 Stockton St	C	0077027	1914	
578	1836-38 Stockton St	NC	0077028	c. 1910	
579	1839-41 Stockton St	NC	0076054-055	c. 2014	
580	1840-44 Stockton St	C	0077052-054	1911	
581	1843 Stockton St	NC	0076004	1906	
582	1847-57 Stockton St	C	0076003	1910	
583	1848 Stockton St	C	0077030	1907	
584	1852-56 Stockton St	C	0077031	1906	
585	1858-60 Stockton St	C	0077032	1914	
586	1864-66 Stockton St	C	0077032A	1915	
587	1865-76 Stockton St	C	0076058-059	1906	
588	1869 Stockton St	C	0076001A	1925	
589	1901-05 Stockton St	C	0063009	1906	
590	1907-13 Stockton St	C	0063030-033	1906	
591	1915-17 Stockton St	C	0063007	1907	
592	1916-18 Stockton St	C	0062017C	1940	
593	1922-24 Stockton St	C	0062017D	1940	

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NR Resource #	Address	District Status	APN Number	Year Built	Figure (F) and/or Photo (P)
594	1923-25 Stockton St	C	0063006	1908	
595	1929-33 Stockton St	C	0063005	1907	
596	1934-36 Stockton St	C	0062017E	1940	
597	1935-41 Stockton St	C	0063004	1907	
598	1940 Stockton St	NC	0062052-058	1980	
599	1943-47 Stockton St	C	0063003	1907	
600	1943 1/2 Stockton St	C	0063003	unk.	
601	1946-48 Stockton St	C	0062019	1908	
602	1951-55 Stockton St	C	0063002	1906	
603	1952-56 Stockton St	C	0062020	1908	
604	1957-61 Stockton St	C	0063001	1906	
605	1958-60 Stockton St	C	0062021	1906	
606	1 Tuscany Alley	C	0076032	1906	
607	15-21 Tuscany Alley	C	0076031	1912	
608	442 Union St	C	0104015	1906	
609	443-45 Union St	C	0115066-069	1906	
610	444-50 Union St	C	0104016	1906	
611	451 Union St	NC	0115063-065	c. 1986	
612	453-63 Union St	C	0115024	1910	
613	454-58 Union St	C	0104087	1906	
614	465-69 Union St	C	0115023	1913	
615	466 Union St	NC	0104020	1906	
616	471-75 Union St	C	0115022	1913	
617	478-82 Union St	C	0104022	1923	
618	484-88 Union St	C	0104023	1912	
619	517-21 Union St	NC	0116046	1906	
620	524 Union St	C	0103009	1906	
621	527-31 Union St	C	0116045	1909	
622	535-37 Union St	C	0116044	1907	
623	536-42 Union St	C	0103010	1906	
624	539-43 Union St	C	0116043	1907	
625	544-48 Union St	C	0103011	1909	
626	547-51 Union St	C	0116033	1907	
627	550-56 Union St	C	0103012	1916	
628	555-59 Union St	C	0116032	1908	
629	558-62 Union St	C	0103012A	1916	
630	561-65 Union St	C	0116031	1914	
631	567-77 Union St	C	0116030	c. 1910	
632	570 Union St	NC	0103013	1965	
633	601-21 Union St	C	0117001	1906	



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634	629-31 Union St	C	0117021	c. 1906	
635	651-73 Union St	C	0117016	1914	
636	701-09 Union St	C	0118001	1924	
637	719-23 Union St	C	0118044	1910	
638	720-22 Union St	C	0101005A	1908	
639	725-31 Union St	C	0118043	1914	
640	728-30 Union St	C	0101006	1907	
641	732-36 Union St	C	0101007	1908	
642	735-37 Union St	C	0118061-062	1923	
643	738-42 Union St	C	0101007A	1908	
644	741-47 Union St	C	0118041	1906	
645	744 Union St	C	0101008	1909	
646	746-50 Union St	C	0101009	1909	
647	751-53 Union St	C	0118040A	1907	
648	755-63 Union St	C	0118040	1907	P39
649	756 Union St	NC	0101010	1907	
650	760-64 Union St	C	0101011	1911	
651	766-70 Union St	C	0101012	1908	
652	767-69 Union St	C	0118039	1907	
653	771-75 Union St	C	0118038	1912	
654	772 Union St	NC	0101013	1993	
655	776-78 Union St	C	0101014	1912	
656	779-81 Union St	C	0118037	1907	
657	780-82 Union St	C	0101046-047	1923	
658	785-87 Union St	C	0118036	1908	
659	791-93 Union St	NC	0118035	1968	
660	471-77 Vallejo St	C	0144027	1907	P40, F13, F14
661	479-87 Vallejo St	C	0144083-086	1906	
662	511-15 Vallejo St	C	0145043	1913	
663	517-21 Vallejo St	C	0145042	1913	
664	518-20 Vallejo St	C	01320070-071	1906	
665	523-27 Vallejo St	C	0145040	1907	
666	524-26 Vallejo St	C	0132009	1908	
667	529-33 Vallejo St	NC	0145039	1906	
668	534-38 Vallejo St	C	0132010A	1911	
669	535-39 Vallejo St	C	0145038A	1907	
670	540-44 Vallejo St	C	0132011	1907	
671	541-45 Vallejo St	C	0145038	1907	
672	546-48 Vallejo St	C	0132012	1906	
673	549-51 Vallejo St	C	0145037	1908	

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674	552-62 Vallejo St	C	0132021	1910	
675	566 Vallejo St	C	0132046	1955	
676	567 Vallejo St	NC	0145049-054	c. 2006	
677	570 Vallejo St	NC	0132023	1981	
678	571-75 Vallejo St	NC	0145034	1912	
679	572-76 Vallejo St	C	0132024	1906	
680	577-83 Vallejo St	C	0145033	1917	
681	601-11 Vallejo St	C	0146001	1908	
682	610 Vallejo St	C	0131008	1907	
683	620 Vallejo St	C	0131009	1912	P42, F6, F26
684	627 Vallejo St	C	0146017-021	1932	F25
685	7 Varennes St	C	0115032	1908	
686	14-18 Varennes St	C	0115033	1911	
687	20-24 Varennes St	C	0115034	1914	
688	23-25 Varennes St	C	0115031	1906	
689	26-30 Varennes St	C	0115035	c. 1907	
690	31-33 Varennes St	NC	0115030	1906	
691	32-40 Varennes St	C	0115036	1906	P41
692	35-39 Varennes St	C	0115029	1908	
693	42-44 Varennes St	C	0115038	1907	P41
694	43-47 Varennes St	C	0115072-074	1908	
695	46-50 Varennes St	C	0115039	1907	P41
696	49-59 Varennes St	C	0115026	1906	
697	52-56 Varennes St	NC	0115040	1907	
698	114-18 Varennes St	C	0104047	1913	
699	115 Varennes St	C	0104016	c. 1907	
700	121 Varennes St	C	0104046	1908	
701	122-24 Varennes St	C	0104048	1911	
702	126-28 Varennes St	C	0104049	1907	
703	127-29 Varennes St	C	0104045	1906	
704	132 Varennes St	NC	0104062	c. 1906	
705	133-39 Varennes St	NC	0104044	1906	
706	140 Varennes St	NC	0104051	c. 1980	
707	143-45 Varennes St	NC	0104043	1906	
708	144-48 Varennes St	C	0104051	1907	
709	147-49 Varennes St	C	0104042	c. 1906	
710	152-58 Varennes St	C	0104068	1906	
711	153-59 Varennes St	NC	0104041	1906	
712	29-33 Via Bufano	C	0090031	1908	
713	38-40 Via Bufano	C	0090004	1906	

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NR Resource #	Address	District Status	APN Number	Year Built	Figure (F) and/or Photo (P)
714	36-38 Via Ferlinghetti	C	0116027	1906	
715	40-42 Via Ferlinghetti	C	0116028	c. 1907	
716	44 Via Ferlinghetti	NC	0116029	1986	
717	1-3 Winter Pl	C	0118032	1912	
718	5-7 Winter Pl	C	0118031	1914	
719	11 Winter Pl	NC	0118030	1965	
720	30 Winter Pl	C	0118034	1911	
721	Washington Square Filbert Street (v)	C	0102001-002	1850	P43, F7, F8
722	Frank Marini Bust 605 Columbus Ave	C	0102002	1949	
723	Benjamin Franklin Statue 650 Columbus Ave	C	0102001	1879	P45
724	Thirst Statue 661 Columbus Ave	C	0102002	1905	
725	Volunteer Firemen Statue 680 Columbus Ave	C	0102001	1932	P44
726	Survey Marker 1651 Stockton St	C	0102001	1869	P46

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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.)

COMMUNITY PLANNING AND DEVELOPMENT

ARCHITECTURE

SOCIAL HISTORY

ETHNIC HISTORY: CHINESE

ETHNIC HISTORY: ITALIAN

**Period of Significance**

1906-1965

**Significant Dates**

N/A

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Capurro, Paul J.

Cavallo, Adolph

de Martini, Paul F.

de Martini, Paul J.

deVincenzi, Joseph

Fantoni, Charles

Mastropasqua, Louis

Porporato, John A.

Quagelli, Enrico

Righetti, Perseo

Traverso, Louis

Zanolini, Italo

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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.)

The North Beach Historic District is eligible for the National Register of Historic Places at the local level of significance under Criterion A in the area of Community Planning and Development for its association with the reconstruction of North Beach after the San Francisco earthquake of 1906 and subsequent fire. The district is also eligible at the local level of significance under Criterion A in the area of Social History, Ethnic History (Italian) and Ethnic History (Chinese) for its association with the various ethnic and cultural groups who influenced the development of the neighborhood, specifically Italians, Chinese, Bohemian and Beat writers, poets and artists, and members of the gay community. Additionally, the district is also eligible at the local level of significance under Criterion C in the area of Architecture for its consistent architectural vocabulary, similarity of height, scale, proportion, and ornamentation, and stylistic uniformity. Architecture is one of the strongest and most inclusive themes associated with North Beach's significance. In addition, within the district there are numerous examples of buildings designed by master architects. The period of significance begins in 1906 in the aftermath of the devastating earthquake and subsequent fire that destroyed North Beach entirely; its reconstruction was largely complete by 1915. The period of significance concludes in 1965, a date that reflects changes in population, shifts in influences of social groups and a neighborhood that was fully built out.

As described above, only two buildings were moved within the district; when only a small percentage of buildings is moved, the district does not need to satisfy Criteria Consideration B: Moved Properties.

#### **Criteria Consideration B: Moved Buildings**

The overwhelming majority of the houses in North Beach retain integrity of *location* with only two buildings which no longer remain on their original sites, one reoriented and one relocated. Designed by architect Paul F. DeMartini and built in 1907, 659B Greenwich Street was moved approximately one and a half blocks from its original location at 514 Filbert Street in 1912. The building at 37-41 Bannan Place was reoriented on its original parcel by being moved to the front from the rear in 1913; it remains there at present. Both moves occurred during the period of significance. These relocations, within the historic district, have not adversely impacted the integrity of the district as a whole.

#### **Criterion A: Community Planning and Development**

##### **Establishment of North Beach: Prior to 1906**

First settled in the early days of San Francisco's establishment, North Beach is one of the city's oldest enclaves. With the Gold Rush of 1849, San Francisco's population boomed, earning it the description "instant city." While the new population was concentrated around Yerba Buena Cove

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and Portsmouth Square, quick and substantial development also took place in the future North Beach district.<sup>10</sup> Historically known by varying names, such as the Latin Quarter and Little Italy, the character of the neighborhood was derived from the 19<sup>th</sup> century European immigrants who settled in the area: Italians; Spanish; and Portuguese. By 1853, the area was substantially developed with a concentration of buildings between Broadway and Washington Square. In addition, there were at least a few houses on every block in the district.<sup>11</sup>

The neighborhood was dense and nearly fully built out by 1899. The 1899 Sanborn map shows most blocks dominated by houses and two- and three-story flats to accommodate an increasingly dense population. In 1899, there were very few vacant lots.<sup>12</sup> The 1905 Sanborn map indicates the neighborhood was fully rounded out with buildings of all types, residential, schools, churches, shops, settlement houses and garages, as the most common.

#### ***Reconstruction: 1906 - 1915***

The earthquake of April 18, 1906 and subsequent fire devastated a huge swath of the City of San Francisco and the North Beach neighborhood in its entirety. Within North Beach surviving elements included one house, the exterior of St. Francis of Assisi Church, and a few scattered brick walls.<sup>13</sup> Facts and details about the neighborhood's reconstruction and renaissance attest to an epic triumph still legible in the buildings that comprise the neighborhood today.

In short, the buildings that define North Beach were mostly built between 1906 and 1915. They were built under the same laws and codes, at consistent sizes and scales, using similar construction methods and materials. A narrow range of building types was produced. The facades were treated in similar architectural styles. Almost every building was built to the front and sides of its lot, leaving varying amounts of open space at the rear. Buildings were built with modest budgets.<sup>14</sup>

#### ***Reconstruction: Fire Limits and Building Laws***

Newly enacted city and state regulations played an important role in the rebuilding of San Francisco's North Beach. No new permanent construction could begin until a new building law took effect on July 5, 1906.<sup>15</sup> Under the new enacted law, the entire city was divided into areas that were either within the "Fire Limits" or outside "Fire Limits," with different types of construction required in each area.

<sup>10</sup> Corbett, *North Beach Historic Context Statement*, p. 11.

<sup>11</sup> Corbett, *North Beach Historic Context Statement*, p. 13.

<sup>12</sup> Corbett, *North Beach Historic Context Statement*, p. 18.

<sup>13</sup> Corbett, *North Beach Historic Context Statement*, p. 22.

<sup>14</sup> Corbett, *North Beach Historic Context Statement*, p. 85.

<sup>15</sup> Tobriner, *Racing for Disaster*, p. 200, as cited in Corbett, *North Beach Historic Context Statement*, p. 25.

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North Beach was bisected by the “Fire Limit” boundary line meaning that all new construction on the south side of Broadway, including the intersection of Columbus Avenue at Broadway, then Columbus Avenue south to Montgomery, had to be fire-resistant, built of brick or reinforced concrete exterior walls; this resulted in buildings that are generally larger at four stories and sit on more expansive lots.

The law stipulated that new construction on the north side of Broadway, the more residential area of North Beach, could be rebuilt with the less expensive wood-frame construction. This was consequential in that individuals were able to act as builders and take charge of reconstructing their own homes, as opposed to relying on real estate development companies, investors or institutions who undertook the larger scale, fireproof construction projects.

### ***Housing Problem, Immediate Reconstruction and Temporary Buildings***

Housing was the most urgent problem throughout the city after the 1906 disaster. In the immediate aftermath, people moved in with friends and family or moved away. Many, including most of the poor and working classes (who made up most of the population of North Beach), camped in tents in Washington Square. Efforts to build more permanent housing were delayed due to shortages of money, building materials, especially lumber, difficulty of securing reliable contractors and labor, and slow insurance adjustments. In addition, it was not yet legal to build because permits could not be issued until the new building law was passed in July 1906.

Nevertheless, there was substantial immediate construction in North Beach. Right away, many Italians returned to “the same lot, though in shelters improvised from tarpaulins, boards, sheets of tin, corrugated iron,” and other materials.<sup>16</sup> Within weeks, two-story buildings were rising and many supposedly temporary buildings were being built as permanent structures.

In June 1906, more than a month before adoption of the new building law, the *San Francisco Call* reported: “there are now a great number of new buildings, plain but comfortable, which furnish homes for many who will have protection against climatic changes until such times as they can rebuild more expensive structures...”<sup>17</sup> Most of the initial temporary buildings in North Beach were residential buildings; many located at the rear of lots. From a review of Sanborn maps, aerial photographs, building permit applications, and published notices, it appears that as of 2024 there are approximately 50 (built circa 1906- 1911) remaining at the rear of larger buildings within the historic district. While they are out of view from the public-right-of-way, they are related to the theme of post-earthquake reconstruction.<sup>18</sup> Given that these small buildings are not visible from the public right-of-way they have not been included in the resource

<sup>16</sup> [Russell Sage Foundation, as cited in Corbett, North Beach Historic Context Statement](#) p. 28.

<sup>17</sup> Corbett, *North Beach Historic Context Statement*, p. 29.

<sup>18</sup> Corbett, *North Beach Historic Context Statement*, p. 30.



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count or as contributors to the historic district. However, they are related to the theme of post-earthquake reconstruction in North Beach.

In addition to residential buildings, temporary commercial structures were also erected, mostly along Columbus Avenue, where Zabaldano's Pharmacy and the Buon Gusto Restaurant were open for business. "A building for the Fior d'Italia restaurant at the northeast corner of Broadway and Kearney Street" was nearly complete one month after the fire.<sup>19</sup>

### ***Relief Funds for Housing***

The San Francisco Relief and Red Cross Funds Corporation, known as the "Relief Corporation," quickly developed a housing plan covering three categories of houses: temporary Camp Cottages; Bonus Houses; and Grant-and-Loan Houses.

Camp Cottages (sometimes called Refugee Shacks or Earthquake Shacks) were built for the largest, most needy, and most urgent group which consisted of renters who had no means of rebuilding. For this group, 5,610 Camp Cottages were constructed citywide to house over 16,000 San Franciscans in 11 refugee camps in Dolores Park, Washington Square, Precita Park, Portsmouth Square, and in the Richmond District. To establish Official Relief Camp No. 21 in Washington Square, tents and temporary shacks were removed and replaced by rows of closely spaced Camp Cottages.<sup>20</sup>

Whether on the main streets or at the rear of lots, dwellings in North Beach known as Bonus Cottages or Grant-and-Loan Cottages were intended to replace a common North Beach building type decimated by the disaster. Owners were paid a \$500 bonus by the Relief Corporation for rebuilding. Also supported by the Relief Corporation, most Grant-and-Loan Cottages were designed and built independently using standard plans. Superficially similar to the Camp Cottages or "earthquake shacks," Grant-and-Loan Cottages were somewhat larger, typically rectangular in plan with a gable roof, shingled exterior walls, and comprised of four rooms.

### ***Rapid Reconstruction of Permanent Buildings***

Once the building law was approved, construction of more permanent buildings began rapidly in North Beach. Prior to the disaster, North Beach largely consisted of wood-frame construction. The totality of destruction was, ironically, an advantage because there was little to clear away but ashes. This was in extreme contrast to San Francisco's downtown where hauling away bricks, iron, stone, and other materials was an expensive operation that delayed reconstruction for months.<sup>21</sup>

<sup>19</sup> Corbett, *North Beach Historic Context Statement*, p. 30.

<sup>20</sup> Corbett, *North Beach Historic Context Statement*, p. 34.

<sup>21</sup> Corbett, *North Beach Historic Context Statement*, p. 31.

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In addition to the ease of site clearing, North Beach reconstruction moved quickly because of resourceful access to building materials. While obtaining materials was a severe problem elsewhere, especially in working class residential neighborhoods, A.P. Giannini, president of the Bank of Italy, secured lumber from Washington and Oregon specifically for North Beach.<sup>22</sup> In September 1906, the *San Francisco Chronicle* noted: "The busiest portion of the city today is the northern, or what was known as the Italian quarter. There are more teams and men at work there than in any other part of town."<sup>23</sup>

### ***Reconstruction Boom***

North Beach was universally acknowledged as the first part of San Francisco to be rebuilt. According to a newspaper report, six months after the earthquake, "The North Beach district has been the first to resume its former aspect... more dwellings, both flats and private house, have been erected there than in any other portion of the city... 543 structures within four months."<sup>24</sup> One year after the earthquake and fire, four million dollars had been spent by Italians rebuilding 700 houses in North Beach. While much was left to be done in the city as a whole, "In less than three years practically the entire district was rebuilt."

The first Sanborn maps prepared after the fire, published in 1913, showed North Beach largely built as it is today. Many blocks were completely built up; almost all were at least 80% complete. By April 1913, the Chief Building Inspector reported about North Beach: "It is safe to say no other section, residential or business, can show a greater volume of rehabilitation or a greater degree of persistency in development work."<sup>25</sup>

In the two years between publication of the 1913 Sanborn Map and the opening of the Panama-Pacific International Exposition (PPIE), many of the few remaining vacant lots in North Beach were built upon: "There was little new construction in North Beach after 1915 . . . [and] almost the only buildings erected in North Beach after 1915 were speculative ventures promoted by Italian developers, most of whom were directors of the newly created Italian-American Bank."<sup>26</sup> In other words, between 1906 and 1915 when North Beach was largely rebuilt, its builders were individuals and families building their own homes; after 1915, most builders were not individuals, but rather investors, speculative developers, and real estate businesses.

### ***Expansion and Infill: 1916 - 1941***

<sup>22</sup> Corbett, *North Beach Historic Context Statement*, p. 31.

<sup>23</sup> Corbett, *North Beach Historic Context Statement*, p. 31.

<sup>24</sup> *San Francisco Examiner*, 11 March 1907, p. 3.

<sup>25</sup> *San Francisco Call*, 27 April 1913, p. 4.

<sup>26</sup> Corbett, *North Beach Historic Context Statement*, p.46.

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Largely built out by 1915, North Beach had relatively few parcels available for construction during the period between 1916-1941. However, a few large and conspicuous building sites had been reserved within the historic district. The most important of these was for the rebuilding of Saints Peter and Paul Catholic Church on the north side of Washington Square. Designed in 1908 by architect Charles Fantoni, largely built in 1922-1924, its façade decoration was completed in 1940.

Ongoing construction of new residential buildings proceeded at a slower pace than in the 1906-1915 period. The construction of dwellings, flats, and apartments occurred by replacing temporary structures and by infilling the remaining vacant lots. Some lots became available for residential development in the northern part of the district after the 1921 zoning ordinance sought to move industries away from residential enclaves. Warehouses, fish processing and wholesale stores, and sausage factories were encouraged to move to the perimeter of the district making sites available at the north end of North Beach for new homes for more affluent residents.<sup>27</sup>

Many of the new residential buildings differed from their earlier counterparts primarily by incorporating automobile garages and by the popularity of brick veneer on the street facades. As before, decorative detail was derived from Classical and Renaissance precedents, or was visually compatible with Mediterranean influenced architecture.<sup>28</sup> An excellent example is the two-story, multi-family residence at 602-604 Lombard Street designed by architect Paul F. DeMartini. This is a flats building that originally included four garages and an elaborate brick façade.

#### ***Federal Housing Act of 1934***

The Federal Housing Act of 1934 was part of the New Deal passed during the Great Depression in order to make housing and home mortgages more affordable. While this had a major impact on much of San Francisco, in North Beach the effect was limited since there were so few available buildable sites. Nevertheless, between 1935 and 1941, thirty-seven residential buildings were built in North Beach – eight dwellings, twenty-seven flats, and two apartment buildings. Some may have been built with FHA loans. Most of the owners of these buildings had Italian surnames, indicating continuity of development in the neighborhood. At the same time, the architects of the new buildings were overwhelmingly not Italian, indicating a shift in cultural practices. After a long period of isolation, the Italian population was becoming more integrated with the general population of the city. While many of the earlier residences built were more modest, new buildings were designed for more affluent owners and represented the beginnings of gentrification of the neighborhood.<sup>29</sup> This trend is exemplified by a series of three contiguous two-story, multi-family residences in the 1900 block Stockton Street. The flats building at 1934-36 Stockton Street has an original garage, a stucco finish and brick base, and distinctive

<sup>27</sup> Corbett, *North Beach Historic Context Statement*, p. 46.

<sup>28</sup> Corbett, *North Beach Historic Context Statement*, p. 46.

<sup>29</sup> Corbett, *North Beach Historic Context Statement*, p. 48.

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scalloped wood detail. This building is one of three successive buildings in the historic district built by prominent Modern architect Herman C. Baumann in 1940.<sup>30</sup>

### ***Investment and Remodeling: The 1939 Golden Gate International Exposition***

In the late 1930s, around the time of the 1939 Golden Gate International Exposition on Treasure Island, which emphasized innovation and Modernism, many property owners invested in the remodeling of their buildings. This resulted in a pattern of stylistic change to North Beach building facades. Especially near Washington Square, both mixed-use and residential buildings were remodeled with new stucco facades in the Moderne Style. Associated with the promotion of the district to outsiders, development in this period included neon signs and tourist-oriented restaurants and stores.<sup>31</sup>

### **Development of North Beach After 1941**

While the numerous remodelings of the 1930s were the result of an aesthetic choice to improve and update building appearances in conspicuous locations, another wave of remodeling beginning after World War II was generated by more mundane considerations. After the economic constraints of the Depression years and the difficulty in obtaining materials during World War II, the building stock was in need of maintenance and repairs. Buildings needed to be painted, roofs repaired, windows repaired, leaks plugged, and rotted wood replaced. New, inexpensive building materials were marketed for their low maintenance properties. Facades of some wood buildings in North Beach were re-clad in asbestos-cement shingles, vinyl, or aluminum siding. Others, which were originally clad in rustic siding, were covered in stucco. Wood windows were replaced by aluminum sash, sometimes in standard sizes that did not match the old window openings in size or proportion. When maintenance work was undertaken, original decorative features were sometimes removed.

Since the 1980s, a third wave of rehabilitation and remodeling has generally responded to the desires of a new class of owners and occupants far wealthier than the original working-class immigrants. Interiors were reworked or replaced, but building exteriors were minimally changed. On Broadway and along Columbus, lodgings originally built as larger hotels, operate as residential hotels for lower income populations. Others have been converted to offices and related uses.

Major structural changes to the neighborhood ended its relative isolation and substantially increased automobile traffic. In 1952, the Broadway Tunnel was completed connecting North Beach to the western part of the city. In 1960, construction of the Embarcadero Freeway

<sup>30</sup> The addresses of the three adjacent buildings are 1916-18, 1922-24, and 1934-36 Stockton Street.

<sup>31</sup> Corbett, *North Beach Historic Context Statement*, p. 48.

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connected North Beach to the East Bay and points south. Among other impacts, these changes facilitated access by visitors to the restaurants and entertainment life of North Beach.<sup>32</sup>

### Criterion A: Ethnic Heritage and Social History

#### Ethnic Heritage

Significant under Criterion A in the areas of Ethnic Heritage / Social History, North Beach's history is derived from its association with the social and ethnic populations who have lived in and influenced residential and commercial development. Census records, City directories, naturalization records and other sources, inform the social and ethnic history of the district and convey a picture of North Beach families who built the neighborhood.

From its earliest days, the population of North Beach has been in flux. In close proximity to Chinatown and with a large foreign-born population of immigrants from all over the world, North Beach was considered an international settlement. Census data from 1880 and 1900 reinforces this concept with as many as 17 different nationalities represented by a population of almost 200 people per block.<sup>33</sup>

The population can be broadly categorized in three main periods:

- Before 1906, the population was a mix of immigrant and ethnic groups.
- From 1906 to the end of World War II, North Beach was predominantly populated by Italians, a tightly knit community who employed local (mostly Italian) contractors, architects, and builders to rebuild the neighborhood.
- In the late 1940s, the populace shifted so that, over time, the predominant population was of Chinese ancestry by 1990.

During the Gold Rush, cohesive settlements emerged for Chileans, Australians, Germans, and Irish in the area that later became North Beach. In the 1850s and 1860s, churches and other institutions established in and near the neighborhood reflected the presence of multiple population groups. In the late 19<sup>th</sup> century, the increasing population of speakers of Romance Languages — Spanish, Mexicans, French, Portuguese, Italians, Swiss, Peruvians, Chileans, and Basques gave rise to the term Latin Quarter for the neighborhood, as explained:

At the time of the 1860 and 1870 censuses, most foreign-born Latinos in San Francisco had migrated from Mexico, Chile, and Peru. The majority of the city's Latin Americans and Spaniards lived in a part of North Beach known as the "Latin Quarter." The area was a first stop for immigrants from all over Europe and Latin America. Within this cosmopolitan neighborhood was a substantial Italian enclave, as well as smaller enclaves

<sup>32</sup> Corbett, *North Beach Historic Context Statement*, p. 48.

<sup>33</sup> Bloomfield, *North Beach San Francisco: An Architectural, Historical and Cultural Study*, p. 51.

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of Mexican, Spanish, French, Portuguese and other immigrant groups. As a collection, the North Beach area was often called the "Latin Quarter." Eventually, a subsection of the neighborhood came to be known by various nicknames, including the "Spanish Settlement," "Spanish Colony," "Little Mexico," and the "Mexican Colony."<sup>34</sup>

By 1900 the Italian community had become the largest group in the neighborhood, though not yet a majority. The earthquake of 1906 served as a catalyst to speed up the transition of North Beach to a predominantly Italian neighborhood. The Italians built a neighborhood of housing, initially occupied by the families that built it and later retained as rental housing by later generations. By the late 1940s, the Italians began moving out of the neighborhood. As more Italians vacated rental units and sold property, the Chinese (from nearby Chinatown) came in as renters and property owners. By 1977, 40% of the population of North Beach was Chinese and by 1990, 66% of the population was Chinese.<sup>35</sup>

#### ***Ethnic Heritage: Italians***

North Beach is widely associated with Italians, who have dominated the area for much of its history and who were primarily responsible for rebuilding the neighborhood after the 1906 disaster. In this association, North Beach, also called Little Italy, was one of the largest and most important populations of immigrant Italians in the United States during the principal period of Italian immigration from the 1860s to the 1920s. "Of all cities in the United States, this was the only one in which both northern Italians and southerners were substantially represented."<sup>36</sup>

Most San Francisco Italian immigrants came from provinces in Liguria and Tuscany in the north and Calabria and Sicily in the south, where they were farmers or fishermen at home and hoped to find similar work here. In San Francisco, the major sources of employment for Italians in fishing, industrial canning operations, and the wholesale vegetable market were in proximity to North Beach. Located at the north end of North Beach were important industries such as the fishing fleet at Fisherman's Wharf and industrial canning operations at the Del Monte Plant. Constructed to replace multiple canneries destroyed in the 1906 earthquake, the California Fruit Canners Association, later Del Monte, built (in 1907) the world's largest fruit and vegetable cannery located on the San Francisco waterfront with a staff of 2,500. The facility was capable of producing up to 200,000 units of canned food per day. The Del Monte Cannery was the City's largest employer of Italians at the time.<sup>37</sup> Economics associated with the Great Depression led to the closure of the Del Monte Cannery in 1937.

<sup>34</sup> Draft San Francisco Latino Historic Context Statement prepared by the San Francisco Planning Department, 2018, p. 31.

<sup>35</sup> Corbett, *North Beach Historic Context Statement*, p. 51.

<sup>36</sup> Cinel, p. 13, as cited in Corbett, *North Beach Historic Context Statement*, p. 53.

<sup>37</sup> Carlsson, Chris. *Del Monte Foods, Historical Essay*, FoundSF San Francisco Digital History.

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Located beyond the southern end of North Beach was a separate, but related agricultural operation. Founded by the Italian-American community in 1874, the Colombo Market, the city's first enclosed wholesale market for fruits and vegetables, was the pre-cursor the city's produce district. The market was an important source of employment for Italians for decades. The produce market served the area until the early 1960s.<sup>38</sup> These jobs afforded North Beach Italians the opportunity to reside in proximity to their place of employment.

With the continuing influx of large numbers of immigrants in the 1920s, North Beach was at its most Italian from the end of World War I to the end of World War II. San Francisco's Italian population peaked in 1935 followed by new population movements. With the first movement of Italians out of North Beach in the late 1930s, the traditionally low-cost housing remained cheap; rents in 1940 were still among the lowest in town.<sup>39</sup>

Despite census figures, flows of population, and prominence of varying ethnic groups, North Beach remains very much identified as the center of Italian culture in San Francisco largely expressed through culinary traditions, the presence of Italian churches, holidays, festivals, parades, clubs, and cafes - all of which combine to create an overall and enduring ambience.

#### ***Ethnic Heritage: Chinese***

North Beach is also widely associated with the Chinese, who have inhabited the area and nearby Chinatown since the mid-19<sup>th</sup> century. Like people from other countries and cultures, the Chinese came to San Francisco during the Gold Rush, settling in "Little Canton" in 1850. Soon taking the name "Chinatown", the Chinese population was effectively confined to a specific area due to anti-Chinese attitudes and public policies. In 1853, the city designated an official Boundary of Chinatown. Encompassing the six blocks bordered by Kearny, Stockton, Sacramento, and Jackson Streets, Chinatown abutted the southwest corner of North Beach.<sup>40</sup>

After a population stagnation due to the Chinese Exclusion Act of 1882, the population of Chinatown began to grow in the 1920s. World War II brought changes in the legal status of the Chinese in America. Since China was an ally of the United States in the war with Japan, restrictions on Chinese immigration began to be lifted in 1943. In 1947, the Alien Land Law of 1913, which prohibited Chinese from owning real estate was repealed. By 1960, the Chinese population of San Francisco grew to 36,445. In this period, and for the first time, significant numbers of San Francisco Chinese began moving out of Chinatown, most of them to nearby North Beach.

<sup>38</sup> Brandi, Richard. *San Francisco Landmark Nomination, Colombo Market Arch*, 2023.

<sup>39</sup> Cinel p. 12, as cited in Corbett, *North Beach Historic Context Statement*, p. 52.

<sup>40</sup> McElhinny, p. 35, 43, as cited in Corbett, *North Beach Historic Context Statement*, p. 54.

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Though Broadway was long considered a symbolic dividing line between North Beach on the north and Chinatown to the south, separating the two ethnic groups, the reality was more nuanced. Proximity between Chinatown and North Beach meant that some Chinese had long lived north of Broadway, despite anti-Asian sentiment.<sup>41</sup>

In 1880, when the ethnic makeup of North Beach was varied, Chinese-born laborers lived in crowded conditions in North Beach. An example is seen on Varennes Street, where two boarding houses, at 14 and 15 Varennes Street, housed Chinese workers in tenement housing.<sup>42</sup> Census records indicate that 33 Chinese men (almost all married, but living without their families) resided at 14 Varennes; the majority were employed as cooks, others as laborers, servants, and one gardener. The situation was similar at 15 Varennes where 30 Chinese men were housed. The rest of the population on this block of Varennes was 22% Italian, 18% Irish with small percentages of German, Mexican, and Swiss. By 1900 the only ethnic group living on this block was Italian.<sup>43</sup>

After World War II, as Italians moved out of North Beach, Chinese took their place in greater numbers, first as residents and property owners and later as business owners. The Chinese represented the majority of the North Beach population by 1990.<sup>44</sup>

Selected examples of extant historic resources that illustrate the Chinese presence and population in North Beach over time follow. One example is the cottage located at 659B Greenwich Street in the heart of North Beach. As stated above, 659B Greenwich was designed by architect Paul F. DeMartini and built 1907. Located at the rear of the lot (originally with a capacious front garden),<sup>45</sup> this property illustrates the pattern of movement of Chinese families between Chinatown and North Beach after World War II.<sup>46</sup> In 1940, Charles Ting Gan (born 1900, Guangdong, China) and his wife, Lily Gan, were living with their 10 children in a rented dwelling at 170 Sacramento Street in Chinatown. By 1951, the family, then numbering 13 children, had moved to 659B Greenwich, a two bedroom cottage. Charlie Gan was employed in the liquor business in Chinatown, first as a bartender and later as owner of the well-known Ting-A-Ling Bar at 1155 Grant in Chinatown.

Bruce Jang and Elaine Chinn Jang, both born (circa 1918) and raised in Chinatown, both graduates of Lowell High School and the University of California, Berkeley, grew up at 1541 Powell Street and 1050 Washington Street, respectively. Graduating top of her class in 1940,

<sup>41</sup> McElhinny p. 46 as cited in Corbett, *North Beach Historic Context Statement*, p. 55.

<sup>42</sup> The structures are no longer extant, having been destroyed in 1906.

<sup>43</sup> *North Beach, An Architectural, Cultural, and Historical Survey*, 1982, p. 81.

<sup>44</sup> McElhinny pps. 88, 95-96, 104 as cited in Corbett, *North Beach Historic Context Statement*, p. 55.

<sup>45</sup> Due to the 2002 construction of a bulky, 3-story residential building on the garden site, the 1907 property is ~~only~~ visible from the ~~rear~~; it remains intact.

<sup>46</sup> The information on the Gan family has been drawn from city directories and census records.

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Elaine Chinn Jang became a doctor of optometry. By 1950 she purchased the practice of a retiring North Beach optometrist at 1556 Stockton becoming the first Chinese business to move into and integrate the predominantly Italian neighborhood.<sup>47</sup> For 37 years, she operated a business in the center of North Beach, serving generations of Italian and Chinese families and paving the way for other Chinese businesses.<sup>48</sup> In 1955, the Jangs moved to North Beach, hiring an architect to design an International style, single-family home at 655 Greenwich Street.

Another building that is an example of Chinese ownership in North Beach in the second half of the 20<sup>th</sup> century is the modern, multi-family residence at 619-21 Greenwich St. (1961), designed by architect Stephen P. S. Lee for owner Lee Jung Won.

In the last decades of the 20<sup>th</sup> century, a majority of properties in North Beach shifted to Chinese-American owners.

#### ***Social History: Bohemians, Beats and Their Antecedents***

North Beach has long been associated with San Francisco's widely recognized tradition of accommodating Bohemians, a movement loosely comprised of writers, artists, and thinkers who reject conventional social norms. In the late 19th century, Coppa's Restaurant, located on the southern end of North Beach at the foot of Columbus Avenue, was the center of Bohemian life, providing good cheap food and wine that attracted artists and literary people, in this case Jack London, George Sterling, and Will Irwin.<sup>49</sup>

After the 1906 earthquake, the Bohemian presence was still noted in North Beach. In 1914, author Clarence Edwords stated, "San Francisco holds no more interesting district than that lying around the base of Telegraph Hill, and extending over toward North Beach..."<sup>50</sup> A summary of Bohemians and Beats in North Beach states:

After World War II, a number of writers and artists migrated to San Francisco. Returning GIs brought home with them a new interest in foreign cultures, San Francisco stepped up its commercial contacts with Asia, and the City was then open to many outside cultural

<sup>47</sup> *San Francisco Chinese Directory*, 1950.

<sup>48</sup> Obituary of Dr. Elaine Jang, 2023.

<sup>49</sup> Smith, p. 188 as cited in Corbett, *North Beach Historic Context Statement*, p. 54.

<sup>50</sup> Edwords, Clarence. *Bohemian San Francisco*, 1914.

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influences offering a receptive environment for radicals, anarchists, communists, populists, Wobblies, abstract expressionist painters and experimental theater. Jazz and bebop began revolutionizing music... Kenneth Rexroth arrived and set out to turn San Francisco into a literary center with his salons and other activities. The Anarchist Liberation Circle met for big parties at Fugazi Hall at 678 Green Street in North Beach, where the writers and artists of the Rexroth group were joined by a wider social spectrum -- old Italian anarchists, longshoremen, doctors, cab drivers and professors.<sup>51</sup>

In 1953, Lawrence Ferlinghetti and Peter Martin co-founded City Lights Bookstore at 261 Columbus Avenue (Landmark No. 228) which quickly became a gathering place for Bay Area writers, poets, artists and performers in neighborhood clubs, who would eventually be known as the Beats. Poets and writers associated with City Lights included Allen Ginsburg, Jack Kerouac, William Burroughs, Lawrence Ferlinghetti, Gregory Corso, Kenneth Rexroth, Gary Snyder, Phillip Lamantia, Michael McClure, Bob Kaufman, and Phillip Whalen.

During the 1950s the artists and art shops along Grant Avenue attracted Bohemians to the area, but it was not until the summer of 1958 that their dress and way of life captured the public's attention.<sup>52</sup> In 1958 the term "Beatnik" was coined by *San Francisco Chronicle* columnist Herb Caen.<sup>53</sup> Attracted by City Lights, writers and artists resided in North Beach and frequented its bars, cafes, and restaurants, especially on Columbus Avenue, Grant Avenue, and Broadway.

Bars frequented by the Beats which are extant, as buildings and businesses, include Vesuvio Cafe at 255 Columbus Avenue, Specs' 12 Adler Place, Gino and Carlo's at 548 Green Street, and Tosca at 242 Columbus Avenue. Restaurants favored by the Beat crowd included Hotel du Midi at 15 Romolo Place, the [New](#) Pisa at 1268 Grant Avenue, the Old Spaghetti Factory at 478 Green Street (City Landmark No. 127), the Black Cat at 710 Montgomery Avenue, and Enrico's at 504 Broadway. Beats performed at The Cellar at 576 Green Street, the Coffee Gallery at 1353 Grant Avenue, The Place at 1546 Grant Avenue. While the buildings remain, the businesses are defunct.

Other commercial venues popular with the Beats were The Co-Existence Bagel Shop at 1398 Grant Avenue, the Bread and Wine Mission at 501 Greenwich, Mike's Pool Hall at 523

<sup>51</sup> *Landmark Designation Case Report for City Lights Booksellers and Publishers* prepared by Nancy J. Peters, Nancy C. Shanahan and G. Bland Platt, dated March 2001, p. 5.

<sup>52</sup> [Myrick, p. 125.](#)

<sup>53</sup> Corbett, *North Beach Historic Context Statement*, [p. 57.](#)

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Broadway, the Discovery Book Shop at 245 Columbus Avenue, Fugazi Hall at 678 Green Street, Savoy Tivoli at 1434 Grant Avenue, and Caffè Trieste at 601 Vallejo Street. All these businesses are defunct except the enduring Caffè Trieste, Savoy Tivoli and Fugazi Hall.

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Among musicians, Dave Brubeck, Lu Watters, and Turk Murphy “all made their reputations here.”<sup>54</sup> Among clubs for jazz and comedy were the Hungryi at 599 Jackson Street, the Purple Onion at 140 Columbus Avenue, the Jazz Workshop at 471-73 Broadway, Keystone Korner at 750 Vallejo, and El Matador at 492 Broadway.

Well-known clubs, bars, and public places associated with the Beat era have been documented, in addition to the flats, apartments, and hotel rooms where leading figures lived, such as 1010 Montgomery Street where Allen Ginsburg lived while writing the era’s epic poem, *Howl*.<sup>55</sup>

Many historic resources, the older buildings throughout North Beach, that housed venues associated with Beat culture remain extant.<sup>56</sup> The period of significance for Beats in North Beach begins about 1950 to roughly 1965 when many writers associated with City Lights Bookstore abandoned North Beach believing it had become too commercialized.<sup>57</sup>

#### ***Social History: LGBTQ Community***

North Beach has been documented as San Francisco’s first queer residential enclave and first bar-based LGBTQ community.<sup>58</sup> In the 1930s, gay and lesbian bars and restaurants appeared in North Beach (and on nearby Telegraph Hill). Men and women moved to the neighborhood and established the roots of a fledgling community. Relaxed attitudes among the local Italian community fostered a community that was considered relatively safe and welcoming for gay people.

Spaces catering to gay men, lesbians, and transgender men and women appeared soon after the repeal of Prohibition in 1933 and were able to thrive after the post-Prohibition period for a

<sup>54</sup> Benet, p 90, as cited in *North Beach Historic Context Statement*, p. 58.

<sup>55</sup> Morgan, Bill. *The Beat Generation in San Francisco*, p. 85.

<sup>56</sup> Based on significance of association with the Beats (The Cellar) and LGBTQ groups (Coffee Dan’s and the After-Hours Club), rather than architectural merit, the building at 570-76 Green Street may qualify as an individually eligible resource.

<sup>57</sup> *Landmark Designation Case Report for City Lights Booksellers and Publishers* prepared by Nancy J.

Peters, Nancy Shanahan and G. Bland Platt, dated March 2001, p. 8.

<sup>58</sup> *Citywide Historic Context Statement for LGBTQ History in San Francisco* by Donna Graves and Shayne Watson, October, 2015, p. 157.

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variety of reasons including the establishment of the nightclub (successor to the speakeasy) as a new entertainment model, ubiquitous in North Beach.<sup>59</sup>

Between 1933 and the 1960's, over twenty nightclubs, bars, and restaurants catering to gay, lesbian, and transgender people were located in North Beach.<sup>60</sup>

In the 1950s, police raids on nightclubs and bars frequented by gay, lesbian, and transgender people were common. As an example, Tommy's Place and 12 Adler Place were the only bars in the San Francisco in the early 1950s that were owned by lesbians and had lesbian bartenders.<sup>61</sup> Because of this, they drew the attention of policing agencies. Both bars were housed in an extant building located at 527-529 Broadway; both bars were connected by an internal stair and mezzanine. As an example of layering of history in North Beach, 527-29 Broadway was also the site of the Ning Yung District Association, a Chinese benevolent association in the 19th century. At present, the four-story brick structure on the site was built in 1911 and later became significant for its association with LGBTQ history (Tommy's Place, 1952-55) and the Beats (Specs' Twelve Adler Museum Café, 1956 to present).

These places remain emblematic of events and individuals important to aspects of San Francisco's LGBTQ history such as the development of transgender culture through cross-gender entertainment; or the beginning of institutionalized harassment of queer communities through oppressive laws and bar raids.

The *Citywide Historic Context Statement for LGBTQ History in San Francisco* recognizes North Beach as a potential historic district as well as a neighborhood that holds clusters of extant resources.<sup>62</sup> The period of significance associated with the LGBTQ community in North Beach has been documented as beginning about 1933 with an end date of 1965.<sup>63</sup> After the repeal of Prohibition in 1933, San Francisco's earliest LGBTQ spaces such as Finocchio's, Mona's, and the Black Cat Café the City's earliest and most significant queer spaces were concentrated in North Beach. In the 1930s and 40s, these spaces became known for cross-gender entertainment. By the late 1960s, gay enclaves were eventually established across the city, in the Tenderloin, on Polk Street, and in the Castro. While the LGBTQ community continued to have an important

<sup>59</sup> *Citywide Historic Context Statement for LGBTQ History in San Francisco* by Donna Graves and Shayne Watson, October, 2015, p. 53.

<sup>60</sup> *Citywide Historic Context Statement for LGBTQ History in San Francisco* by Donna Graves and Shayne Watson, October, 2015, p. 59.

<sup>61</sup> *Citywide Historic Context Statement for LGBTQ History in San Francisco* by Donna Graves and Shayne Watson, October, 2015, p. 117.

<sup>62</sup> *Citywide Historic Context Statement for LGBTQ History in San Francisco* by Donna Graves and Shayne Watson, October, 2015, p. 58-82.

<sup>63</sup> Corbett, *North Beach Historic Context Statement*, p. 163.

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presence in North Beach after 1965, occupying existing flats, hotels, and apartments, and patronizing businesses in the area, North Beach was no longer the center of gay life in the city.

Other selected examples of historic resources associated with the LGBTQ population in North Beach include the iconic Sentinel Building (1905) at 916 Kearny Street (at Columbus) location of the Opus One Night Club, 1952-58. The building that houses Tosca Café, at 242 Columbus Avenue is historically associated with both Beat culture and is significant for its association with LGBTQ nightlife as the site of various clubs, the Red Balloon Club, 1953-67; Le Mondo Carnival Club Bar, 1968-70; Big Basket, 1969-72; and the Babylon Ballroom circa 1972.

With an entrance on Cadell Alley, the building located at 524 Union Street (1906) is significant for its association with LGBTQ history as the former site of the Paper Doll (1949-70, Bar/restaurant) for which it was landmarked (City Landmark No. 287). It is significant for its association with lesbian history rather than architectural merit as the exterior has been remodeled various times.

### **Criterion C: Architecture**

Architecture is the strongest and most inclusive and unifying theme of the North Beach historic district. Possessing an overall continuity the neighborhood's architecture has a distinctive and cohesive vocabulary based on similarity of height, scale, proportion, materials, and ornamentation. Historically, the types of buildings that comprise the district are: residential – flats, houses, cottages, and residential hotels; mixed-use, flats with commercial; commercial – restaurants, cafés, bars, music venues, clubs and retail; institutional – schools, churches, fraternal organizations; and, automotive – parking and repair garages. On Broadway, common entertainment building types were pool and dance halls, bocce ball courts, theaters, arcades, restaurants and saloons.

### **Architectural Styles**

#### ***Historicist and Historically Inspired Eclecticism***

The prevailing architectural idiom of North Beach is based on the popular historicist styles of the time, principally the Classical Revival style. Facade ornamentation is often derived from Renaissance and Baroque architecture, including cornices, belt courses, pilaster and column orders, window and door moldings, and other details. This includes buildings with elaborate modillions, egg-and-dart and dentil moldings, consoles, pediments, keystones, oval windows, columns, and art glass, or simple Classical Revival moldings at the cornice. A few buildings show an imaginative use wooden ornamental details. Stylistically, a few buildings were given other stylistic treatments — Gothic, Arts and Crafts, Mission Revival, Art Nouveau, Elizabethan,

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Tudor.<sup>64</sup> Although superficially diverse, because these anomalies were typically applied in the same compositions in the same materials and at the same scales, they harmonize with the predominant Classical Revival, Renaissance, and Baroque Revival buildings of the neighborhood.<sup>65</sup>

On Broadway, and on certain corner lots all over the historic district, the larger parcels allowed for a type of architecture that in massing, proportion, style, and ornamentation, loosely recalls the architecture of Renaissance and Baroque Europe. These buildings faintly echo the palaces of Renaissance Italy in the regular placement of windows, in the use of proportions and details of the classical orders (of base, shaft, capital, entablature and cornice), and in the use of classical moldings. These are superimposed on the facades of American buildings whose bay windows, fenestration, and proportions were generated by balloon or platform frame construction (rather than masonry).<sup>66</sup> These buildings tend, like Renaissance palaces, to be either in a one-part composition or a two-part composition with its first floor constituting the lower part and the upper floors constituting the upper part.

### ***Art Deco Influences***

Streamline Moderne and Art Deco motifs appeared in North Beach in the late 1930s. While the original building form and (typically) bay window composition remained, smooth new stucco was applied over existing facades and original historicist ornamentation was removed to be replaced by a streamlined treatment. Speed lines were added in place of original cornices. Other adornments of the time were bas reliefs (e.g. Mayan figures and zigzags), stepped horizontals, and vertical divisions. Such ornament usually appears at cornices and around entrances.<sup>67</sup> Buildings that were modified and reflect the architectural expression of the 1930s streamline style are 1301 Stockton Street and the four side-by-side buildings at 800-830 Greenwich Street.

An excellent example the streamline adaptation is the two-story Classical Revival commercial building at 526 Columbus Avenue, originally built in 1906, and modified in 1934 and 1936 by architect John A. Porporato with the addition of stucco siding and replacement of the existing ornament with Art Deco motifs including grooved pilasters, zigzag moldings, and rounded storefront piers.

### **Modernism**

In the mid 1930s, early Modernist influences appeared in a few instances in North Beach, a neighborhood by then nearly fully built out. Certain building types — dwellings, flats,

<sup>64</sup> Corbett, *North Beach Historic Context Statement*, p. 86.

<sup>65</sup> Corbett, *North Beach Historic Context Statement*, p. 86.

<sup>66</sup> Corbett, *North Beach Historic Context Statement*, p. 85.

<sup>67</sup> Breeze, p. 155.

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apartment, and commercial buildings — were designed with flat roofs, clean lines, and an absence of historical detail.

Among well-known architects represented in these buildings were Herman C. Baumann, who designed 4 buildings in the district, including those at 1916-18 Stockton Street (1940) and 1922-24 Stockton Street (1940); Martin Rist who designed 470-90 Columbus Avenue (1936) and the Buon Gusto Sausage Factory at 535 Green Street (1946); and Peter D. Canali designed the Rossi Market building at 627 Vallejo Street (1932).

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The trend toward Modernism continued after the war from the late 1940s to the 1970s. Among well-known architects represented in this period were Hertzka & Knowles who designed a bank building on the prominent corner of Columbus and Green at 580 Green Street (1962); Lloyd Conrich who designed the apartment building at 566 Vallejo Street (1955); landscape architects Lawrence Halprin and Douglas Baylis, who redesigned Washington Square Park in 1957; and, the prolific firm of Appleton & Wolfard, who designed the former North Beach Branch Library at 800 Columbus Avenue/2020 Mason Street (1958), listed on the National Register of Historic Places and demolished in 2014.

In total, 14 historic district contributors were built in the period after WWII until 1965.

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### Building Types – Residential Buildings

The term “dwelling” in the building laws, and as indicated on Sanborn Fire Insurance maps, was intended to be a neutral term. A “dwelling” could refer to a flat, a cottage, or an apartment building. Flats were the most numerous buildings built during the Reconstruction Period, 1906 to 1915.

Before the 1906 earthquake, two new types of building were becoming increasingly common in North Beach — small flats and tenements. In addition to dwellings, hotels, and lodging houses, large multi-unit residences called tenements were built for the poor. According to the 1901 building law: “A ‘tenement house’ is a building similar to an apartment house, except that several units shared toilets, baths, and kitchens. Toilets and baths may have been in separate structures in the back...”<sup>68</sup>

The inhabitants of a dwelling might have had a variety of compositions — a household or family of parents and children sometimes with other relatives, boarders, and lodgers; a residential building for two households (three or more households using one entrance was an apartment building); a boarding house whose proprietor provided meals for unrelated boarders; a house of prostitution; or other arrangements.

<sup>68</sup> Corbett, *North Beach Historic Context Statement*, p. 101.

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The North Beach labor force tended to work in industries and along the waterfront, and these workers lived in houses, flats, tenements, rooming houses, and lodging houses in areas where they could get to work, either by walking or by transit.<sup>69</sup>

### ***Residential: Introduction to Flats***

Each of the following types of flats buildings was built during the Reconstruction Period, 1906 to 1915 or during the subsequent Period of Expansion and Infill, 1916 to 1941.

Flats are multi-unit versions of urban rowhouses in which each building largely fills its lot (or leaves ten feet or more of open space at the rear) and abuts its side neighbors. While a few stand out individually, collectively they are extremely important to the historic district. Flats, in their many variations, are still by far the most common building type in North Beach. In the building code, a “flat” is defined as a building of two or more stories containing separate self-contained dwellings, each having an independent street entrance. First appearing on the San Francisco Sanborn map of 1899, flats were built on main streets, on alleys, and at the backs of lots. Flats with two units were similar in size and appearance to dwellings for single households.<sup>70</sup>

Flats varied in size and configuration, but had common features. In plan, a flat occupies a single floor and stretches from the front to the back of a building. A building with flats has no lobby or public corridors; each flat has its own entry either from the exterior or from a common staircase at the front. Flats generally come in variations of standard types with either two, three, four, or six flats in the building. In two- and three-flats buildings, the units are normally stacked on top of each other; each is entered from a door that opens onto the street. In four- and six-flats buildings, there is a symmetrical arrangement with either two parallel stacks of two flats each or two parallel stacks of three flats each; these are both served by a common central staircase at the front with a window or balcony at each landing, leading to the name Romeo flats.<sup>71</sup>

Because of the need to provide natural light and ventilation to every room in buildings that were built side by side, small lightwells are built on the sides of flats. On the interior, each flat has a long straight hall down one side from the front door. Flats are generally comprised of four rooms: the front and back room are exposed to light and air through exterior windows; the two interior rooms and the bathroom are exposed to light and air through a small light court part way back on the side of the building.<sup>72</sup>

<sup>69</sup> Corbett, *North Beach Historic Context Statement*, p. 107.

<sup>70</sup> Corbett, *North Beach Historic Context Statement*, p. 95.

<sup>71</sup> Corbett, *North Beach Historic Context Statement*, p. 96.

<sup>72</sup> Corbett, *North Beach Historic Context Statement*, p. 96.



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A rear stairway connected the kitchen to a basement below which was typically used for winemaking, garbage, and storage. In later years, basements of early flat buildings were often modified for use as parking garages. Flat buildings built in the 1920s were often built with parking garages included in the basements.<sup>73</sup>

In plan, the earliest post-fire flats covered the entire area of the lot. New regulations in 1907 required a small yard at the rear. The common solution for those earliest buildings that covered the entire lot was to create rooftop space, accessible by stair, for backyard uses, such as drying laundry, cultivating flowers and keeping chickens. Roofs were fitted with benches and hammocks to create sunny, breezy, spacious social spaces for communal use. Here, tenants had space for children to play, for people to sleep, sew, read, and talk, surrounded by views and vistas.<sup>74</sup>

#### ***Flat Typology: Standard Flats***

Most flats are two- or three-story buildings on rectangular city lots with living units stacked on top of each other. On the commercial streets like Broadway, Columbus Avenue and Grant Avenue, and much of Stockton Street and Green Street, building use is usually mixed, with ground floor stores below residential units. The outside doors in standard flats buildings are usually in an open-air recessed entry vestibule and sometimes in the front wall of the buildings. Upper-level flats are reached through the outside doors and up private interior stairways. The entry vestibules are frequently up a flight of stairs from the sidewalk. Flats are built to the front and sides of the property with the size of light courts at the sides and rear yards. Flats on main streets usually have bay windows above the ground level, either in a symmetrical composition of two parallel stacks or in an asymmetrical composition stacked on one side. Bay windows are usually angled or curved.

#### ***Flat Typology: Flatiron Mixed-Use Flat Buildings***

These flats occur where Columbus Avenue cuts through the rectangular street grid to create triangular lots. By location on the commercial street, they always have shops at ground level and residential units above. Usually, they are at the more elaborate end of the ornamentation scale, often with circular bay windows at the acute angled corners. This subtype conforms to the general description of flats above.

#### ***Flat Typology: Romeo Flats***

Romeo Flats, so called because of the open-air balcony on each floor that invokes a reference to Shakespeare's *Romeo and Juliet*, are large residential buildings, whose history is related to both flats and apartment buildings. Romeo flats are multi-unit residential buildings built following the

<sup>73</sup> Corbett, *North Beach Historic Context Statement*, p. 99.

<sup>74</sup> Adams, C.G. 1911: 330, cited in Corbett, *North Beach Historic Context Statement*, p. 99.

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tenement house laws to avoid the more restrictive rules for apartment buildings. A typical Romeo flats building is a six-flat structure with two parallel stacks of three flats on either side of an open-air staircase often with decorative details. The required outside doors in a Romeo flats building open on the staircase, in comparison to a standard flats building where all doors open on the same vestibule with private interior stairs leading directly from the vestibule to upper floors.

A variation on the type is the enclosed Romeo flats, where the central staircase and balcony on each floor is protected from the elements by an exterior wall. This staircase wall is typically lit by windows at the landings which are between the floor levels. Thus, in Romeo Flats, the windows at landings are between the levels of the windows of the flats themselves. These buildings have two to four flats per floor. While these buildings may look more like apartment buildings, they are flats under the building laws, and therefore, the earliest examples occupy a higher proportion of the site than apartment buildings.

In the period from 1906 to 1913, a series of increasingly restrictive building and tenement house laws resulted in Romeo flats buildings with larger light courts and rear yards. This subtype conforms to the general description of flats above.

***Flat Typology: Alley Flats***

Flats on alleys have flat facades and no projecting bay windows and are usually on narrow, shallow lots. Heights are typically two or three stories. These have simpler ornamentation than flats on main streets. Frequently the entry recess is shallow and the ornamentation limited to paneling in the vestibule and a cornice decorated only with simple rectangular boards for consoles. In place of a bay, it may have a pair of windows side by side. This subtype also occurs at the rears of lots, behind other buildings. Otherwise, this subtype conforms to the general description of flats and Romeo Flats above.

***Flat Typology: Flats Incorporating a Garage***

Beginning in the 1920s, during the period of expansion and infill (period of significance 1916 to 1941), many flats were built that were similar in most ways to Standard Flats, except that they incorporated a garage. Siding of the facade is brick veneer or stucco, often with brick veneer on the ground floor. Ceramic tile is often found on the parapet and/ or the door hood. Moldings may include rope moldings, turned colonnettes, rows of tiny arches, and other Spanish-inspired motifs. Sometimes a few select colored ceramic tiles are set into the façade. With the above exceptions, this subtype conforms to the general description of flats above.

***Residential: Rear Cottages and Small Buildings***

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Another common, though lesser, building type in the district is the cottage, most often built for one family. At one or two stories, they are smaller than the predominant flat buildings. Typically, they had four or five rooms, were plastered on the interior, and were built at a cost of \$850 to \$2,000.<sup>75</sup> Most importantly, the majority were relatively inconspicuous as they were built on alleys or at the rear of lots with larger flats later built in front blocking the view from the public right of way. The large number of cottages in North Beach is evident on Sanborn maps and in aerial photographs. According to a rough estimate from survey data, there are approximately 50 extant small dwellings in the back portion of lots in North Beach. Buildings that remain out of public view could not be surveyed and are not included in the building count as contributors or non-contributors.

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Though many rear cottages are not visible from the public right of way, their historic significance to the district is critical. Representative of the immediate post-disaster rebuilding effort of 1906, these are among the historic district's earliest buildings. They reflect the urgent need for shelter and the determination of residents to rebuild quickly on lots they owned before the earthquake; many later built larger flats buildings on the same lot when insurance money became available or after saving to build a bigger structure.

Because many dwellings on the interior of blocks are generally not visible to the public, little is known about them at present and historically. It may be that some of these dwellings were originally Camp Cottages, familiarly known as "earthquake cottages" built by the Relief Corporation for refugees in Washington Square or elsewhere, and moved to their current locations when the camps were closed in August 1907.

It is also likely these dwellings, in the centers of blocks, were initially considered to be temporary structures built between April 1906 and the official starting date for new construction in July 1906. All such buildings were required to be demolished, but enforcement was lax. Mid-block dwellings may be surviving temporary structures from April to July 1906 or they may be replacement buildings also constructed at between 1906 - 1911.

#### ***Residential: Hotels and Residential Hotels***

San Francisco was a town of hotel-dwellers beginning in the Gold Rush when miners arrived in huge numbers. Without enough land to house all those who desired or needed to live within walking distance of city center, the earliest American solution to the middle and upper class need for shared living space was the hotel. At the high end, hotels provided servants and meal service. For the working classes, hotels provided flexibility for marginal and seasonal workers offering both temporary and long-term stays.

<sup>75</sup> *San Francisco Call*, 22 January 1908, p. 4.

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Hotels were among the earliest permanent new buildings in North Beach. According to the *San Francisco Chronicle*, the “first rooming house in this section of the city” was built by Gustav Harshall at 301 Columbus Avenue at the intersection of Broadway and Grant Avenue beginning August 22, 1906. Still standing, it is a four-story wood structure with sixty residential rooms over ground floor commercial.<sup>76</sup>

All hotels in North Beach were at the middle and low end of the spectrum. What were labeled hotels and lodging houses on the 1913 Sanborn map could actually be classified as mid-priced hotels and rooming houses or cheap lodging houses.<sup>77</sup>

Most North Beach hotels were located on streets characterized by mixed-use buildings with commercial on the ground floor: Broadway, Columbus Avenue, Grant Avenue, and Stockton Street. Most were three- or four-story buildings. The majority of North Beach hotels were rooming houses — typically, there may have been only one bath for every ten rooms, and there were no dining facilities or other amenities.

North Beach hotels located north of Broadway were of wood construction and were similar in appearance to flats. Those located on the south side of Broadway and along Columbus Avenue south of Broadway were of brick or concrete construction. A well-known example is the Golden Eagle Hotel at 400 Broadway, first built in 1882, destroyed in 1906 and rebuilt at the same site after the earthquake and fire.<sup>78</sup>

After World War II, many hotels in North Beach including all previously called lodging houses came to be called residential hotels and later single-room occupancy hotels (SROs).

### Commercial Buildings

Because most businesses in North Beach are located on the ground floors of larger mixed-use buildings, fewer buildings are exclusively commercial. Those that are exclusively commercial include the Bank of America at 1455 Stockton Street, City Lights Bookstore at 261-271 Columbus Avenue, and the reinforced concrete Italian American Bank Building at 270 Columbus Avenue.<sup>79</sup>

Another commercial building type is a one-story store or shop that may have initially been expected to be temporary. Built immediately after the earthquake, these single-story, wood-framed structures were built hastily for immediate commercial use to later be replaced by larger

<sup>76</sup> Corbett, *North Beach Historic Context Statement*, p. 110.

<sup>77</sup> Groth, p. 305.

<sup>78</sup> Corbett, *North Beach Historic Context Statement*, p. 111.

<sup>79</sup> Corbett, *North Beach Historic Context Statement*, p. 136.

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buildings. Several remain on the upper blocks of Columbus Avenue and a few are seen elsewhere in the district, including 716-22 Columbus Avenue, 2125 Powell Street, 1337-39 Grant Avenue and 309-29 Columbus Avenue.<sup>80</sup>

Commercial buildings in the Modern architectural style dating to the mid-1930s include the Streamline Moderne building at 470 Columbus Avenue (built 1937) and the Rossi Market building at 627 Vallejo Street (built 1932).<sup>81</sup>

### Storefronts

Storefronts occur either as single-story, wood-framed buildings, in brick commercial blocks, or below bay-fronted, wood-frame flats buildings. Most North Beach storefronts were designed with a coherent, unified and stylish upper section comprised of a ribbon on clerestory windows or and/or a parapet above a ground floor for shops. Other surviving elements of the original post-earthquake era storefronts in North Beach include brick or wooden bulkheads with moldings, simple pilasters or posts between stores, angled store entrance vestibules, plate glass windows often held in place by copper or other metal strips with a Greek key decoration, and a short, vertically divided transom or clerestories above the display windows.

Although found throughout the commercial areas of North Beach, a concentration of surviving storefronts can be found on Grant Avenue between Columbus Avenue and Filbert Street within the eligible Upper Grant Avenue District. Another concentration is the eligible Powell Street Shop District on the west side of the 1800 block of Powell Street. In pervasive remodeling of the 1930s, most the bulkheads or bases North Beach shops were clad in 3x3-inch or 4x4-inch glazed ceramic tiles, often in two colors arranged checkerboard or zigzag pattern. The corner storefront at 1700-04 Stockton Street is particularly significant in that retains its original display windows and clerestory with glazed ceramic tile base. Other remodels have changed the sizes and framing of windows, covered or removed the transom or clerestory strip, or otherwise altered the bulkheads or bases.<sup>82</sup>

### Fireproof Commercial Blocks

This building type is a small, two-to four-story, mixed-use building, usually constructed of brick, and sometimes of concrete. Most of the North Beach examples are found on the south side of Broadway, and on Columbus Avenue south of Broadway, the northern boundary of the area where the City required "fireproof" construction after 1906.

<sup>80</sup> Corbett, *North Beach Historic Context Statement*, p. 139.

<sup>81</sup> Corbett, *North Beach Historic Context Statement*, p. 138.

<sup>82</sup> Corbett, *North Beach Historic Context Statement*, p. 140.

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Fireproof commercial buildings in the historic district are usually 20 to 50 feet wide, occupying the entire front of its lot without setback or side yards. Upper floors were designed for offices, halls, hotels, or other residential uses. Ground floors were designed for shops or stores and usually have large areas of plate glass display windows, clerestory windows, and angled store entrance vestibules. The facades were designed in two parts, an unchanging upper part and a ground floor designed to accommodate the expected frequent changes in commercial tenants. The upper part of the façade has more solid wall than glazing. Its windows are set in deep reveals and often have radiating lintels. The roof is behind a parapet usually decorated with a Classically-inspired cornice, which is usually of pressed metal or corbeled bricks.

Sometimes the façade brick was originally stuccoed or painted. Such an example of a building constructed for commercial and office use is the Drexler-Columbo Building at 1-21 Columbus Avenue with stores on the ground floor and offices above.

At 333 Broadway, originally a sausage factory, now converted to offices, this three-story, reinforced concrete, commercial brick block is a fine example of Classically-inspired ornamentation. Details include molded string courses separating the floors and two shallow bay windows on each of the two upper floors, all with cornices.

#### **Automotive Types**

During the period of expansion and infill (1916 to 1941), garages for parking, as well as service and repair became more numerous and were situated in locations throughout North Beach. The need for more buildings of this type arose as a result of the increasing use of automobiles. A few commercial garages were built of brick or reinforced concrete on major streets. These include the garage at 501 Filbert Street (built 1925), the garages at 1625 Powell Street (built 1948) and 1636 Powell Street (built 1916), and the former North Beach Garage at 735-63 Vallejo (built 1920), demolished in 1998 by the City for a new garage. In addition, the former stable at 721 Filbert Street (built 1906) was converted into a garage in 1924.

#### **Industrial Buildings**

This building type may have a structure of reinforced concrete, or wood-frame, or brick. It is found infrequently, mixed in with other building types. It is usually wider than the residential buildings, but not nearly so large as the big industrial buildings south of Market Street or on the waterfront. The buildings tend to have one or two stories, and sometimes a basement. The building may be ornamented in any of the styles discussed for other building types, or it may have no ornament. Cladding may be brick, stucco, tile, pressed metal, or wood. uses are repair and/or storage, or small factories. Examples of small industrial buildings include: the DeLucchi

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Sheet Metal Works building at 1526 Powell Street (built 1921) with its pressed metal façade serving as an advertisement for the business; the Old Spaghetti Factory ([San Francisco](#) Landmark No. 127) at 466-78 Green Street (built 1912), originally the Italian-American Paste Company; the Buon Gusto Sausage Factory building at 535 Green Street (built [1946](#)).

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### Institutional Buildings

The Broadway Primary School was opened in 1866 in a brick building at Broadway and Powell streets, later moving to 350 Broadway between Sansome and Montgomery Streets. After 1906, the Broadway Primary School was rebuilt as the Washington Irving Public School in a complex of one- and two-story wood buildings. These were replaced in 1914 with a three-story steel frame structure with brick walls. The name of the school has been changed to the John Yehall Chin School which exists at present.

Apart from the public schools, the Roman Catholic Church of Saints Peter and Paul has operated a grammar school for boys and girls since 1925. Known as the Salesian Grammar School, the school is located on the upper floors of the church building.

Apart from the Mission Dolores chapel built in 1776, the first church built in San Francisco was St. Francis of Assisi, a Roman Catholic church established on its current site on Vallejo Street between Columbus and Grant in 1849. Construction on the still extant Gothic style building began in 1859. As the first Roman Catholic parish church in San Francisco, it was completed and dedicated in 1860. The building was severely damaged in 1906; twin towers and walls survived the 1906 earthquake and fire and spires were added to the towers. The interior was rebuilt in 1912-13.

Saints Peter and Paul Roman Catholic Church, still a cornerstone of the neighborhood and the Italian-American community, was established in 1884 at the northeast corner of Grant Avenue and Filbert Street. After the destruction of the church in 1906, a new temporary wood church structure was completed in October 1906 on the same site. In 1908, a new site was chosen a block and a half to the west, on Filbert Street. Facing Washington Square, the rebuilt church remains a visually prominent and a defining feature of the historic district. When the crypt was completed in 1914, services were held there while work continued on the main church space above. Work stopped during World War I and resumed in 1922. The new church was dedicated in 1924 and its façade decoration completed in 1940.

### Settlement Houses, Fraternal Organizations & Clubs

A settlement house was a neighborhood welfare institution, typically located in a building with residential quarters both for social workers and people in need of help, dining facilities,

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classrooms, recreation facilities, and other spaces. Kindergartens, which were not yet provided by the public schools, were sometimes located in settlement houses. Squalid conditions caused by poverty, especially among immigrant groups, drew the attention of social reformers to North Beach beginning in the 1870s and 1880s. Influenced by Hull House in Chicago, settlement operated with money from private philanthropies.<sup>83</sup>

In 1902 the Telegraph Hill Neighborhood House was established at 427 Vallejo Street. When facilities were destroyed in 1906, the organization bought a new lot at 1736 Stockton Street. For this site, a new Telegraph Hill Neighborhood House was designed by Bernard Maybeck, completed in phases, 1907-1923. This building held homemaking classes and a health clinic and a club was organized "to interest mothers in civic matters in the neighborhood."<sup>84</sup> Still extant, it is now used for offices.

By the 1950s, when the Telegraph Hill Neighborhood Association had outgrown its Stockton Street location, it was rebuilt in its current center at 660 Lombard Street where the organization still operates.

Community Halls still serving the neighborhood include Fugazi Hall at 678 Green Street, formerly Casa Coloniale Italiana (built 1912) and the San Francisco Italian Athletic Club at 1630 Stockton Street. Fugazi Hall, significant architecturally and culturally for its association with banker John F. Fugazi, who commissioned the building in 1913, it still serves the Italian community by providing space for volunteer societies. The Italian Community Services owns the building at present.

Examples of extant, former community halls include Garibaldi Hall at 435-43 Broadway, the Washington Square Hall, later known as the Bersaglieri Hall, at 601-21 Union Street. Garibaldi Hall is significant for its association with Italian culture, specifically, the Garibaldi Guards, a fraternal organization and mutual benefit society founded in 1868. Garibaldi Hall, which occupied the site of the present building as early as 1879, is also associated with the Beats as the site of poetry readings and LGBTQ history. It was the location of the Mabuhay Garden's Night Club, from 1970's- 1986.<sup>85</sup>

#### Major Contributing Architects in North Beach Reconstruction

Of the twelve most prolific architects in North Beach active from 1906 to 1915, the principal period of re-building in North Beach, all architects had Italian or Swiss-Italian backgrounds.

<sup>83</sup> *San Francisco Chronicle*, 2 September 1894, p. 4.

<sup>84</sup> Myrick, p.133-134

<sup>85</sup> Corbett, *North Beach Historic Context Statement*, p. 171.

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Most also had offices in or near North Beach. All spoke Italian and worked primarily for Italian clients (people with Italian surnames) almost exclusively in North Beach and other Italian districts. Of these twelve, only five were licensed. In contrast, many other San Francisco neighborhoods during this period drew on a pool of architects who were educated and had licenses, many of whom were society figures with Anglo and northern European names and belonged to elite clubs.

The licensing law, which only took effect in 1901, allowed the granting of licenses without examination to architects who by virtue of experience, training, and reputation appeared to qualify. All others were required to pass an examination administered by the Board of Architecture before they were issued a license.

To acquire the knowledge to pass the exam, a few North Beach architects studied in universities or institutions before acquiring some on-the-job experience. These included Louis Mastropasqua who graduated from the University of Naples Royal Polytechnic School and Italo Zanolini studied at the Royal Academy of Brera in Milan. More commonly at that time, when there were few architecture schools in the United States and one in California — the University of California School of Architecture started in 1901 — aspiring architects learned as apprentices to established architects. Among North Beach architects, John A. Porporato apprenticed to M.G. Bugbee and Perseo Righetti apprenticed to Swiss-born architect Emile Depierre.

The most common route to the profession of architect in North Beach was by experience as a builder and contractor. Although only five were licensed, eight of the twelve most prolific designers during the reconstruction period in North Beach qualified as architects on the basis of experience as carpenters, builders, and contractors. As an example, Paul J. Capurro was still a teenager when he listed himself as an architect, having grown up helping his father, a bricklayer and contractor. Another example is Paul J. DeMartini who taught himself architecture while working for 14 years as a contractor. Louis Traverso first worked as a contractor on numerous buildings designed by professional architects before he used the title of architect.

### Major Contributing Architects

#### *Paul J. Capurro (fifteen buildings)*

Paul John Capurro (1889-1945) was born in San Francisco and lived his entire life in North Beach. In 1904 when he was not quite 15, he was listed as an “honorary graduate” and medalist at the neighborhood school, Hanover Grammar School on Filbert Street.<sup>86</sup> At the time of the 1906 earthquake and fire, Capurro was 17. His father, Louis, a bricklayer born in Italy who worked as a contractor in North Beach at least between 1898 and 1910, built a three-flat building

<sup>86</sup> *San Francisco Chronicle*, 11 June 1904, p. 9

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at 1937-1941 Mason Street. Capurro acquired experience working with his father and less than a year after the earthquake, at the age of 18, he was in business for himself, like others taking advantage of the high demand and shortage of labor during that period.

From 1907 to 1929, Paul J. Capurro was listed on numerous San Francisco building permit applications, thirty-three of them in North Beach, fifteen of which are within the district boundaries. According to San Francisco building permit applications, most of Capurro's buildings were flats in North Beach for clients with Italian surnames. Some examples of Capurro's work include 371-73 Columbus Avenue (1912), 725-37 Columbus Avenue (1914), 25-27 Edith Street (1908), 520-24 Filbert Street (1912), 526-30 Filbert Street (1912), 538-42 Green Street (1913), 748-50 Green Street (1915), 774-78 Green Street (1910), 539-45 Greenwich Street (1913), 37-41 Jasper Place (1911), 1763-69 Stockton Street (1908), 725-31 Union Street (1914), and 1-3 Winter Street (1912), where he lived with his wife and children.

***Adolph Cavallo (eight buildings), with partner William J. Baker (two buildings)***

Adolph Cavallo (1879-1915) was born in California. His parents immigrated from Italy. The earliest directory listing for Adolph was in 1900 when he and his family were at 433 Union Street — his father Giovanni (John), his brother Giralomo (James) who worked as a carpenter, and Adolph who was listed as an engineer at that time. In 1902, Adolph worked as a “designer” and in 1905, he was a draftsman in San Francisco. “Draftsman” was a job title, generally indicating employment with a licensed architect, including training through a formal apprenticeship.

Following the 1906 earthquake, Adolph formed a brief partnership with architect Henry Pizzigoni. In 1907-1908, Cavallo formed another partnership listed as A. Cavallo & W. J. Baker, structural engineers and architects. William J. Baker, who immigrated from Australia in 1902, became a licensed architect in 1905. In 1907, Cavallo and Baker had an office at 417 Kearny Street in San Francisco. After his partnership with Cavallo, in 1910, Baker worked in the San Francisco City Architect's office.

Cavallo designed sixteen buildings in North Beach, ten of which are within the district boundaries, two of them with Baker, almost all of them flats buildings.

According to building permit applications, most of his clients had Italian surnames. Buildings designed by Cavallo in North Beach include 15-17 Edith (1909), 1446-62 Grant Avenue (1909), 516-22 Green Street (1907), 1907-13 Stockton Street (1906) and 453-63 Union Street (1910). In partnership with W. J. Baker, 152-62 Jasper Place (1907), and 35-39 Varennes Street (1908).

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***Paul F. DeMartini (thirty buildings)***

Paul Frank DeMartini (1880-1957) was born in California. His parents immigrated from Italy in 1875. After the earthquake of 1906, he lived with various family members in North Beach.

He was one of a number of DeMartinis in San Francisco involved in architecture and construction including his son, Edmund P. DeMartini (1908-1983), also an architect. His career overlapped with that of Paul J. DeMartini (1872-1913) [see below] who was a few years older and died earlier. These two Paul DeMartinis did similar work for similar clients in North Beach between 1911 and 1913. Before that time Paul J. DeMartini was active. After 1913, Paul F. DeMartini continued working for many years.

From 1911 to 1933, Paul F. DeMartini was involved as an architect, contractor, carpenter, and laborer in more than one hundred new buildings in North Beach, thirty of which are within the district boundaries. According to building permit applications, most of his clients had Italian surnames. Most buildings he designed were flats, including 39-43 Brant Alley (1914) 552-56 Filbert (1906), 1445-49 Grant Avenue (1913), 785-87 Green Street (1927), 786-88 Green Street (1926), 517-32 Greenwich Street (1912), 673-77 Greenwich Street (1906), 532-36 Lombard Street (1912), 590-94 Lombard Street (1925), 602-04 Lombard (1926), 1826-30 Mason Street (1913), 1647-49 Powell Street (1924), 2017-21 Powell (1912), 1864-66 Stockton Street (1915), 1822-26 Stockton Street (1915), 1864-66 Stockton (1915), 478-82 Union (1923), and 561-65 Union Street (1914). He also designed several commercial/industrial buildings, including the bakeries at 1501-15 Grant Avenue/510-16 Union Street (1917) and 1831 Powell Street (1925).

In addition, he worked on houses and other buildings in scattered parts of San Francisco and in other parts of the Bay Area as Italians moved to the suburbs and other towns, such as, Oakland, Alameda, Vallejo, Colma, San Mateo, and Los Altos. His best-known building might be the Dolphin Swimming and Boating Club (1932) at Aquatic Park.

***Paul J. DeMartini (forty-nine buildings), with partner Harold D. Mitchell (one building)***

Of the two Paul DeMartinis active in architecture and construction in North Beach, Paul J. DeMartini (1872-1913) appears to have been more assimilated in the mainstream of San Francisco's architectural profession. Although not a licensed architect, he was in a conventional architectural partnership with Harold D. Mitchell the last three years of his career. His work appeared in commercial and architectural publications.

Paul J. DeMartini was born in Genoa and came to San Francisco in 1888 or 1890 with his family. According to the *Davis' Commercial Encyclopedia*, DeMartini "learned his profession through self-education" by working fourteen years as a contractor during which time he did a great deal

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of designing which made him quite efficient in architecture.”<sup>87</sup> After the earthquake, he opened his own office near North Beach where he would do most of his work.

From his years as a contractor to his death in 1913, Paul J. DeMartini was a prolific producer of buildings. It was noted, “He has built more small buildings in San Francisco than any other one architect... his practice extends over all classes of buildings.”<sup>88</sup> After his death, the *Architect and Engineer* noted that most of his work was flats and stores.<sup>89</sup> Although he worked in other neighborhoods, most of his work was in North Beach. For the most part, his work in North Beach was for clients with Italian surnames. DeMartini’s early death at the age of about 41 “was caused by tuberculosis brought on by pneumonia.”<sup>90</sup>

Paul J. DeMartini designed more than 90 buildings in North Beach; 49 are within the district boundaries. These include buildings at 455-59 Chestnut Street (1908), 783-85 Columbus Avenue (1906), 1453-55 Grant Avenue. (1907), 1647-51 Grant Avenue (1908), 517-23 Green Street (1907), 547-49 Greenwich Street (1911), 551-57 Greenwich Street (1911), 25-29 Jasper Place (1910), 43-47 Jasper Place (1907), 114-20 Jasper Place (1906), 1123-25 Kearny Street (1907), 1816-18 Mason Street (1911), 1834-38 Mason Street (1909), 1848-52 Mason Street (1908), 12 Nottingham (1912), 1859-67 Powell Street (1906), 1815-25 Stockton Street (1907), 1957-61 Stockton Street (1906), 524 Union Street (1906), 601-21 Union Street (1906), 719 Union Street (1910), 766-70 Union Street (1908), 511-15 Vallejo Street (1913), 517-21 Vallejo Street (1913), 144-48 Varennes Street (1907), and 152-58 Varennes Street (1906). In partnership with Harold D. Mitchell, DeMartini designed at least four buildings in North Beach, one of which is within the district boundaries at 483-87 Green Street (1910).

#### ***Joseph Devincenzi (ten buildings)***

Joseph Devincenzi (1879-1936) was born in Amador County where his father was a gold miner. His parents came from Italy. Joseph was the oldest of five brothers, including Antonio, Frank, Angelo, and Claude. In 1900, Joseph and Antonio worked in Placer County mining with their father. Sometime after 1900, Joseph moved with some family members to San Francisco. In 1912 Joseph, Antonio, and Angelo formed Devincenzi Brothers & Contracting Company, along with a carpenter named John Fredericks, living and working out of 1069 Union Street, Joseph’s residence. In 1916, only Joseph was listed with Devincenzi Brothers, still at 1069 Union Street.

<sup>87</sup> Davis' *Commercial Encyclopedia of the Pacific Southwest: California, Nevada, Utah, Arizona*, 1911: p. 227.

<sup>88</sup> Davis' *Commercial Encyclopedia of the Pacific Southwest: California, Nevada, Utah, Arizona*, 1911: p. 227.

<sup>89</sup> *Architect and Engineer*, October 1913, p. 143.

<sup>90</sup> *Architect and Engineer*, October 1913, p. 143.

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Joseph Devincenzi and Devincenzi Brothers & Company were active designers and builders in North Beach from 1908 to 1924, during which time they were associated with the construction of 43 buildings in North Beach, mostly flats buildings. Although not a licensed architect, Joseph was listed as the architect on 33 building permits. Almost everything they were associated with was for Italians in North Beach, nothing was outside of San Francisco.

Within the district boundaries, Joseph Devincenzi was listed as the architect of ten buildings. Some examples of his work include 525-31 Greenwich Street (1914), 538-42 Lombard Street (1921), 8-14 Nobles Alley (1909), 21-25 Nobles Alley (1910), 471-75 Union Street (1913), and 780-82 Union Street (1923).

***Charles Fantoni (thirty-one buildings)***

Charles Fantoni (1872-1933) was born in the Italian speaking region of Switzerland and came to the United States in 1889 and to San Francisco by 1893. For many years he lived and worked in North Beach, first with his wife, Louisa, running a laundry and then as a marble cutter. In 1905, he was listed as an architect in a contract notice for flats on Green Street near Powell Street. He was listed as an architect in the 1907 city directory and in the 1910 census. Following successful completion of the exam, he received his architectural license in 1911.

From 1907 to his death in 1933, Fantoni designed 52 buildings in North Beach; 31 are within the district boundaries. Most of his buildings were flats, but he designed a variety of other types as well, including stores, stables, garages, and apartments. By far his largest and best-known projects were the church and school of Saints Peter and Paul on Washington Square. Other buildings designed by Fantoni in North Beach include 735-41 Green Street (1919), 760-66 Green Street (1907), 1934-38 Mason Street (1907), 1700-04 Stockton Street (1915), 776 Union Street, and 471-77 Vallejo Street. Most of Fantoni's clients were Italian and at least half of his buildings were in North Beach, although he designed many in the Mission District and others in Northern California cities including Oakland, Redwood City, Millbrae, Los Banos, San Anselmo, Santa Clara, Watsonville, San Bruno, and Colma.

***Louis Mastropasqua (twenty-eight buildings)***

Louis Mastropasqua (1870-1951) was born in Brescia, Italy. He studied civil engineering and architecture at the University of Naples Royal Polytechnic School, graduating in 1899.

After traveling through Egypt, India, Java, Australia, and Japan, Louis Mastropasqua arrived in San Francisco in 1902, quickly establishing himself as an architect of repute in the Italian community. In 1907, Mastropasqua married Evelyn Cuneo (1883-1973) the daughter of Giovanni S. Cuneo who immigrated from Italy in 1847. In 1910, they owned a house at 1720

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Grant Avenue, afterwards they were renters. From the beginning of his life in San Francisco, Mastropasqua was involved in social activities that may have generated clientele. He was also a noted cartoonist for the Italian paper "*La Vita Italiana*."

Mastropasqua worked for prolific architect William Curlett in 1903-1904, when the projects in Curlett's office included The Shreve Building at Post and Grant, and the Ede Building on Market Street between Sixth and Seventh Streets. In 1905 he established his own practice at 604 Montgomery Street. Displaced by the earthquake and fire, Mastropasqua formed an association with Williams Brothers, Engineers and Building Superintendents within ten days after the fire was extinguished. When he resumed practice on his own, he moved his office to be near North Beach at 580 Washington Street, where he remained until after 1937 when he went to work for the Capital Company. Although he was a graduate of a prominent Italian school of architecture and had been working in the profession for several years, it wasn't until 1909 that he was granted an architectural license.

Shortly after receiving his license, Mastropasqua's work was the subject of a short pictorial spread in the August 1909 edition of the *Architect and Engineer*. This was a prestigious form of coverage that represented the approval of the local profession. Although many San Francisco architects were trained abroad, few were from Italy. Most Italians who became architects in San Francisco were local builders and contractors first. Mastropasqua's Italian clients ranged from ordinary people who may have seen his advertisements in the Italian press to business leaders and the social elite he encountered through his social connections.

Mastropasqua designed at least 54 buildings in North Beach between 1907 and 1941, 28 of which are within the district boundaries, most for clients with Italian surnames. Flats designed by Mastropasqua include 33-35 Edith Place (1912), 510-12 Green Street (1910), 756-58 Green Street (1910), 768-72 Green Street (1910), 544-46 Lombard Street (1916), 6-8 Nottingham (1909) 43-47 Osgood Place (1907) and 2032-34 Powell Street (1912). In addition to flats, Mastropasqua designed a wide variety of types of buildings including apartments, hotels, commercial buildings, and dwellings in North Beach. These include the apartment building at 540 Greenwich Street (1931), the mixed-use buildings at 371-77 Broadway (1913), 460-68 Columbus Avenue (1911) and 1706-10 Stockton Street (1914), the Basque Hotel at 15 Romolo Place (1912), and the commercial buildings at 408-15 Columbus Avenue (1922) and 532-44 Columbus Avenue/1527 Stockton Street (1915).

He also designed buildings in other parts of San Francisco and around the Bay Area, including Berkeley, Oakland, Alameda, Albany, Richmond, Colma, Mountain View, Asti, Santa Rosa, San Anselmo, Pittsburgh, and Stockton. Mastropasqua's best-known designs are a three-story

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commercial building at 625 Kearny Street with Art Nouveau stylistic detail, a house for Charles F. Grondona, a prominent Bank of Italy executive, at Larkin and Union streets, and Julius' Castle Restaurant on Telegraph Hill.

***John A. Porporato (thirty eight buildings)***

John Anton Porporato (1877-1965) was born in San Francisco. His parents both came from Italy. His father was a baker and his brother, who was born in Italy, was a barber. The family lived in North Beach. Porporato attended Lincoln Drawing School and later entered the architectural office of M.G. Bugbee.

As an apprentice with Maxwell G. Bugbee (1865-1927), Porporato followed the most common route to becoming an architect at the time. Bugbee's father and grandfather had been architects and the firm of S. C. Bugbee & Son was one of the four principal firms in San Francisco that trained architects by apprenticeship. Porporato received a license in September of 1901 at the age of 24. Porporato's work did not receive local press, but in 1911 he was awarded a silver medal at the International Exposition at Turin.

From 1906 to 1949, Porporato designed at least 95 buildings in North Beach, almost all of them flats for clients with Italian surnames. Of these, 23 are within the district boundaries. Examples of Porporato's designs for residential buildings include the twin flat buildings at 437-41 and 443-47 Chestnut Street (1908), 1525- 27 Grant Avenue (1911), the twin flats at 1615-33 Grant Avenue and 12-26 Medau Place (1908), 1435 Kearny Street (1911), 1701 Stockton Street (1906), 819-27 and 839-41 Union Street (1909), and 49-59 Varennes Street (1906). His best-known works in the district include two buildings that comprise the Green Street Mortuary at 649 Green Street (1907 and 1916), and the facing, main doors and entrance of Saints Peter and Paul Church on Washington Square (1939). Also on Washington Square, he designed the Dante Building at 1600 Stockton Street (1927) and the Italian Athletic Club at 1630 Stockton Street (1935).

As Italians eventually migrated out of San Francisco to other places around Northern California, Porporato designed buildings in South San Francisco, Colma, Los Altos, San Jose, Fairfax, San Anselmo, San Rafael, Richmond, and Placerville. In addition to flats, he designed dwellings, stores, garages, apartments, a hospital, a school, and various buildings and structures associated with cemeteries — mausoleums, a mortuary chapel, and cemetery monuments. His best-known works outside of San Francisco were a receiving vault at the Italian Cemetery in Colma (1900); a Mortuary Chapel for the Societa Italiana di Mutua Beneficenza at the Italian cemetery in Colma (1902) in a Palladian composition with a domed copper roof, art glass windows, and mosaic floors; the Porporato family mausoleum in the Italian cemetery in Colma (1908); and the

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mausoleum of John F. Fugazi of the Italian Bank of San Francisco in the Italian cemetery in San Mateo (before 1911).

***Enrico Quagelli (nine buildings)***

Born in Italy in 1863, Enrico Quagelli came to California with his wife, Caterina Fortunato, in 1882. They lived on Cuvier Street in the outer Mission District.

Quagelli is listed in directories and census records as a carpenter, builder, and contractor. On building permit applications, he listed himself an architect. Before 1906, notices in newspapers show him as active in building and real estate in various areas of San Francisco outside of North Beach.

From 1906 to mid-1908, he designed 17 buildings in North Beach, mostly flats for Italian clientele, nine of which are within the district boundaries. Some examples of Quagelli's work include 1467-99 Grant Avenue/503 Union Street (1906), 741-45 Union Street/68 August Alley (1906), 751-53 Union Street/69 August Alley (1907), and 755-63 Union Street (1907).

After the intense period of reconstruction in North Beach, Quagelli resumed working elsewhere. In the period 1911 to 1913, he bought and developed twelve lots on the Peninsula in a new subdivision called Burlingame Terrace.

***Perso Righetti (two buildings), with partner Henry Kuhl (twenty-three buildings), with partner August Headman (three buildings), with partner B. S. Hirschfeld (one building)***

Perseo Righetti (1872-1928) was born in California. His parents had come from the Italian region of Switzerland and were married in Petaluma in 1872. By 1880, they were farming near Nicasio in Marin County, an area where many Swiss dairy ranches were established in the 1870s.

Righetti first appeared in the San Francisco city directory in 1898 living at 2927 Jackson Street. In his first year in San Francisco, Righetti was employed as a draftsman for Emile Depierre (1844-1912), an experienced Swiss architect. After two years as a draftsman, Righetti joined Depierre as a partner in the firm of Depierre & Righetti at 334 Kearny Street. Their partnership continued until 1903.

After the partnership with Depierre, Righetti was in other partnerships, from 1904 to 1908 with Henry Kuhl, and from 1909 to 1914 with August Headman. For North Beach, the most important of these partnerships was with Henry Kuhl. Kuhl was first listed in San Francisco in 1903 as a draftsman for Salfeld & Kohlberg. In 1903, Kuhl was issued an architectural license after passing the examination.



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Ten days after the 1906 earthquake, Righetti and Kuhl published an advertisement as architects located at 2927 Jackson Street. From 1906 to 1908 they designed thirty-six buildings in North Beach, almost all for clients with Italian surnames. Twenty-three of these buildings are within the district boundaries. Examples of their Romeo flats include those at 1331-35 Grant Avenue (1906) and 19-33 Medau Place (1909). They also designed the flats buildings at 701-09 Columbus Avenue/720-22 Filbert Street (1906), and 1427-31 Grant Avenue (1906), and the apartment buildings at 1660 Mason Street (1908) and 55-59 Osgood Place (1906). Their largest project was outside of North Beach — the 1907 Pioneer Hotel (also called the Argonaut) for the Society of California Pioneers on Fourth and Jessie Streets. They also designed the Marin County Hall of Records in San Rafael, and a bank and a Masonic Temple in Santa Maria.

After the partnership with Kuhl ended, Righetti began a new practice in 1909 with August Headman (1883-1925), a licensed architect who studied in Paris at the Ecole des Beaux Arts. This partnership produced different types of buildings than those in North Beach, and in different locations — mostly in neighborhoods where fireproof buildings were required. Their partnership sought out a different class of clients, mostly developers of apartment buildings and hotels downtown. Their best-known building was the Native Sons of the Golden West at 414 Mason Street.

From 1909 to 1914 they designed three buildings within the district boundaries, all flats for clients with Italian surnames. Two were Romeo flats at 51-61 Medau Place (1909) and 540-50 Filbert Street (1909), and a building with flats over a store at 1600-04 Powell Street (1912).

***Louis Traverso (thirty buildings)***

Luigi Traverso (1868-1957), who changed his name to Louis, was born in Italy. He arrived in New York on his way to San Francisco in 1896 and was naturalized as a citizen in 1900. By 1898, Traverso was working as a contractor on buildings designed by professionally trained architects including Thomas J. Welsh, James Francis Dunn, Stone & Smith, and John A. Porporato. Except for the years immediately after the 1906 earthquake, Traverso lived in North Beach. Following the earthquake, Traverso opened his own office as an architect, although he was never licensed.

Most of his work was in North Beach and all but two buildings were in San Francisco. All of his clientele had Italian surnames. From 1906 to 1925, Traverso designed 70 buildings in North Beach, 30 of which are within the district boundaries, all flats or mixed-use flats buildings. Examples include 1317-21 Grant Avenue (1908), 1528 Grant Avenue (1909), 19-33 Jasper Place

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(1909), 24-34 Jasper Place (1914), 34-40 Jasper Place (1913), 1734-40 Mason Street (1908), 2055-59 Powell Street (1908), and 771-75 Union Street (1912).

***Italo Zanolini (six buildings), with partner Grace Jewett (one building)***

Italo Zanolini (1867-1949) was born in Italy and lived near the Swiss border. He came to the United States in 1906 just after the earthquake, arriving in New York on his way to San Francisco.

Zanolini appears to have had a university education. On immigration records, he is listed as an engineer. He was described as a member of the "Beaux-Arts" at the Royal Academy of Brera in Milano. Zanolini first worked as a draftsman in 1907 and 1908. He was issued an architectural license in 1908 without examination, evidence of his professional training. In 1909, he opened his own office as a licensed architect at 604 Montgomery Street.

Grace Jewett (1876-1946) studied at the Pratt Institute of Fine Arts in New York and in the Washington Atelier in Washington, D.C., where she was taught in the manner of the Ecole des Beaux Arts. Her first jobs were in New York and Baltimore before coming to San Francisco about 1908 where she worked as a draftsman in the City Architect's office. After receiving her architectural license in 1911, she formed a partnership with Zanolini. Before she joined Zanolini, she designed a six-story apartment building on Bush Street. Together they designed apartments and a garage outside of North Beach. Later she designed a variety of types of buildings in San Francisco and on the peninsula.

While most Italian architects designed mainly flats, supplemented by a few dwellings, hotels, apartments, and commercial buildings, Zanolini designed a few distinctive structures within the district boundaries, notably Fugazi Hall at 678 Green Street (1912), the Italian-American Bank at 270 Columbus Avenue (1922), and a bookstore for A. Cavalli in the building at 253-55 Columbus Avenue (1906), presently occupied by Vesuvio Café which was established in 1948. Zanolini also designed the Fugazi Banca Popolare at 4 Columbus Avenue (1916) in the gore between the foot of Columbus Avenue and Montgomery Street (San Francisco Landmark No. 52), located in the Jackson Square National Register Historic District. In each of these, Zanolini decorated the facades with delicate architectural compositions and details based on Renaissance and Baroque traditions. With Grace Jewett, he designed an enclosed Romeo flats building at 5-11 Edith Place.

Zanolini's practice was also unusual among Italian architects in San Francisco in that most of his projects were in Oakland, Livermore, Pleasanton, Pittsburgh, San Rafael, Ross, Kentfield, and Colma. In addition to the theater and bank for John F. Fugazi, Zanolini designed a Fugazi family

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chapel at the Italian cemetery in Colma. With Grace Jewett, he designed a garage on Bush Street near Polk with a generally Palladian facade. He also taught architectural design.

**Other lesser-known architects or well-known architects with only a few buildings in North Beach, included in alphabetical order, and with number of commissions indicated:**

William H. Armitage (five buildings)  
Mario Bacigalupi (three buildings)  
Paul Bacigalupi (two buildings)  
Charles H. Barrett (two buildings)  
Herman Barth (two buildings)  
Herman C. Baumann (four buildings)  
Nathaniel Blaisdell (four buildings)  
E. A. Bozio (one building)  
Maxwell G. Bugbee (one building)  
Peter Canali (one building)  
Giuseppe Capelli (two buildings)  
Alfred I. Coffey (one building)  
Otto Collischonn (four buildings)  
Lloyd Conrich (one building)  
Charles J. I. Devlin (two buildings)  
Oliver Everett (one building)  
Fabre & Hildebrand (two buildings)  
Fabre & Mohr (one building)  
Fabre & Bearwald (one building)  
Henry Geilfuss & Son (five buildings)  
Havens & Toepke (two buildings)  
Hertzka & Knowles (one building)  
H. Hess (one building)  
W. G. Hind (one building)  
W. G. Hind & E. A. Bozio (one building)  
Frank S. Holland (three buildings)  
William A. Knowles (one building)  
Moses J. Lyon (one building)  
Harold K. Major (two buildings)  
Martens & Coffey (three buildings)  
Bernard Maybeck (one building)  
James A. McCullough (two buildings)  
Conrad A. Meussdorffer (two buildings)  
Harold D. Mitchell (two buildings)

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William Mooser (five buildings)  
Mooser & Milwain (four buildings)  
O'Brien Bros. (five buildings)  
Charles Paff & Co (four buildings)  
Albert Pissis (one building)  
Henry Pizzigoni (four buildings)  
Reid Bros. (one building)  
John Reid, Jr. (one building)  
A. W. Richardson (three buildings)  
Martin J. Rist (two buildings)  
Salfield & Kohlberg (seven buildings)  
Ivan C. Satterlee (three buildings)  
William L. Schmolle (two buildings)  
William D. Shea (three buildings)  
Shea & Lofquist (one building)  
Van Trees & Hildebrand (one building)  
Charles H. Walton (four buildings)  
Michael J. Welsh (two buildings)  
Welsh & Carey (three buildings)  
Charles R. Wilson (two buildings)

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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 # \_\_\_\_\_

**Primary location of additional data:**

- ☒ State Historic Preservation Office  
☐ Other State agency  
☐ Federal agency  
☐ Local government  
☐ University  
☐ Other  
Name of repository: \_\_\_\_\_

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

**10. Geographical Data**

**Acree of Property** 81 acres

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: 37.803844 Longitude: -122.412048  
2061-65 Powell Street and Chestnut Street (upper left)
2. Latitude: 37.804152 Longitude: -122.409527  
379-99 Chestnut Street and Stockton Street (upper right)
3. Latitude: 37.797764 Longitude: -122.402221  
825 Sansome Street near Pacific Avenue (middle right)
4. Latitude: 37.795588 Longitude: -122.403621  
Columbus Avenue and Washington Street (lower center)

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5. Latitude 37.798657 Longitude: -122.412117  
1638-40 Mason Street

6. Latitude 37.801838 Longitude: -122.412740  
Mason Street and Greenwich Street

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

The boundaries of the North Beach Historic District encompass the residential and commercial area between Telegraph Hill and Russian Hill with Chestnut Street at the northern edge and the intersection of Columbus Avenue and Washington Street at the southernmost point. The boundaries are contiguous and somewhat irregular, some drawn at midblock to capture street-facing parcels. The district boundary begins at the southeast corner of Chestnut and Stockton Streets; the boundary runs west to Lombard and Chestnut Streets; south to Greenwich and Powell Streets; west to Columbus Avenue and Mason Street; south on Mason turning east at midblock between Green and Vallejo Streets; zigzagging east to Washington and Montgomery Streets; turning sharply north to continue up Columbus to Pacific Avenue; turning east to run midblock between Broadway and Pacific to Sansome; north on Sansome to Broadway; turning west on Broadway, moving a half block north to run midblock to Kearny; continuing north midblock parallel to Grant through to Filbert; turning west at the intersection of Filbert and Varennes; continuing a half block west to Grant and Filbert; north on Grant to Edith; west on Edith turning north midblock to Chestnut to capture the Stockton-facing buildings; to the endpoint at Chestnut.

Columbus Avenue is the linking element that runs in a northwesterly direction through the district. The boundaries have been drawn to stop at the Telegraph Hill Historic District on the east, to exclude Russian Hill on the west, the Chinatown Historic District southwest of Columbus, and the Jackson Square National Register Historic District southeast of Columbus.

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

The boundaries have been drawn to encompass the historic 1906 "Fire Limit" boundary line that divided the north and south sides of Broadway, including Columbus Avenue from Broadway south to Montgomery. New construction on the south side had to be fire-resistant, built of brick or reinforced concrete exterior walls. New construction on the north side of Broadway and encompassing all the rest of the neighborhood could be rebuilt in wood-frame construction. A major justification for the boundaries is the continuity and cohesion of the building stock. This continuity is based on fact that the vast majority of buildings within the

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district were built during the period of reconstruction (1906-1915). In addition, 287 extant structures within the district are the work of the twelve most prolific architects, resulting in an overall uniformity.

#### 11. Form Prepared By

name/title: Katherine Petrin for the Northeast San Francisco Conservancy  
organization: Katherine Petrin Consulting  
street & number: 1736 Stockton Street, Suite 2A  
city or town: San Francisco state: CA zip code: 94133  
e-mail petrin.katherine@gmail.com  
telephone: \_\_\_\_\_  
date: June 28, 2024

#### 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: North Beach  
City or Vicinity: San Francisco  
Country: San Francisco  
State: California  
Photographers: Dennis Hearne, Nancy Shanahan, Judith Powell  
Date Photographed: 2024; 2013-15 photographs still accurately depict the resource

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Description of Photograph (s) and number, include description of view indicating direction of camera (Resource Number indicated in parentheses):

- 1 of 46 Streetscape along Broadway from 426-30 Broadway on the north side (#37) and 435-43 Broadway on the south side (# 39), camera facing west
- 2 of 46 350 Broadway (#28), Institutional Building, camera facing north
- 3 of 46 371-77 Broadway (#31), Fireproof Commercial Blocks, camera facing southeast
- 4 of 46 400-06 Broadway (#33), Residential Hotel, camera facing northwest
- 5 of 46 401-07 Broadway (#34), Fireproof Commercial Blocks, camera facing southwest
- 6 of 46 435-43 Broadway (#39), Garibaldi Hall, Fireproof Commercial Blocks, camera facing south
- 7 of 46 447-61 Broadway (#41), Fireproof Commercial Blocks with Art Deco Influence, camera facing south
- 8 of 46 501-05 Broadway (#53), Fireproof Commercial Blocks, camera facing south
- 9 of 46 1-21 Columbus Ave. (#83), Drexler-Colombo Building, Fireproof Commercial Blocks, camera facing southeast
- 10 of 46 145-59 Columbus Ave. (#87), Residential Hotel, camera facing southwest
- 11 of 46 253-55 Columbus Ave. (#93), Vesuvio Café, camera facing southwest
- 12 of 46 261-71 Columbus Ave. (#95), City Lights Booksellers, camera facing west
- 13 of 46 Streetscape of Mixed-Use Buildings at 371-73 Columbus Ave. (#105), 353-55 Columbus Ave. (#104), and 331-47 Columbus Ave (#103), camera facing southwest
- 14 of 46 Streetscape of Mixed-Use Buildings at 420-30 Columbus Ave. (#110), 444-54 Columbus Ave. (#111), and 460-68 Columbus Ave. (#112), camera facing northeast
- 15 of 46 470-90 Columbus Ave. (#113), Streamline Moderne Commercial Building, camera facing southeast
- 16 of 46 501-47 Columbus Ave. (#115), Flatiron Mixed-Use Flat Building with Art Deco influence, camera facing southwest

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- 17 of 46 701-09 Columbus Ave. (#123), Mixed-Use Flat Building, camera facing northwest
- 18 of 46 501 Filbert St. (#147), Commercial Garage, camera facing southwest
- 19 of 46 520-24 Filbert St. (#149), Standard Flats, camera facing northwest
- 20 of 46 537-47 Filbert St. (#153), Standard Flats, camera facing south
- 21 of 46 552-56 Filbert St. (#156), Flats Incorporating a Garage, camera facing north
- 22 of 46 1400-24 Grant Ave. (#207), Mixed-Use Building with original storefronts, camera facing northeast
- 23 of 46 1467-99 Grant Ave. (#219), Mixed-Use Apartment Building, camera facing southwest
- 24 of 46 Streetscape of 518-22 Green St. (#257), 526-28 Green St. (#258), and 532-36 Green St. (#259), Mixed-Use Buildings, camera facing northwest
- 25 of 46 678 Green St. (#278), Fugazi Hall, Institutional Building, camera facing north
- 26 of 46 735-41 Green St. (#287), Standard Flats Building, camera facing south
- 27 of 46 Streetscape of 127-29 Jasper Place (#367), 131-37 Jasper Place (#368), and 139-45 Jasper Place (#370), Alley Flats, camera facing north.
- 28 of 46 916 Kearny St. (#375), Sentinel Building, Flatiron Commercial Building, camera facing south
- 29 of 46 602-04 Lombard St. (#420), Flats Building Incorporating a Garage, camera facing northwest
- 30 of 46 Original garage detail of 602-04 Lombard St. (#420), Flats Building Incorporating a Garage, camera facing north
- 31 of 46 1814-18 Mason St. (#432), 1820-24 Mason St. (#433), and 1826-30 Mason St. (#434), Standard Flats, camera facing east
- 32 of 46 19-33 Medau Place (#446), Romeo Flats, camera facing south
- 33 of 46 Streetscape of The Old Ohio Houses at 17 Osgood Place (#462), 43-47 Osgood Place (#463), and 55-59 Osgood Place (#465), Fireproof Commercial Blocks, camera facing northeast
- 34 of 46 1859-69 Powell St. (#502), Mixed-Use Flats Building, camera facing southeast

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- 35 of 46 2011-15 Powell St. (#512), 2017-21 Powell St. (#514), and 2027-31 Powell St. (#517), Standard Flats Building, camera facing northwest
- 36 of 46 2055-59 Powell St. (#525) and 2061-65 Powell St. (#526), camera facing west
- 37 of 46 1600-10 Stockton St. (#547), Commercial Building, camera facing northeast
- 38 of 46 1630 Stockton St. (#548), Institutional Building with Art Deco Influence, camera facing east
- 39 of 46 755-63 Union St. (#648), Enclosed Romeo Flats, camera facing south
- 40 of 46 471-77 Vallejo St. (#660), Enclosed Romeo Flats, camera facing south
- 41 of 46 46-50 Varennes St. (#695), 42-44 Varennes (#693), 32-40 Varennes St. (#691), Alley Flats, camera facing southeast
- 42 of 46 620 Vallejo St. (#683), St. Francis of Assisi, Institutional Building, camera facing northeast
- 43 of 46 Washington Square (#721) showing Saints Peter and Paul Church (#168), camera facing north
- 44 of 46 Volunteer Fireman Statue (#725) in Washington Square, camera facing northeast
- 45 of 46 Benjamin Franklin Statue (#723) in Washington Square, camera facing east
- 46 of 46 Survey Marker (#726) in Washington Square, camera facing north

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- 14 of 34 Original blueprints by Charles Fantoni, 1907, for a 3-floor Romeo flats building (6 flats) at 471-77 Vallejo St. (#660) showing first and third story plans; Source: Northeast San Francisco Conservancy Archive
- 15 of 34 View of Columbus Ave. showing the Hirsch Building, aka Hotel St. Paul, a Residential Hotel in foreground at 145-59 Columbus Ave. (#87), 1920; Source: J. B. Monaco (jbmonaco.com, Telegraph Hill and North Beach Photo Gallery, image 133)

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- 22 of 34 Broadway looking west, 1944, 426-30 Broadway on the right (#37) and 435-43 Broadway on the left (#39); Source: San Francisco History Center, San Francisco Public Library (AAB-2960)
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- 32 of 34 Finocchio's Nightclub, 500-08 Broadway (#52), 1964. One of the earliest and most significant LGBTQ establishments in North Beach. Home of Finocchio's from the 1930s to 1999. Source: San Francisco History Center, San Francisco Public Library (AAB-1189)
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## Location Map



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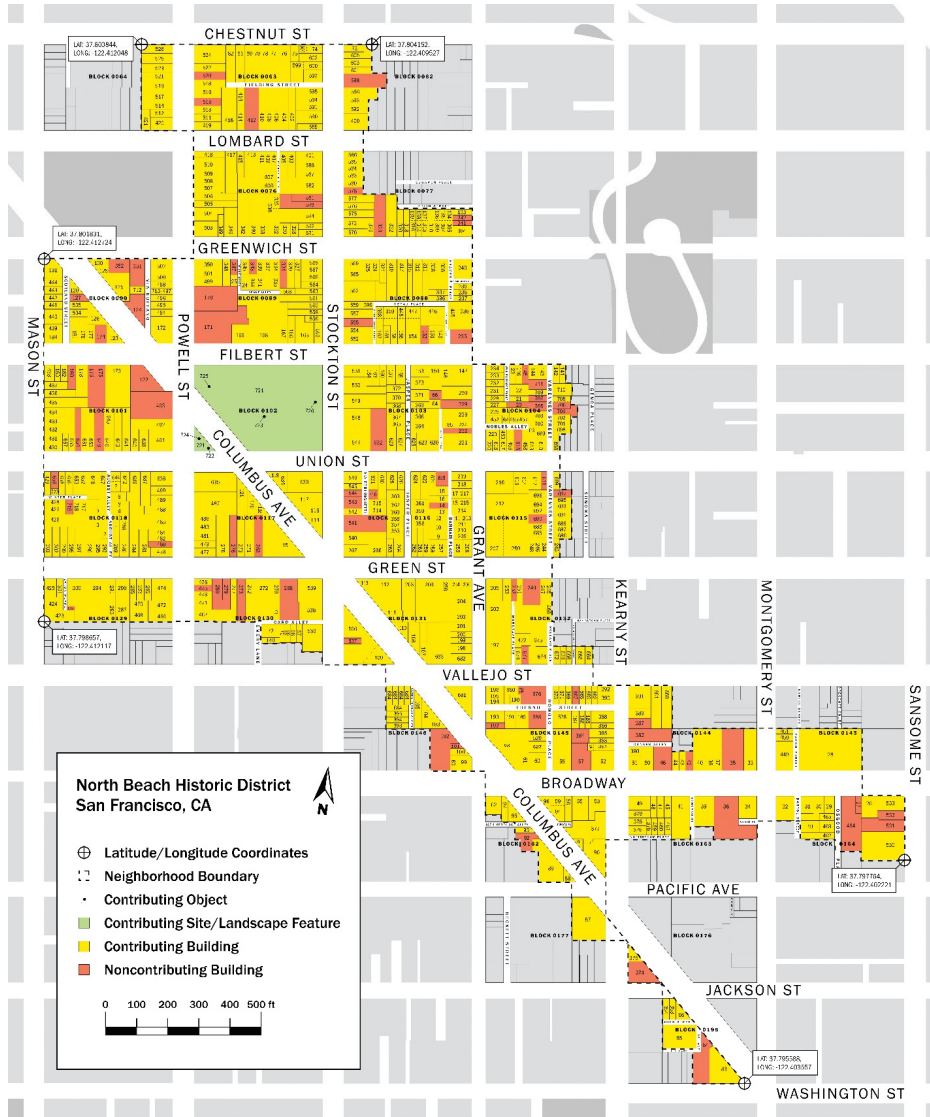
**Boundary/Resource Map**

1. Latitude: 37.803844 Longitude: -122.412048  
2061-65 Powell Street and Chestnut Street (upper left)
2. Latitude: 37.804152 Longitude: -122.409527  
379-99 Chestnut Street and Stockton Street (upper right)
3. Latitude 37.797764 Longitude: -122.402221  
825 Sansome Street near Pacific Avenue (middle right)
4. Latitude 37.795588 Longitude: -122.403621  
Columbus Avenue and Washington Street (lower center)
5. Latitude 37.798657 Longitude: -122.412117  
1638-40 Mason Street (lower left)
6. Latitude 37.801838 Longitude: -122.412740  
Mason Street and Greenwich Street (middle left)

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North Beach Historic District  
Name of Property

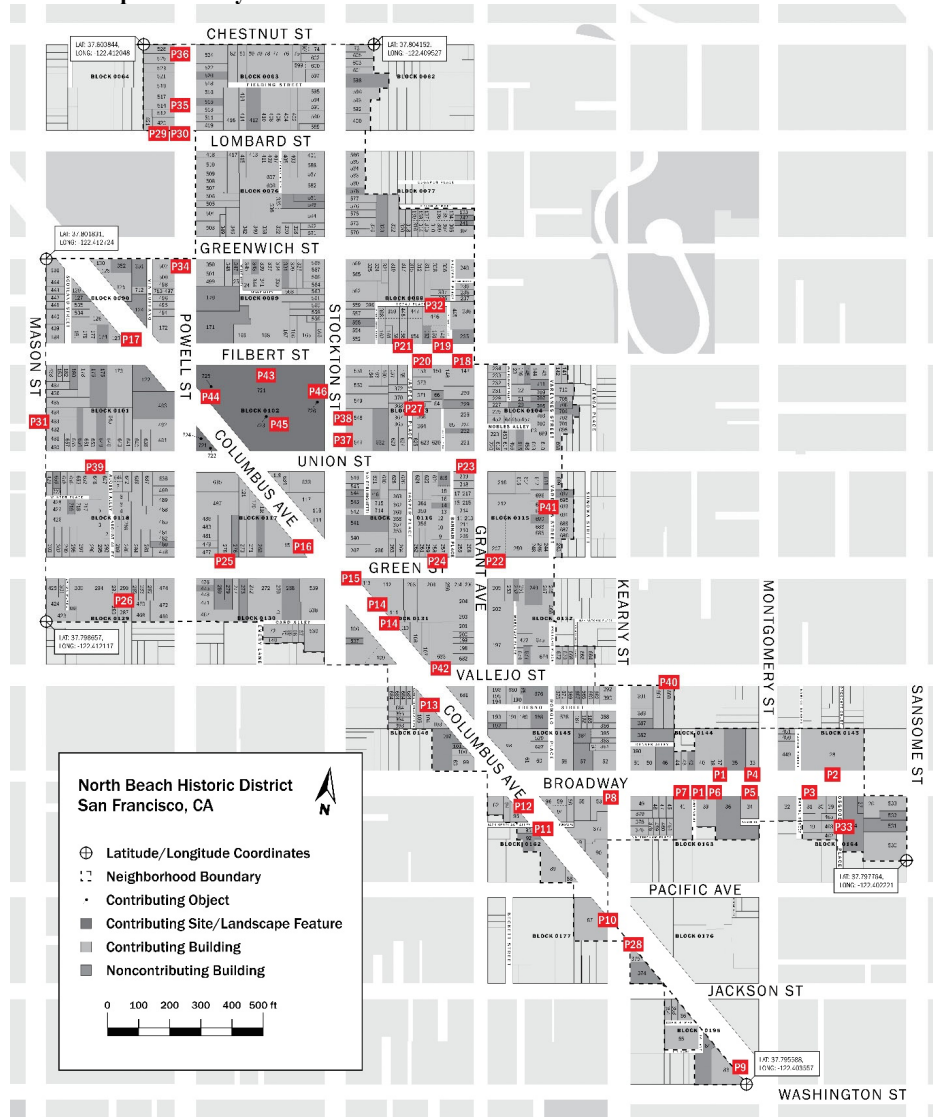
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### Sketch Map/Photo Key



**North Beach Historic District  
San Francisco, CA**

- ⊕ Latitude/Longitude Coordinates
- ⋮ Neighborhood Boundary
- Contributing Object
- Contributing Site/Landscape Feature
- Contributing Building
- Noncontributing Building

0 100 200 300 400 500 ft



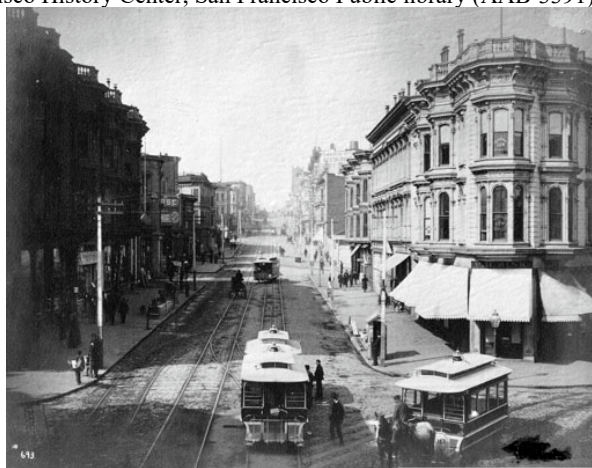
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**Figure 1** North Beach, before 1875, including the blocks around Washington Square; Source: San Francisco History Center, San Francisco Public library (AAB-9636)



**Figure 2** View up Montgomery Ave. (now Columbus Ave.) circa 1880s; Source: San Francisco History Center, San Francisco Public library (AAB-3391)







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**Figure 4** View east on Green St., 6 April 1906, right before the earthquake and fire; Source: San Francisco History Center, San Francisco Public Library (AAB-3904)



**Figure 5** Ruins of North Beach following the earthquake and fire, 1906; Source: San Francisco History Center, San Francisco Public library (AAC-3862)



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**Figure 6** Surviving exterior of Saint Francis of Assisi (#683), one of the only remaining structures in North Beach after the earthquake and fire, 1906; Source: Open History wnp27.2478



**Figure 7** Refugee Camp in Washington Square (#721) showing temporary tents, 1906; Source: San Francisco History Center, San Francisco Public Library (AAC-3128)



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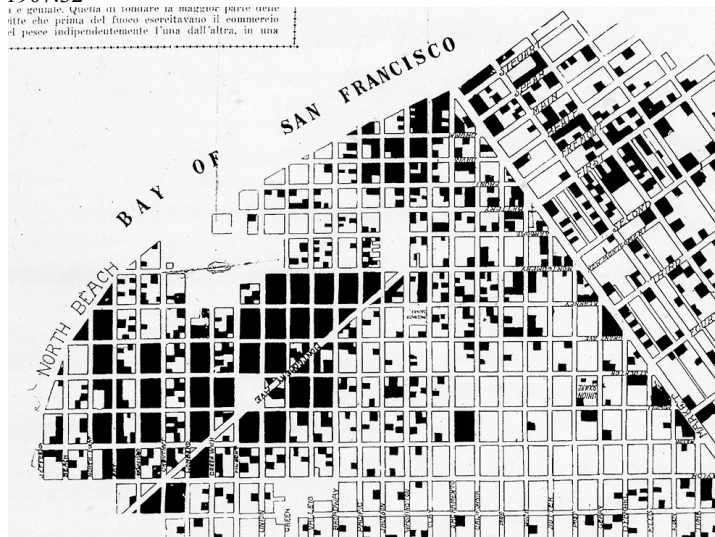
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**Figure 8** Official Relief Camp #21 in Washington Square (#721) showing Camp Cottages replacing tents and temporary shacks, circa 1906; Source: Russell Sage Foundation 1913: facing p. 294





te geniale. Quella di fondare la maggior parte delle ditte che prima del fuoco esercitavano il commercio del pesce indipendentemente l'una dall'altra, in una

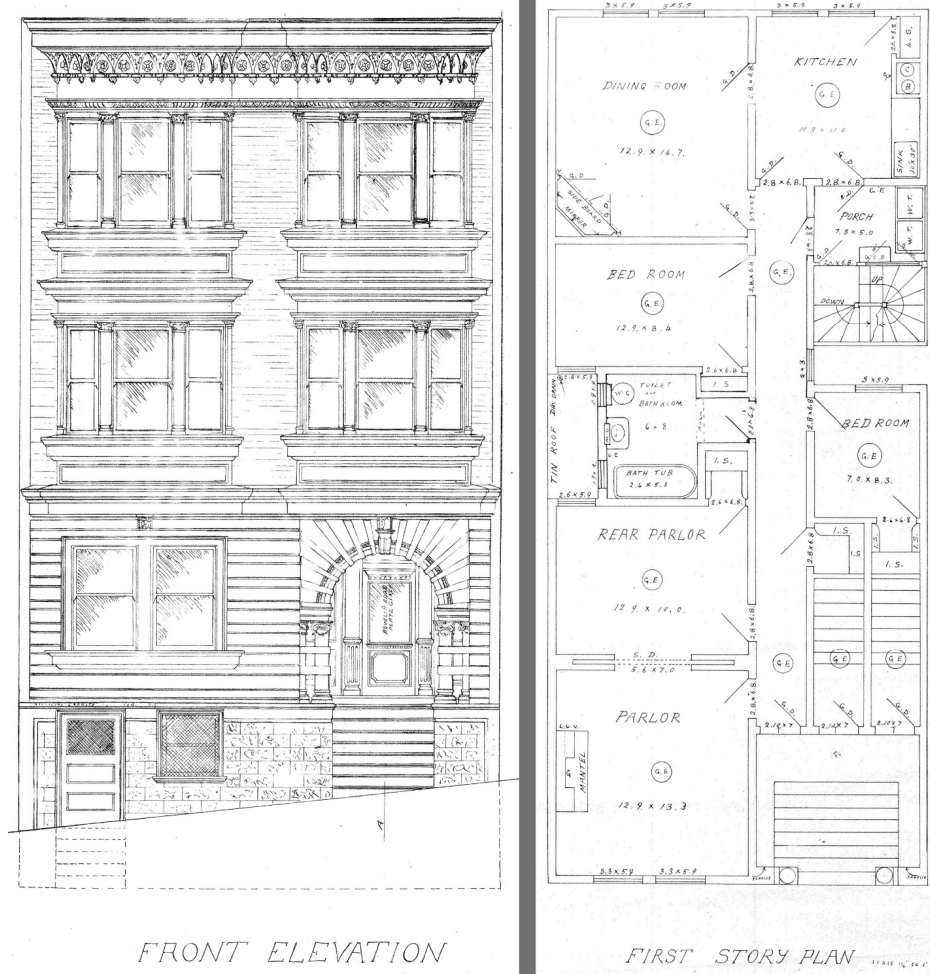


A black and white photograph of a small, two-story house. In the foreground, a white picket fence runs across the frame, with a small white gate in the center. Behind the fence, the house is visible, featuring a small arched entrance and a balcony with a white railing. The house is surrounded by trees and other buildings, creating a narrow alleyway effect.

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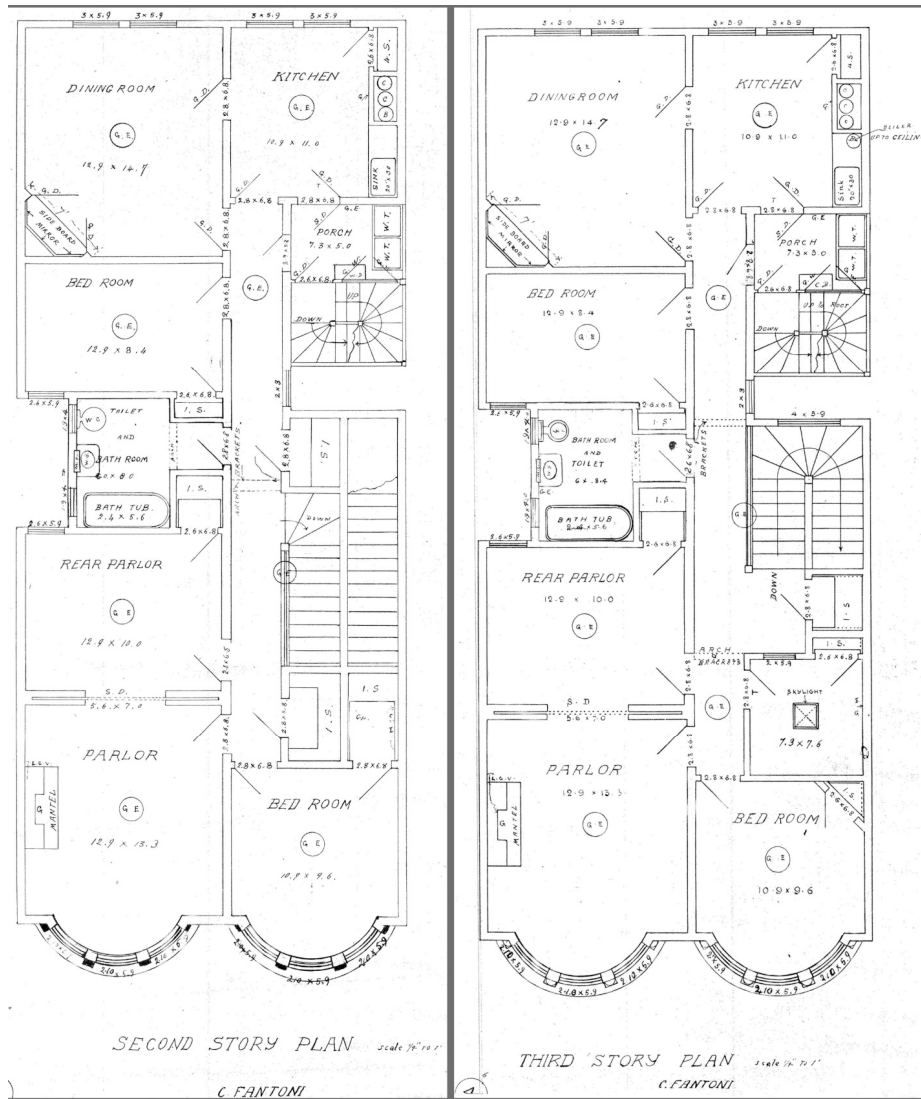
**Figure 11** Original blueprints by Charles Fantoni, 1907, for a 3-floor, Standard Flats building at 1934-38 Mason St. (#442) showing front elevation and first story plan; Source: Northeast San Francisco Conservancy Archive



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**Figure 12** Original blueprints by Charles Fantoni, 1907, for a 3-floor, Standard Flats building at 1934-38 Mason St. (#442) showing second and third story plans; Source: Northeast San Francisco Conservancy Archive



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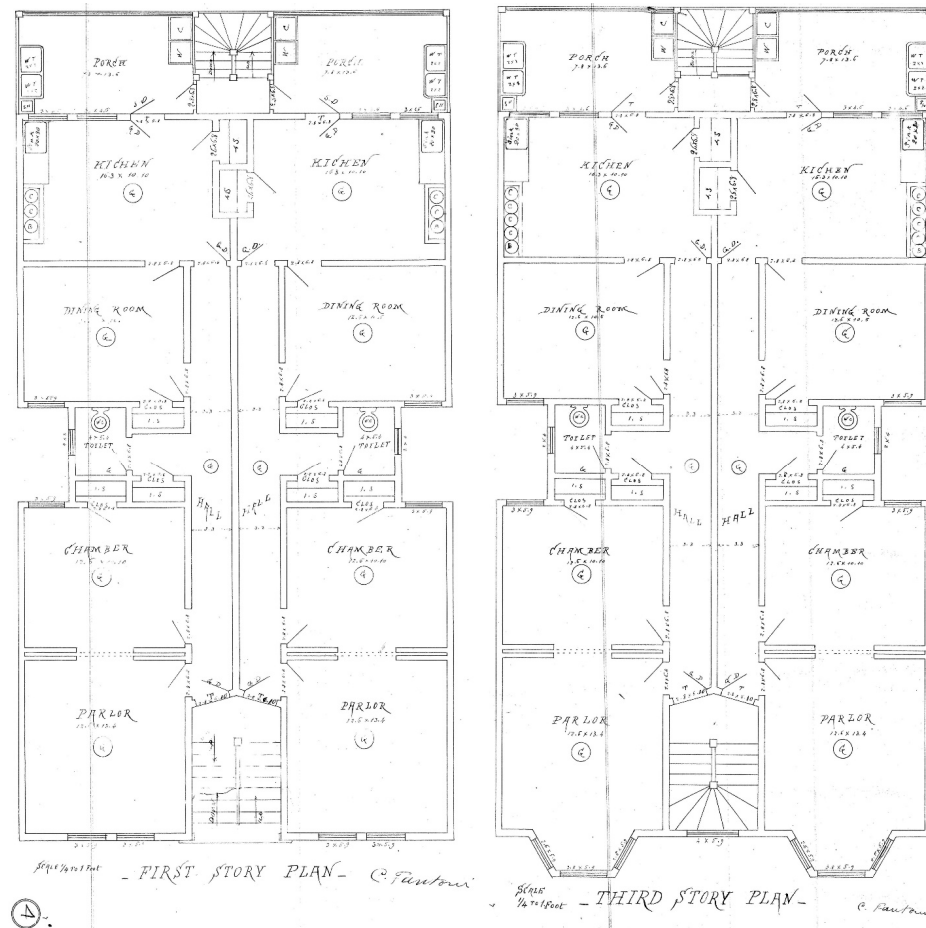
**Figure 13** Original blueprints by Charles Fantoni, 1907, for a 3-floor Romeo Flats Building (6 flats) at 471-77 Vallejo St. (#660) showing front elevation and Romeo stair detail;  
Source: Northeast San Francisco Conservancy Archive (See Photo No. 40 of extant building)



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**Figure 14** Original blueprints by Charles Fantoni, 1907, for a 3 floor Romeo flats building (6 flats) at 471-77 Vallejo St. (#660) showing first and third story plans; Source: Northeast San Francisco Conservancy Archive





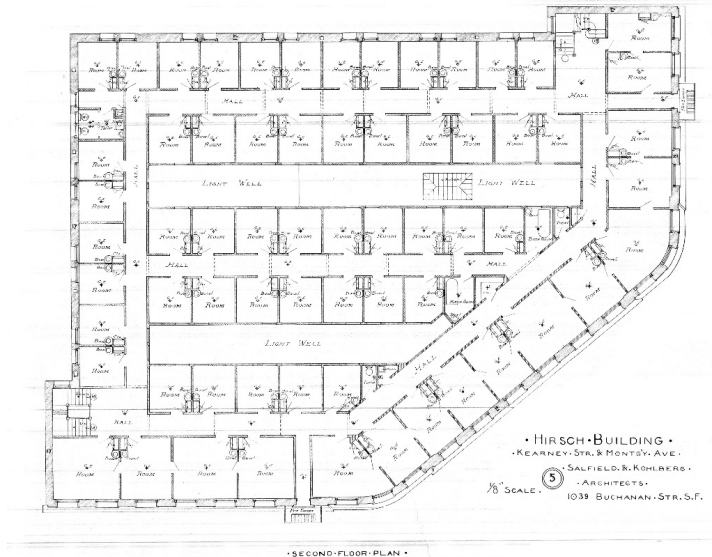
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**Figure 15** View of Columbus Ave. showing the Hirsch Building, aka Hotel St. Paul, a Residential Hotel in foreground at 145-59 Columbus Ave. (#87), 1920; Source: J. B. Monaco (jbmonaco.com, Telegraph Hill and North Beach Photo Gallery, image 133)



**Figure 16** Original blueprints by Salfeld and Kohlberg, 1906, for the Residential Hotel at 145-59 Columbus Ave. (#87); Source: Northeast San Francisco Conservancy Archive



**Figure 17** The Drexler/Columbo Building, 1-21 Columbus Ave. (#83), 1927; Source: Kos, Eric J. (2009) *San Francisco Then and Now*. 2nd edition. Thunder Bay Press

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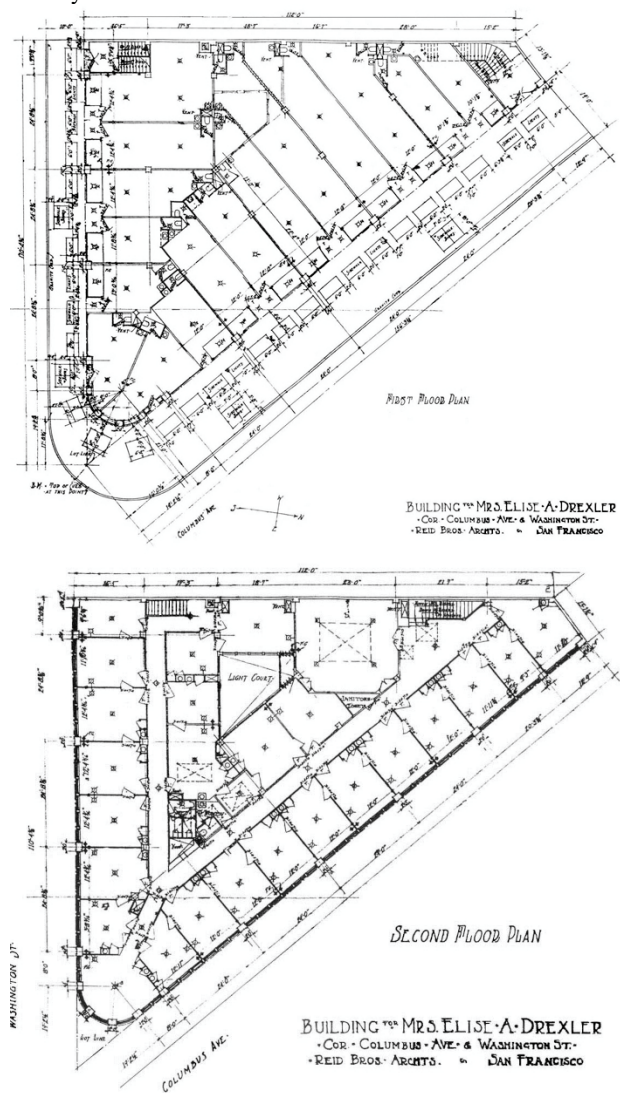
**Figure 18** Original blueprints by Reid Brothers, Architects, 1913, elevation plans for a Commercial Building for Elise A. Drexler at 1-21 Columbus Ave. (#83), San Francisco Landmark No. 237; Source: Courtesy of the Northeast San Francisco Conservancy Archive



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**Figure 19** Original blueprints by Reid Brothers, Architects, 1913, first and second story plans for a Commercial Building for Elise A. Drexler at 1-21 Columbus Ave. (#83), San Francisco Landmark No. 237; Source: Courtesy of the Northeast San Francisco Conservancy Archive



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**Figure 20** East side of Columbus Ave., 1910, looking north, showing complete rebuilding;  
Source: J. B. Monaco (jbmonaco.com, Telegraph Hill and North Beach Photo  
Gallery, image 23 of 91)



**Figure 21** West side of Columbus Ave., mid-1920, looking north; Source: J. B. Monaco  
(jbmonaco.com, Telegraph Hill and North Beach Photo Gallery, image 29 of 91)



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**Figure 22** Broadway looking west, 1944, 426-30 Broadway on the right (#37) and 435-43 Broadway on the left (#39); Source: San Francisco History Center, San Francisco Public library (AAB-2960)



**Figure 23** Mixed-use building at 501 Broadway (#53), 1962, showing the use of classical moldings and proportions recalling Renaissance and Baroque Europe; Source: San Francisco Office of Assessor-Recorder





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**Figure 24** Enclosed Romeo flats, mixed-use building at 2035-41 Powell St. (#519), 1962, showing the use of classical moldings and proportions recalling Renaissance and Baroque Europe; Source: San Francisco Assessor's Office



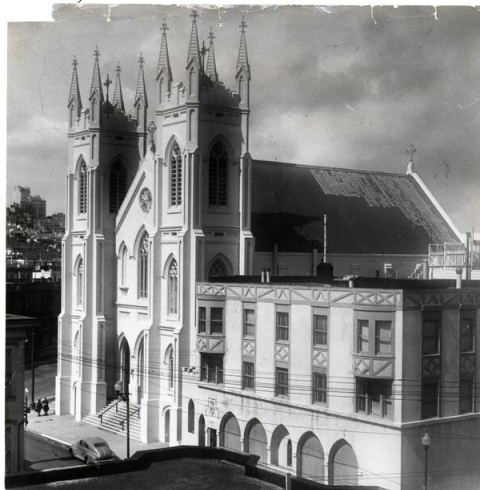
**Figure 25** A 1932 Streamline Moderne commercial building at 627 Vallejo St. (#684), Rossi's Market, 1955; Source: San Francisco History Center, San Francisco Public Library (AAC-6988)



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**Figure 26** St. Francis of Assisi at 620 Vallejo St. (#683), 1949; constructed in 1860, reconstructed in 1912; Source: San Francisco History Center, San Francisco Public Library (AAB-0874)



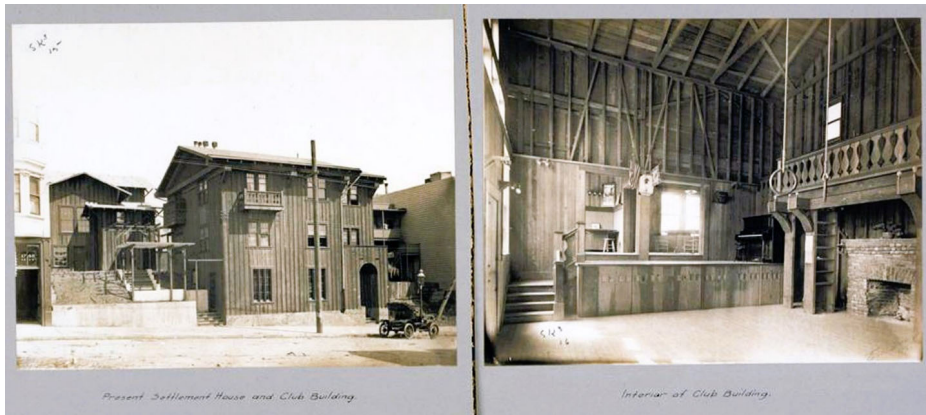
**Figure 27** Saints Peter and Paul at 650 Filbert St. (#168), 1939; founded in 1840, reconstructed 1914-1939; Source: San Francisco History Center, San Francisco Public Library (AAB-1021)



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**Figure 28** Telegraph Hill Neighborhood Association, a social settlement at 1736 Stockton St. (#562) 1907; Source: Harvard Art Museums/Fogg Museum, transfer from the Carpenter Center for the Visual Arts, Social Museum Collection, Record Identifier: HuAM152601soc



**Figure 29** Fugazi Hall at 678 Green St. (#278), 1913, Italian Relief Society Ball. Italian Community Hall, later also used for Beat performances; Source: [www.italiancs.org/about](http://www.italiancs.org/about)

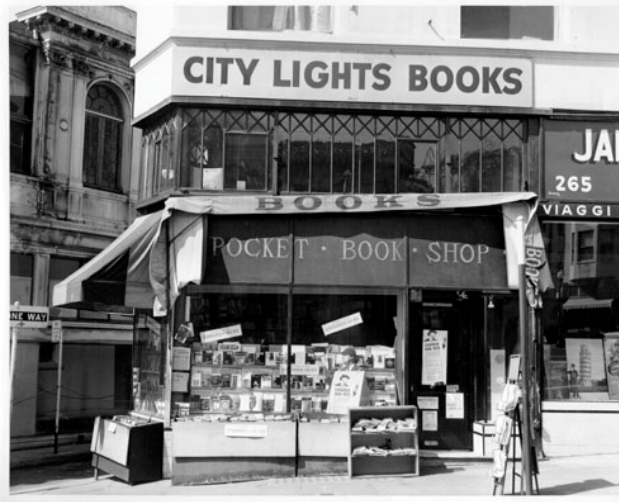




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**Figure 30** City Lights Bookstore, 261-71 Columbus Ave. (#95), circa 1950s, a gathering place for the Beats; Source: San Francisco History Center, San Francisco Public Library (AAD-3374)



**Figure 31** Beats at City Lights Bookstore, 261-71 Columbus Ave. (#95), 1963. From left: [Philip Whalen](#), [Robert Branaman](#), [Ann Buchanan \(aka Ann Plymell\)](#), [Allen Ginsberg](#), [Bob Kaufman](#), [Lawrence Ferlinghetti](#), [Alan Russo](#), and [Charles Plymell](#), in front of City Lights, 1963; Source: [poetryfoundation.org/articles/70248/as-ever](https://poetryfoundation.org/articles/70248/as-ever)



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**Figure 32** Finocchio's Nightclub, 500-08 Broadway (#52), 1964. One of the earliest and most significant LGBTQ establishments in North Beach. Home of Finocchio's from the 1930s to 1999. Source: San Francisco History Center, San Francisco Public Library (AAB-1189)



**Figure 33** Advertisements for female-impersonating performances at Finocchio's Nightclub, 500-08 Broadway (#52); Source: Courtesy GLBT Historical Society



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**Figure 34** Advertisement in San Francisco Life, 1942, for Mona's 440 Club at 438-48 Broadway (#40), the only lesbian-oriented club in San Francisco after World War II;  
Source: [sfmuseum.net/hist10/mona.html](http://sfmuseum.net/hist10/mona.html)

**A CONTINUOUS SHOW**  
From 7:00 P. M.  
**COME EARLY!**  
America's Greatest Sepia Piano Artist  
**GLADYS BENTLEY**  
Brown Bomber of Sophisticated Songs  
and  
**MISS JIMMY REYNARD**  
Direct from Hollywood's Famous  
"Cafe International!"  
★ **ROSE O'NEILL**  
Female Fred Astaire  
★ **"BUTCH" MINTON**  
Singing Gay Songs  
with the same type of gay enter-  
tainment that has made the 440  
Club famous

**MONA'S**  
**CLUB 440**  
440  
BROADWAY

Miss Jimmy Reynard

Advertisement in San Francisco Life - December 1942

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**Photo 1** Streetscape along Broadway from 426-30 Broadway on the right (#37) and 435-43 Broadway on the left (# 39), camera facing west



**Photo 2** 350 Broadway (#28), Institutional Building, camera facing north



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**Photo 3** 371-77 Broadway (#31), Fireproof Commercial Blocks, camera facing southeast



**Photo 4** 400-06 Broadway (#33), Residential Hotel, camera facing northwest





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**Photo 5** 401-07 Broadway (#34), Fireproof Commercial Blocks, camera facing southwest



**Photo 6** 435-43 Broadway (#39), Garibaldi Hall, Fireproof Commercial Blocks, camera facing south



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**Photo 7** 447-61 Broadway (#41), Fireproof Commercial Blocks with Art Deco Influence, camera facing south



**Photo 8** 501-05 Broadway (#53), Fireproof Commercial Blocks, camera facing south





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**Photo 9** 1-21 Columbus Ave. (#83), Drexler-Colombo Building, Fireproof Commercial Blocks, camera facing southeast



**Photo 10** 145-59 Columbus Ave. (#87), Residential Hotel, camera facing southwest





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**Photo 11** 253-55 Columbus Ave. (#93), Vesuvio Café, camera facing southwest



**Photo 12** 261-71 Columbus Ave. (#95), City Lights Booksellers, camera facing west



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**Photo 13** Streetscape of Mixed-Use Buildings at 371-73 Columbus Ave. (#105), 353-55 Columbus Ave. (#104), and 331-47 Columbus Ave. (#103), camera facing southwest



**Photo 14** Streetscape of Mixed-Use Buildings at 420-30 Columbus Ave. (#110), 444-54 Columbus Ave. (#111), and 460-68 Columbus Ave. (#112), camera facing northeast





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**Photo 15** 470-90 Columbus Ave. (#113), Streamline Moderne Commercial Building, camera facing southeast



**Photo 16** 501-47 Columbus Ave. (#115), Flatiron Mixed-Use Flat Building with Art Deco influence, camera facing southwest



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**Photo 17** 701-09 Columbus Ave. (#123), Mixed-Use Flat Building, camera facing northwest



**Photo 18** 501 Filbert St. (#147), Commercial Garage, camera facing southwest





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**Photo 19** 520-24 Filbert St. (#149), Standard Flats, camera facing northwest



**Photo 20** 537-47 Filbert St. (#153), Standard Flats, camera facing south



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**Photo 21** 552-56 Filbert St. (#156), Flats Incorporating a Garage, camera facing north



**Photo 22** 1400-24 Grant Ave. (#207), Mixed-Use Building with original storefronts, camera facing northeast





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**Photo 23** 1467-99 Grant Ave. (#219), Mixed-Use Apartment Building, camera facing southwest



**Photo 24** Streetscape of 518-22 Green St. (#257), 526-28 Green St. (#258) and 532-36 Green St. (#259), Mixed-Use Buildings, camera facing northwest



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**Photo 25** 678 Green St. (#278), Fugazi Hall, Institutional Building, camera facing north



**Photo 26** 735-41 Green St. (#287), Standard Flats Building, camera facing south





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**Photo 27** Streetscape of 127-29 Jasper Place (#367), 131-37 Jasper Place (#368), and 139-45 Jasper Place (#370), Alley Flats, camera facing north



**Photo 28** 916 Kearny St. (#375), Sentinel Building, Flatiron Commercial Building, camera facing south



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**Photo 29** 602-04 Lombard St. (#420), Flats Building Incorporating a Garage, camera facing northwest



**Photo 30** Original garage detail of 602-04 Lombard St. (#420), Flats Building Incorporating a Garage, camera facing north





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**Photo 31** 1814-18 Mason St. (#432), 1820-24 Mason St. (#433), and 1826-30 Mason St. (#434),  
Standard Flats, camera facing east



**Photo 32** 19-33 Medau Place (#446), Romeo Flats, camera facing south



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**Photo 33** Streetscape of The Old Ohio Houses at 17 Osgood Place (#462), 43-47 Osgood Place (#463), and 55-59 Osgood Place (#465), Fireproof Commercial Blocks, camera facing northeast



**Photo 34** 1859-69 Powell St. (#502), Mixed-Use Flats Building, camera facing southeast





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**Photo 35** 2011-15 Powell St. (#512), 2017-21 Powell St. (#514), and 2027-31 Powell St. (#517), Standard Flats Building, camera facing northwest



**Photo 36** 2055-59 Powell St. (#525) and 2061-65 Powell St. (#526), camera facing west



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**Photo 37** 1600-10 Stockton St. (#547), Commercial Building, camera facing northeast



**Photo 38** 1630 Stockton St. (#548), Institutional Building with Art Deco Influence, camera facing east





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**Photo 39** 755-63 Union St. (#648), Enclosed Romeo Flats, camera facing south



**Photo 40** 471-77 Vallejo St. (#660), Enclosed Romeo Flats, camera facing south



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**Photo 41** 46-50 Varennes St. (#695), 42-44 Varennes St. (#693), 32-40 Varennes St. (#691),  
Alley Flats, camera facing southeast



**Photo 42** 620 Vallejo St. (#683), St. Francis of Assisi, Institutional Building camera facing  
northeast





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**Photo 43** Washington Square (#721) showing Saints Peter and Paul Church (#168), facing north



**Photo 44** Volunteer Fireman Statue (#725) in Washington Square, facing northeast



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**Photo 45** Benjamin Franklin Statue (#723) in Washington Square, facing east



**Photo 46** Survey Marker (#726) in Washington Square, facing north

