

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

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

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 133 McCoppin St.

P1. Other Identifier: 1801 Market St.

*P2. Location: Not for Publication Unrestricted *a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: San Francisco North, Calif. Date: 1956 (rev. 1973)

*c. Address: 133 McCoppin St. City: San Francisco Zip: 94103

d. UTM: Zone: 10 _____ mE/ _____ mN (G.P.S.)

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 3502-070

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

133 McCoppin Street is one of four buildings located on a wedge-shaped corner lot on the south side of Market Street between Elgin Park and Pearl Street. It shares the lot with 1795-1797 Market St., 1801 Market St., and 12 Elgin Park. Constructed in 1925 and designed in the Mediterranean Revival style 133 McCoppin Street is a 1-story, wood frame, residential building. The building has a rectangular-shaped plan, stucco cladding, and a flat, parapeted roof. The primary elevation is 3 bays wide and is oriented north towards Market Street. The first floor features the main entrance in the right bay, sheltered by an entry porch with arched openings, decorative metal gates, cartouche ornament, and dome above the entry portico. The building has a wood door. The remaining bays have a wood-frame picture window and fixed divided wood window. A secondary elevation on Elgin Park has an art glass awning window; three-part, wood-frame window with art glass transom; and paired, double-hung sash. The property has a service porch clad in composite wood siding on the rear elevation. All elevations end in plain rooflines. The property appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property

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



P5b. Photo: (view and date)
View from north
1/5/2007

*P6. Date Constructed/Age and Sources: Historic
1925
Caltrans 1997 Central Freeway Replacement Project

*P7. Owner and Address:
Pauline Scholten
134 Arlington St
San Francisco, CA

*P8. Recorded by:
Page & Turnbull, Inc.
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
1/5/2007

*P10. Survey Type:
Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (list)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

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

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 12 Elgin Park

P1. Other Identifier: 1801 Market Street

*P2. Location: Not for Publication Unrestricted *a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: San Francisco North, Calif. Date: 1956 (rev. 1973)

*c. Address: 12 Elgin Park City: San Francisco Zip: 94103

d. UTM: Zone: 10 _____ mE/ _____ mN (G.P.S.)

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 3502-070

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

12 Elgin Park is one of four buildings located on a wedge-shaped corner lot on the south side of Market Street between Elgin Park and Pearl Street. It shares the lot with 1795-1797 Market St., 1801 Market St., and 133 McCoppin St. Constructed ca. 1925 12 Elgin Park is a 2-story, wood frame, ancillary building. The building has a rectangular-shaped plan, drop wood cladding, and a flat, parapeted roof. The primary elevation is 2 bays wide and is oriented east towards Elgin Park. The first floor features two automobile openings with a double-leaf, paneled and glazed wood doors and a modern overhead door. The upper story has a double-hung, wood window in each bay. A secondary elevation faces north toward the interior of the lot. The first story has three automobile openings with double-leaf, paneled and glazed, wood doors. The upper story has divided wood casement sash and a sealed bay opening with metal banister. All elevations end in plain rooflines. The property appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP4. Ancillary Building

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



P5b. Photo: (view and date)

View from east

1/5/2007

*P6. Date Constructed/Age and

Sources: Historic

Ca. 1925

Caltrans 1997 Central Freeway
Replacement Project

*P7. Owner and Address:

Pauline Scholten

134 Arlington St

San Francisco, CA

*P8. Recorded by:

Page & Turnbull, Inc.

724 Pine Street

San Francisco, CA 94108

*P9. Date Recorded:

1/5/2007

*P10. Survey Type:

Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (list)

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

Page 1 of 2 *Resource Name or # (Assigned by recorder) 133 McCoppin Street

B1. Historic Name 133 McCoppin Street

B2. Common Name 133 McCoppin Street

B3. Original Use residential/single family dwelling B4. Present Use: residential/single family

* B5. Architectural Style _____

*B6. Construction History
133 McCoppin Street was constructed in 1926. The original picture window at the primary facade has been removed and replaced with an aluminum sash sliding window within the past 25 years.

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

*B8. Related Features There are three other buildings on the lot.

B9a. Architect unknown . Builder Henry Scholten, owner

*B10. Significance: Theme 1906 Earthquake and Fire Reconstruction Area: Mission/Market St Corridor

Period of Significance 1906-1929 Property Type residential/single family Applicable Criteria n/a

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

In regard to California Register Criterion 1 (History/Events) this property is considered under the 1906 Earthquake and Fire Reconstruction context of the Historic Context Statement, Market & Octavia Neighborhood Plan Area, since it is both an identified building type (residential/single family dwelling) and dates from the Period of Significance (1906-1929) of that context. There is no indication the property is eligible for listing in the California Register under Criterion 2 (Important Persons), Criterion 3 (Design/Construction), or Criterion 4 (Information Potential).

Criterion 1:

133 McCoppin Street was constructed in 1926 on a lot which had formerly held two smaller buildings: a three-story saloon and store located at the corner of Elgin Park Street and McCoppin Avenue (then called Hermann Street) and a three-story dwelling at the rear of the lot, addressed as 4 Elgin Park Street. This block was leveled by the 1906 Earthquake and resultant fire, and the lot remained vacant for many years after that. (continued)

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

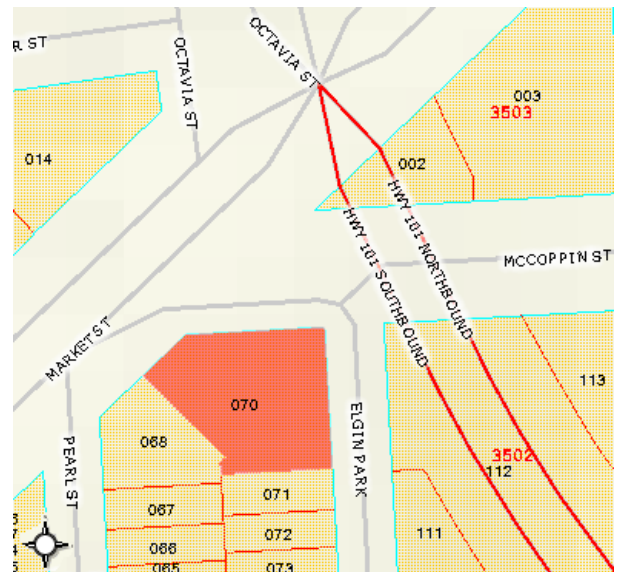
*B12. References: Historic Context Statement, Market & Octavia Neighborhood Plan Area, Page & Turnbull, Inc. July 20, 2007
Sanborn Maps, San Francisco City Directories, San Francisco Block Books, Daily Pacific Builder, 8/4/1926.

B13. Remarks

*B14. Evaluator Kelley & VerPlanck
*Date of Evaluation 5/1/2010

(This space reserved for official comments)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Page 2 of 2

Resource Name or # (Assigned by Recorder) 133 McCoppin Street

*Recorded by: Kelley & VerPlanck

Date 5/1/2010

Continuation Update

B10: Significance (continued)

The Sanborn Map shows the lot still vacant in 1914. In 1926, the Daily Pacific Builder lists the builder Henry F. J. Scholten undertaking construction of a single family dwelling here. The Scholten family retains ownership of this building, and the building continues as a single family dwelling.

After the 1906 Earthquake and resultant fire destroyed portions of the Mission, residential reconstruction proceeded in three distinct waves. The first and by far the biggest wave began in 1906 and continued into 1908. This period was characterized by furious, widespread construction of housing and commercial buildings to meet the immediate needs of the district's populace. Many structures built during the initial wave of reconstruction were smaller cottages or stores intended to suffice until larger, more permanent structures could be built. This initial construction boom gave way to a less frantic, more sustained, period of reconstruction that continued through 1916. Most of the building stock within the Market and Octavia Survey Area dates from this era of reconstruction. Similar to the adjoining parts of the South of Market area, the majority of the residential construction was designed in the Classical Revival, Craftsman, Mission, and Spanish Colonial Revival styles. Following a brief hiatus during the First World War, the Mission witnessed another burst of building activity in the 1920s, which was an era of increased prosperity and rampant real estate development nationwide. 133 McCoppin Street is part of the third wave of residential building that characterized the Mission. However, the second and third waves of reconstruction were characterized by larger multi-family residential buildings, unlike this one. Thus, despite falling within the 1906-1929 period of significance, 133 McCoppin Street, with its 1926 construction date and building typology (residential/single family dwelling) does not accurately express an association with the 1906 Earthquake and Fire and Reconstruction period of significance.

Integrity:

133 McCoppin Street appears to have undergone alterations including the removal of the original window at the primary facade and replacement with an aluminum sash sliding window, and the addition of a security gate at the entry porch. Additionally, the building suffers a reduction in integrity of setting, as the off-ramp of the Central Freeway now cuts directly in front of the property. The building retains the following aspects of integrity: association, feeling, workmanship, design, and location, and partially retains integrity of materials and setting.

Conclusion:

133 McCoppin Avenue does not appear to be eligible for the National Register of Historic Places, California Register of Historical Resources or local designation under any criterion under any criterion. Although built during the period of significance for the Earthquake and Fire and Reconstruction context, it is not typical of the third wave of reconstruction and does not accurately convey an association with that pattern of San Francisco history. In addition, although it retains much integrity, it is an undistinguished example of the Mediterranean Revival style and does not rise to the level of an important example of its type, period, or method of construction.