

State of California & The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI #
<b>DISTRICT RECORD</b>	Trinomial

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\*NRHP Status Code 3S

\*Resource Name or # (Assigned by recorder) Sixth Street Lodginghouse Historic District

D1. Historic Name \_\_\_\_\_ D2. Common Name: \_\_\_\_\_

**\*D3. Detailed Description** (Discuss coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.):

The Sixth Street Lodginghouse District is a group of 33 low-budget residential hotels, or lodginghouses, built from 1906 through 1913, and a few low-rise commercial buildings. The district runs along Sixth Street beginning next to the buildings which front on Market Street, and it continues along Sixth beyond the Mid-Market Area of Potential Effect (APE) through the second and third building south of Howard Street, where there is a considerable break in the type of buildings. 19, or about 60% of the district buildings are unreinforced masonry structures; the rest are wood frame or concrete. (See Continuation Sheet, [p. 2](#))

**\*D4. Boundary Description** (Describe limits of district and attach map showing boundary and district elements.):

The properties are on both sides of Sixth Street, beginning next to the corner buildings facing Market Street and continuing for two blocks through the second (east side) and third (west side) parcels south of Howard Street, plus two adjacent parcels on north Mission and one on south Howard. (See Map, [p xx](#))

**\*D5. Boundary Justification:**

The boundary includes all the surviving Sixth Street buildings identified as lodginghouses in the 1914 city directory, up to the point where this building type stops today.

**D6. Significance: Theme** Development of Mid-Market Area **Area** San Francisco, CA  
**Period of Significance** 1870-1947 **Applicable Criteria** A,

(Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

The district appears eligible for the National Register of Historic Places at the local level of significance under Criterion A, patterns of events, as the last surviving sizable group of the very low-budget, SRO densely packed residential hotels built south of Market Street after the 1906 earthquake and fire to serve the single male seasonal workers, the industrial army, that spent its out-of-work time here. Third, Fourth, Fifth and Seventh Streets all formerly had similar housing, of which very few remain; but, Sixth Street retains its full complement as well as resident-serving businesses and a community center. This district differs from the apartment hotel district(s) north of Market Street in that its buildings are smaller on average, they have less exterior ornament, they were all built before the 1915 Exposition, inconspicuous, and most lack lobbies. (See Continuation Sheet)

**\*D7. References** (Give full citations including the names and addresses of any informants, where possible.)

Averbach, "San Francisco's South of Market District, the Emergence of a Skid Row", CA Historical Quarterly 52, Fall 1973. Bloomfield, "History of the CA Historical Society's New Neighborhood", California History 74, Winter 1995-96. Nowinsky, "No Vacancy", 1979. SF Directory, 1914.

**\*D8. Evaluator:** Anne Bloomfield **Date:** 08/01/1997

**Affiliation and Address:** Bloomfield Architectural history, 2229 Webster St, San Francisco, CA 94115

### D3. Detailed Description (Continued)

Most are three or four stories tall, a few are five or two, one is seven stories, and two commercial structures are only one story. Ground floors are commercial, with minimal entrances to the single-room units above. Most of the buildings are clad in brick; they have deep window reveals and cornice designs borrowed from the classical vocabulary. Ornamentation is usually minimal. Residential entries are inconspicuous, lobbies almost nonexistent, and plumbing scarce. The buildings were designed with differentiated bases to allow for the normal changes to storefronts. The district appears basically intact as to location, design, setting, materials, workmanship, feeling, and association.

The Sixth Street Lodginghouse District consists of 43 parcels, of which 33 are very low budget, single room occupancy (SRO) residential hotels. Constructed from 1906 to 1913, they share common design features described in section P3a. The other buildings are low commercial structures which served the needs of the local residents: bars, restaurants, loan shops, etc. One of them has a social hall upstairs. 27 of the SRO buildings were listed in the 1914 city directory under the "Lodginghouse" category, three others were under "Apartment Houses", and three were such small apartments they had no names. The properties include three vacant lots (3703/26, 3704/49, 3726/7), one new apartment building (3726/32), and two buildings so heavily altered that they have lost their integrity (3703/3, 3704/25). Thus 80% of the properties contribute to the feeling of the district. Lists of the contributing and non-contributing properties are given on a continuation sheet; individual contributors which are within the Mid-Market Area of Potential Effect are described by parcel number among the Primary Records.

#### BUILDINGS WHICH CONTRIBUTE TO THE FEELING OF THE DISTRICT

(primary Records for these are filed by block/lot numbers.)

3703/02	20 Sixth Hotel St. Danel
3703/04	34 Sixth Hotel Seneca
J3703/05	42 Sixth Hotel King
3703/06	48 Sixth Hotel Lawrence
3703/27	68 Sixth Home Hotel
3703/28	74 Sixth Baldwin House
3703/29	88 Sixth Hotel Alma
3703/81	1018 Mission Hotel Andrews
13704/26	83 Sixth social hall: Society for Individual Rights
3704/50	51 Sixth Hillsdale Hotel
3704/51	45 Sixth Vienna Hotel
13704/52	41 Sixth Hotel Maze
3704/53	37 Sixth Seattle Hotel
3725/25	988 Howard Hotel Plaza*
3725/26	175 Sixth Hotel Alton*
13725/61	161 Sixth Mrs. Della Hansen Lodgings*
13725/62	151 Sixth small commercial building*
13725/63	149 Sixth Hotel Minnalee*
3725/64	135 Sixth Hotel Sunnyside
3725/79	125 Sixth Hotel Rose
3725/81	101 Sixth small commercial building
J3726/01	102 Sixth Hotel Elmwood
3726/02	110 Sixth Hotel Henr .
3726/03	118 Sixth small commercial building
13726/05	132 Sixth small apartments
3726/06	138 Sixth Hotel Pontiac*

\*Recorded by: Anne Bloomfield \*Date 08-01-1997  Continuation  Update  
 Transcribed by: N. Moses Corrette, San Francisco Planning department October, 2010.

3726/08	152 Sixth Charles Ehrhardt Lodgings*
3726/09	170 Sixth St. Cloud Apartments*
1 3726/10	172 Sixth Dudley Apartments*
3726/11	184 Sixth Hotel Howard*
3731/01	214 Sixth Hayston Apartments*
3731/02	220 Sixth small apartments*
3731/03	226 Sixth The Kensington*
3731/117	1011 Howard small apartments*
3732/123	221 Sixth Hotel Leith *
3732/124	995 Howard Hotel Orlando*

PROPERTIES WHICH DO NOT CONTRIBUTE TO THE DISTRICT AND THEREFORE ARE NOT CONSIDERED ELIGIBLE FOR THE NATIONAL REGISTER

3703/03	26-28 Sixth	small commercial, integrity lost
3703/26	1014 Mission	vacant
3704/25	96 Sixth	Hotel Esmond, integrity lost
3704/49	57 Sixth	vacant
13725/60	494 Natoma	industrial building*
3726/07	148 Sixth	vacant*
3726/152	122-30 Sixth	new apartments

\* outside ~Mid-Market architectural Area of Potential Effect (APE)

**D4. Boundary Description (Continued)**

Map of district:



Primary# \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

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\*Resource Name or # (Assigned by recorder) Western SoMa Light Industrial & Residential  
Historic District

\*Recorded by: Anne Bloomfield \*Date 08-01-1997  Continuation  Update  
Transcribed by: N. Moses Corrette, San Francisco Planning department October, 2010.

### D6. Significance (Continued)

The laborers in agriculture, heavy construction and lumbering, the sailors, the ill, the retired who have always inhabited these lodginghouses have been documented in Averbach, Harman, Nowinski, and Bloomfield. The district's period of significance is 1906, when the buildings began to rise from the fire's ashes, to 1947, an arbitrary date of 50 years ago, because the significance continues to be present for the out-of-work laborers and other inhabitants. Significant dates are the years of construction: 1906, 1907, 1908, 1909, 1910, 1911, 1912, and 1913. The area of significance is social history, for the laborers' lifeways.

On October 14, 2010 a field visit was conducted to verify the sixth Street Lodginghouse district. It was concluded that the district as described by Anne Bloomfield, and documented in 1997 is still valid. While minor changes to storefronts have occurred, there have been no significant adverse affects to buildings within the district.

\*D8. Evaluator: N. Moses Corrette Date: October 29, 2010  
Affiliation and Address: San Francisco Planning Department  
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San Francisco CA 94103