

**HISTORIC PROPERTY SURVEY REPORT
AND
FINDING OF HISTORIC PROPERTIES AFFECTED
FOR THE
CENTRAL SUBWAY,
PHASE 2 OF THE THIRD STREET LIGHT RAIL PROJECT
SAN FRANCISCO, CALIFORNIA**

OHP#- FTA980703A (FTA970609A)

Prepared for:

PB/WONG JOINT VENTURE
303 Second Street, Suite 700 North
San Francisco, CA 94107-1317

Prepared by:

Carole Denardo, M.A., RPA
GARCIA AND ASSOCIATES
One Saunders Avenue
San Anselmo, California 94960
(415) 458-5803

March 2008

J-6119

CONFIDENTIAL INFORMATION

5. 1435 Stockton Street (Reference 353) eligible as a contributor to the North Beach Historic District.

This two-story, two-part commercial block composition was constructed in 1933 using Art Deco design influences. The architect was A. G. Spargo and the Vannucci Brothers were the builders. From at least 1936 until 1964, the building housed the Sonoma Mission Creamery where Helen Lacono and Vito Sabanini manufactured cheese. The A. Cavalli and Co. Italian Bookstore and Importers occupied a storefront in the building from 1934 until 1948. In the 1950s and 1960s a woman's clothing store and medical offices replaced earlier businesses. Today the Cavalli Bookstore occupies one of the storefronts. The building was originally given a 6 rating by the OHP, but it qualifies as a contributor to the North Beach Historic District due to its long-term association with the Italian community.

6. 1455 Stockton Street (Reference 354) eligible individually under Criterion C for its architecture and as a contributor to the North Beach Historic District.

This enframed window wall composition was designed by H. A. Minton and constructed in 1929. It served as the Bank of Italy until 1953, when it became a branch of the Bank of America. The previous OHP status code was 4S. The building is noted for its long-term association with the Bank of Italy and it retains integrity of design. Under Criterion C, it appears to be eligible for listing on the NR as an individual property because of its fine architectural design. It is also eligible as a contributor to the proposed North Beach Historic District.

7. 500-524 Columbus Avenue (Reference 360) eligible as a contributor to the North Beach Historic District.

Designed by architects Martens and Coffey, this 1907 edifice occupies the southeastern corner of the triangular parcel created when Block 117 was bisected by Columbus Avenue. The owners of the four-story building, Joseph and Leon Lewin, were proprietors of a real estate office and a coffee shop on the premises and there were lodgings above. Over the years several shops rented the storefronts including a liquor store, restaurant, barbershop, confectionary shop, and candy store. From 1918 to 1964, the Avenue Hotel offered rooms and by 1964, the Porofino Tavern was in business there. The building exhibits a series of projected boxed bays at each side of the triangular form and a rounded bay prominently presented at the narrow end. The rounded bay offers balance to a similar bay at the opposite side of the street. However, the shaped parapets at the roof ends of each boxed bay are suggestive of Mission architectural influence. The building occupies a prominent position on a highly visible block within the potential North Beach District. It was originally given a 6X3 rating by the SHPO, but for the purposes of the present study, it appears that despite storefront alterations and other changes that occurred historically, it retains sufficient integrity to qualify as a contributor to the North Beach Historic District, especially as it relates to Block 117.