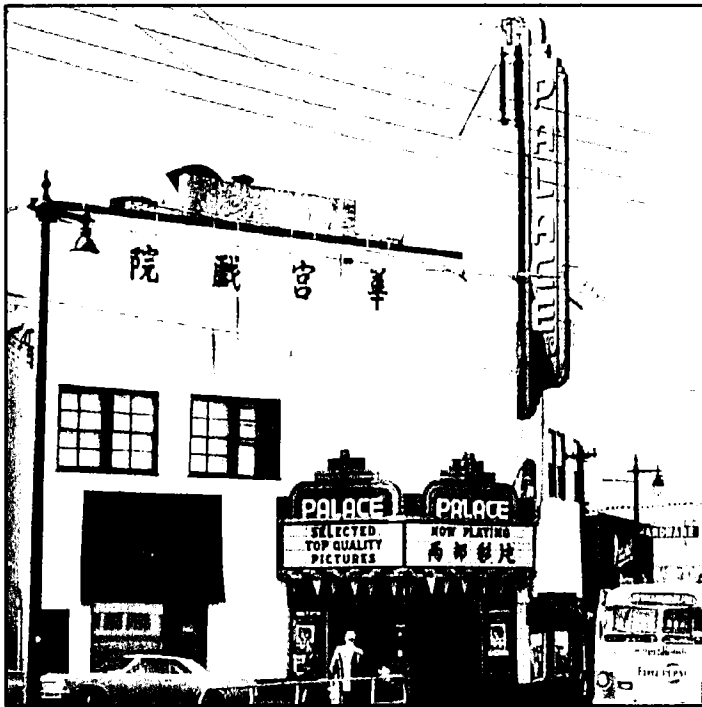


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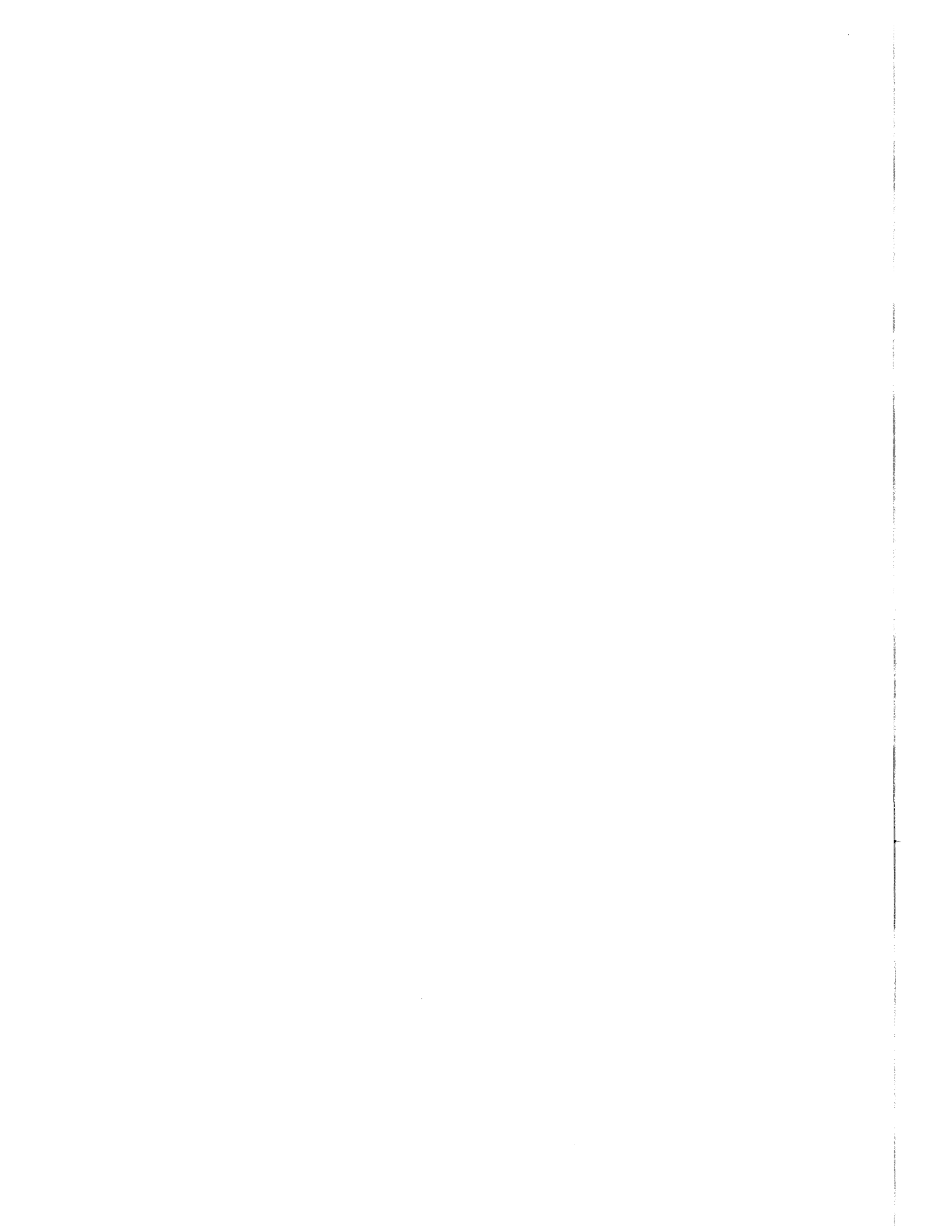
Final

Pagoda Theatre
1731-1741 Powell Street
San Francisco, CA

14 June 2007

Prepared for
Joel Campos &
Kwan Henmi, Architecture/Planning
San Francisco, CA

Prepared by
PAGE & TURNBULL, INC.
724 Pine Street, San Francisco, California 94108
415.362.5154 / www.page-turnbull.com



Supplemental Information Form for Historical Resource Evaluation

Potential Resource - Demolition - Alteration

Proposed project is: Demolition (DBI form 6) or Alteration (DBI form 3/8)

Please be complete in your responses to the questions on this form. Submittal of incomplete or inaccurate information will result in an additional request for information from you and potentially delay your project. If you have problems in completing this form, we would recommend that you consult with a qualified historic preservation professional.

Address: 1731-1741 Powell Street

Block No. 0101 Lot No. 004

Date of Construction: 1908 check one: Actual Estimated

- Source for date, or basis for estimate: Assessor's Records & Building Permit

Architectural Style: Neo-Classical (original); Art Deco (later); now heavily altered

Architect & Builder: Abram M. Edelman

Original Owner: North Beach Amusement Company (as listed on original building permit);

Washington Square Amusement Company (as listed on original architectural drawings)

Subsequent Owners (dates of ownership): Meyer Reuf & Henrietta Sittenfeld (1908);

Commercial Centre Realty Co. (1908-1931); Maurice Salomon (1931-1938); Anglo-Cal National

Bank of SF (1938-1947); North Beach Theatre Co. (1947-1970); Palace Investment Co. (1970-

1974); Pagoda Theatre of San Francisco (1974-1985); 1741 Powell Street Corporation (1985-

1988); Lam Kin Ming (1988-2004); Joel Campos (2004-present)

Historic Name: Washington Square Amusement Company Theatre (Washington Square Theatre)

Common Name: Pagoda Theatre

Original and subsequent Uses: Theatre (original)

Has the building been moved? If yes, provide date: No

- Original Location: _____

ON A SEPARATE SHEET(S), PROVIDE THE FOLLOWING INFORMATION:

Property Description / Construction History

- Provide a written description of the property, describing its architectural form, features, materials, setting, and related structures
- Provide a written description of all alterations to the property. Attach copies of all available buildings permits.
- Provide current photographs showing all facades, architectural details, site features, adjacent buildings, the subject block face, and facing buildings
- Provide historic photographs, if available

History

- Provide a written description of the history of the property, including any association with significant events or persons. See attached Preservation Bulletin No. 22, *How to Document a Building's History* for assistance.
- For reference, check for neighborhood and/or city-wide historic context statements. Some contexts are available at the Planning Department, alongside the Landmark and Historic District files.
- A chain of title can identify persons associated with a property, and city directories can identify if the owners were residents of the building, and what their occupation was. When cross-referenced with the Biographical catalog of notable San Franciscans at the Main Library's 6th Floor History room, this research can provide further valuable information.

Other Information

- Attach available documents that may provide information that will help to determine whether the property is or is not an historic resource such as historic Sanborn Maps, drawings, newspaper articles and publications.

Historic Survey Information:

The Property is (mark all that apply):

- Yes _____ Constructed prior to 1913 (reconstruction following the 1906 Earthquake & Fire)
- No _____ Listed in the 1976 Architectural Survey & more than 50 years old
- No _____ Listed in the 1968 Junior League Survey (the basis for *Here Today*)
- No _____ Listed in a San Francisco Architectural Heritage Survey & more than 50 years old
- No _____ Listed in the Unreinforced Masonry Building (UMB) Survey
- No _____ General Plan Referenced Building
- Yes _____ National Register and California Register Status Code of 7
- No _____ Listed in the North Beach Survey, Local Survey Codes 4, 5, or 6
- Yes _____ Is there an existing, proposed or potential historic district in the immediate vicinity to which the subject building would be a contributor?
- Yes _____ Other Informational Survey
 - Name of Survey Listed in the North Beach Survey with a survey code of "3"
- n/a _____ Other, please list. _____

If you have been referred to MEA by staff, please enter name: _____

Building Permit number (if any) _____

Form prepared by: Rebecca Fogel and Richard Sucre Date: 14 June 2007

Address: Page & Turnbull, 724 Pine St., San Francisco, CA 94108 Phone: 415-362-5154

E-mail address: fogel@page-turnbull.com, sucre@page-turnbull.com

What sources did you use to compile this information? Please list; use additional sheet(s) if necessary. (See Attached)

I. INTRODUCTION

This Supplemental Information Form has been prepared at the request of Joel Campos and their representative Kwan Henmi Architecture/Planning, Inc. for the Pagoda Theatre at 1731-1741 Powell Street (APN 0101/004) in San Francisco's North Beach neighborhood. The Pagoda Theatre is a double height one-story brick theatre with a mezzanine and partial basement level, designed by Abram M. Edelman in 1908 and remodeled in the Art Deco style in 1937. The building is located at the southwest corner of Powell Street and Columbus Avenue, opposite Washington Square, which serves as an important cultural center of the North Beach community. The theatre opened as the Washington Square Amusement Company Theatre (Washington Square Theatre) in 1909 as a venue for live Italian shows, and was converted to show motion pictures by 1925, when its name was changed to the Milano Theatre. The building received an Art Deco remodel in 1937 and was renamed the Palace Theatre. The theatre became a Chinese language cinema in 1967, and was renamed the Pagoda Theatre in 1974. The theatre closed in 1994 after a brief stint as a repertory house, and has remained vacant ever since. It has undergone numerous alterations and does not appear to retain integrity.

The Pagoda Theatre was surveyed as part of the 1982 North Beach Survey, and was given a rating of "3." It is also listed as a contributor to the Washington Square Historic District.¹ It has been listed in the California Historic Resources Information System (CHRIS) database with a status code of "7N," which indicates that the property "Needs to be reevaluated."

This Supplemental Information Form provides background information on the history and construction of the Pagoda Theatre. Included are an architectural description, historic and current images, maps, and architectural drawings.

¹ Note: This potential historic district encompasses the area immediately surrounding Washington Square Park and has not been formally listed in any local, state, or national registers.

II. PROPERTY DESCRIPTION

The Pagoda Theatre (1731-1741 Powell Street) is located on an irregularly-shaped lot at the southwest corner of Powell Street and Columbus Avenue. The building is a two story over basement, brick theatre building originally designed in a simplified Beaux-Arts style, and later remodeled in the Art Deco style. The building sits on a concrete foundation and is capped by a gable roof with a parapet. It is separated from its neighbors by narrow alleys on the north and south.

The building's primary façade faces east onto Powell Street. The cladding on the primary façade has been removed, leaving exposed steel and wood framing on the top floor and an opening on the ground floor. The glazing has also been removed, and the building is currently boarded up. A vertical blade sign extends above the parapet in the center of the façade, but all other architectural details have been removed. The majority of the building features an aluminum gable roof, but at the east end of the building, there is a flat section of roof behind the parapet. This flat section holds a small projection room with a shed roof, which was a later addition and is connected to the main building on the top floor, and metal supports for the vertical blade sign.

The north façade features painted brick walls with projecting brick piers. The window openings have been filled with concrete. A steel staircase provides access to the second floor. The south façade features similar treatments.

The building has been completely stripped of all interior finishes. The interior features exposed structural components, including brick walls, concrete floors, and steel trusses supporting the roof. A concrete mezzanine with stepped concrete benches and wood supports appears to be a recent but unfinished addition.

The building is in poor condition. The brick is spalling, the exterior cladding has been removed from the primary façade, the fenestration has been removed, and all the interior features have been demolished. The Pagoda Theatre retains integrity of location and setting, but it has lost integrity of design, materials, and workmanship through numerous alterations and demolition of components. The property has also lost integrity of association and feeling as a motion picture theatre in San Francisco.

III. HISTORIC CONTEXT

A. North Beach History

During the Gold Rush, San Francisco expanded north from downtown into parts of what is now North Beach. Located in a valley between Russian and Telegraph hills, North Beach was developed early in San Francisco's history because the city's steep hills were considered too muddy a location for building desirable homes. Much of North Beach was considered to be fashionable, especially along Grant and Stockton streets, but the rest of the neighborhood was characterized by its multi-cultural (and generally lower income) composition. Groups of immigrants from South America and Europe settled in North Beach during this time, as did former convicts from Australia. Additionally, North Beach's association with San Francisco's infamous "Barbary Coast"—known for its liquor, gambling, and disreputable entertainment—and the neighborhood's close proximity to Chinatown also shaped its early development.²

By the early 1880s, North Beach had also become home to a large concentration of Italian immigrants. Many of these immigrants were poor, unskilled laborers who did not speak English, and they formed a community in the back alleys of North Beach in which speaking Italian was not an economic barrier, but rather an asset. The Italian community was just one of many groups that settled in North Beach, but its size and strength led to its dominance in the neighborhood; North Beach continues to be associated with San Francisco's Italian community today.³

Washington Square developed as both the geographical and civic center of the North Beach community. The Square was reserved as public open space on William Eddy's 1849 map of San Francisco, and it took its distinctive, slightly irregular shape when Montgomery Avenue, now Columbus Avenue, was cut through the corner of the park in the 1870s. In the 1880s, the Square became a gathering place for members of the Italian community that had formed in the area, and it remains as such today. North Beach was severely damaged in the 1906 Earthquake and Fire, and in the aftermath of the disaster, Washington Square was used to house nearly 600 refugees, first in tents and then in small temporary wood-frame structures. In the period following the earthquake, the area around the park was rebuilt with Edwardian wood-frame apartments over stores, and though it gradually acquired structures in other styles, especially Art Deco. Washington Square is surrounded

² North Beach Historical Project, Inc. *North Beach San Francisco: An Architectural, Historical, Cultural Survey*. (San Francisco: unpublished report, 30 June 1982), 24-31.

³ *Ibid.*

by St. Peter and Paul's Cathedral, the North Beach branch of the Post Office, theatres, restaurants, and shops, and it is still an important part of the North Beach community.⁴

B. Pagoda Theatre

The Pagoda Theatre was constructed in 1908 by architect Abram M. Edelman for Signora Antonietta Pisanelli as the Washington Square Theatre. With the financial help of city boss Abe Reuf, Pisanelli, a popular Italian cantatrice, built her theatre on the site of the Holy Trinity Eastern Orthodox Church (1888), which was destroyed in the 1906 fire; the Orthodox congregation built a new church at Green and Van Ness in 1909.⁵ Pisanelli's 1000-seat Washington Square Theatre opened on April 10, 1909, and was a leading entertainment center in North Beach, showing live Italian productions for five or ten cents a seat.⁶ Signora Pisanelli was considered the impresario of San Francisco Italian variety theater, and her new venue was especially popular among Italian immigrants, many of whom were having trouble assimilating into American culture; Pisanelli's productions, especially the comedies, helped them ease into their roles as Italian-Americans by offering entertainment in their native language.⁷ Signora Pisanelli booked a combination of vaudeville and dramatic acts, and some of the theatre's early performers included the famous *Compagnia Comica Drammatica Italiana*, who opened in April 1909 and played until August 1910; Antonio Maori, who produced Shakespearean plays in Italian from 1910 through 1912; and Mimi Agulia, a local favorite, in 1914. The theatre was purchased by an American theatre group in 1914 and remained relatively quiet until 1918, when Augustino Serantino moved his Italian opera troupe into the theatre. In the same year, the building was re-purchased by Pisanelli's Italian theatre group.⁸ However, Italian variety theatre declined after World War I as Italians began to leave North Beach and settle in the suburbs. Additionally, new restrictive immigration laws passed in the early 1920s made second- and third-generation Italian-Americans sensitive to their backgrounds, and Italian language theatre was considered old-fashioned and an invitation for discrimination.⁹

By 1925, the Washington Square Theatre had been sold to a Jewish company and converted to show sound motion pictures. The theatre operated from 1929 to 1937 as the Milano, though it began to

⁴ North Beach Historical Project, Inc., DPR 523: *Washington Square Historic District* (San Francisco: unpublished report, June 1982).

⁵ Deanna Paoli Gumina, *The Italians of San Francisco, 1850-1930* (New York: Center for Migration Studies, 1978), 65; Richard Dillon, *North Beach: the Italian Heart of San Francisco* (San Francisco: Presidio Press, 1985), 120.

⁶ Jack Tillmany, *Images of America: Theatres of San Francisco* (Charleston, SC: Arcadia, 2005), 90; Gumina, *Italians of San Francisco*, 65.

⁷ Deanna Paoli Gumina, "Connazionali, Stenterello, and Farfariello: Italian Variety Theater in San Francisco," *California History Quarterly* vol. LIV, 1 (Spring 1975): 29.

⁸ Gumina, *Italians of San Francisco*, 67-71; Diller, 120.

⁹ Diller, 120; Gumina, *Italians of San Francisco*, 71.

decline in popularity, until it received an Art Deco remodel and became the ultra-modern Palace Theatre, which opened on November 5, 1937; the Palace Theatre garnered success showing mainstream and second-run Hollywood films.¹⁰

In many San Francisco neighborhoods, the local movie theatre was the center of neighborhood life, providing entertainment for all ages that was more affordable and convenient than attending the downtown theatres. The Palace Theatre played this role for North Beach, anchoring the neighborhood from its central location on Washington Square.¹¹

In 1967, the Palace Theatre again changed ownership and became a Chinese movie theatre, showing Chinese language films attended by the residents of neighboring Chinatown. However, by 1969, the theatre was also running a series of midnight movies on the weekends called the Nocturnal Dream Shows. The shows featured eclectic screenings ranging from Betty Boop cartoons and Busby Berkeley movies to alternative independent films. The shows were generally attended by hippies dressed in wild costumes. The Nocturnal Dream Shows started as just a movie series, but live performances by a group of drag queens called the Cockettes were incorporated into the Palace Theatre's after-midnight entertainment starting on New Year's Eve in 1969. Started by a man named Hibiscus, the Cockettes' colorful show was unprecedented, and marked the transition between the Haight-Ashbury hippie counterculture of the 1960s and the sexual revolution and gay liberation of the 1970s, both of which were important San Francisco cultural movements. The Cockettes became a cult favorite, performing funny, flamboyant midnight musicals at the Palace Theatre until 1972.¹²

The Palace was renamed the Pagoda Palace (also known simply as the Pagoda Theatre) on August 5, 1974.¹³ In 1985, the Pagoda Palace was purchased by the Renaissance-Rialto theater chain, which operated the Pagoda as a repertory house showing classic, revival, and specialty movies until 1986. The competition for such a venue was stiff due to several other repertory houses around the city, and despite the completion of \$60,000 of interior renovations early in 1986, the Pagoda failed to draw enough revenue to cover its costs. Renaissance-Rialto kept its lease and rented out the space for special events until November 1994, when the theatre officially closed¹⁴.

¹⁰ Gumina, *Italians of San Francisco*, 71; Tillmany, 90; San Francisco City Directories.

¹¹ Tillmany, 90.

¹² Douglas Cruickshank, "The Cockettes: the Rise and Fall of the Acid Queens," <http://archive.salon.com/people/feature/2000/08/23/weissman/index.html> (accessed 9 May 2007).

¹³ Tillmany, 90.

¹⁴ *San Francisco Chronicle*, 22 October 1986.

In 1995, a proposal to convert the Palace into a retail shopping center was submitted, but it was so vehemently opposed by the North Beach community that the project was abandoned. The neighbors complained that they were not properly informed of the details of the proposal, and they expressed concern that the loss of the theatre would adversely impact the character of North Beach and the Washington Square area.¹⁵ Several other residential and commercial projects have been proposed since, but none have been implemented to date. The building is currently vacant.

C. Construction Chronology

The following provides a timeline of the history of the Pagoda Theatre, including ownership records, major alterations (all tenant improvements were excluded), and major events:

1900s

1906: Site vacant after Holy Trinity Eastern Orthodox Church (1888) is destroyed by 1906 Earthquake and Fire.

1907: Building permit issued for construction of a brick theatre for the North Beach Amusement Company. Designed by architect A.M. Edelman on the former Orthodox Church site, the theatre was to have a brick and concrete foundation, brick walls, reinforced concrete floors, and a corrugated steel roof (Building Permit Application # 11125).

29 January 1908: Ownership of site transferred to Meyer Reuf & Henrietta Sittenfeld (San Francisco Assessor's Records).

31 December 1908: Ownership transferred from Reuf & Sittenfeld to Commercial Centre Realty Co. (San Francisco Assessor's Records).

10 April 1909: Theatre opens as Washington Square Theatre, showing Italian language vaudeville and opera. Admission ranges from a nickel to a dime (Gumina 65).

1910s

1914: Washington Square Theatre sold to an American theatre company (Gumina 67).

¹⁵ *San Francisco Chronicle*, 28 November 1995.

1918: Theatre building re-purchased by Pisanelli's Italian theatre group and houses Augustino Serantino and his Italian opera troupe (Gumina 67).

1920s

13 September 1920: Eric J. Rosenstein made partial owner of property (San Francisco Assessor's Records).

1922: Alterations by architect Bernard Julius Joseph. The front of the building was plastered, a new marquee was installed, the entrance doors were replaced, a fire escape was provided on the south end of the building, and an electric marquee with steel framework was erected (Building Permit Application # 1112858).

1928: Alterations—new operator's toilet room constructed as an extension of the present operator's room. A brick chimney was also added (Building Permit Applications #171042 and #167626).

1929: Alterations—new set of stairs to the balcony installed, new box office installed, ceiling replastered, new pair of main doors installed between existing doors, and tile floors and wainscot installed in ladies' room. A new 17' x 10' projection room was also constructed with a concrete floor and plaster walls (Building Permit Applications #180773 and #181712).

1929: Washington Square theatre renamed Milano Theatre (San Francisco City Directories).

1930s

26 May 1931: Ownership transferred from Commercial Centre Realty Co. to Maurice Salomon (San Francisco Assessor's Records).

1933: Alterations—floor and plaster walls repaired (Building Permit Application #119).

1934: Alterations—one two-face horizontal neon electric sign installed (Building Permit Application #5704).

1937: Alterations—proscenium walls set back, size of the stage reduced, balcony extended, and projection room replaced. The present vertical sign was also removed and replaced by a neon electric sign, and the present faces of the marquee were removed and replaced by new panels (#26241, #27700, and #27701). These alterations lent the theatre an Art Deco finish.

5 November 1937: Theatre re-opens as Palace Theater (Tillmany 90).

17 August 1938: Ownership transferred to Anglo-Cal National Bank of San Francisco (San Francisco Assessor's Records).

1940s

1 May 1947: Ownership transferred to North Beach Theatre Company (San Francisco Assessor's Records).

1960s

1963: Alterations—canvas awning installed over shop at 1731 Powell Street (Building Permit Application #282888).

1967: Palace Theatre begins showing Chinese language films (San Francisco City Directories).

31 December 1969: Cockettes' first performance at the Palace Theatre (<http://archive.salon.com/people/feature/2000/08/23/weissman/index.html>).

1970s

4 February 1970: Ownership transferred from North Beach Theatre Company to Palace Investment Company (San Francisco Assessor's Records).

1971: Alterations—new concrete and masonry stage poured and covered with plywood, existing basement tunnels blocked off with masonry, and fire sprinklers for stage installed (Building Permit Application #395377).

3 June 1974: Ownership transferred from Palace Investment Company to Pagoda Theatre of San Francisco (San Francisco Assessor's Records).

1975: Alterations—new gates with push-bar hardware installed over alleyways to provide protection against illegal access (Building Permit Application #398876).

1977: Alterations—three-sided marquee reading "Pagoda Theatre" replaces old marquee (Building Permit Application #426070).

1980s

1985: Renaissance-Rialto operates theatre as a repertory house (*San Francisco Chronicle*, 22 October 1986).

6 December 1985: Ownership transferred to “1741 Powell Street Corporation” (San Francisco Assessor’s Records).

15 November 1988: Ownership transferred to Lam Kin Ming (San Francisco Assessor’s Records).

1990s

1992: Alterations—brick parapet reinforced per San Francisco Hazard Ordinance (Building Permit Application #9203660).

1994: Pagoda Theatre officially closes (Tillmany, 90).

1995: Proposal to convert theatre into retail shopping, including seismic upgrade, infill of second floor, and remodel of second unit blocked by North Beach residents (Building Permit Application #776762; *San Francisco Chronicle*, 28 November 1995).

2000s

2000: Alterations—interiors demolished to accommodate a new theatre called Muriel’s Theatre; structural changes to the exterior (expired Building Permit Application #200002293010 & #200002293012). The building permit also cites the renovation of the interior, but the permit expired before the work could be completed, leaving the interior of the building gutted. Structural drawings prepared for client Lerium Corporation also support these changes (Patri Merker Architects, Plans for Muriel’s Theatre).

25 June 2004: Ownership transferred to Joel Campos (San Francisco Assessor’s Records).

2007: The building is currently vacant.

D. Architect Abram M. Edelman

Abram M. Edelman was born in Los Angeles on August 19, 1863, and was one of six children of Rabbi Abram Wolf Edelman, who presided over the Temple B'nai Brith synagogue in Los Angeles. Edelman worked as an apprentice for various architects in San Francisco before establishing his own practice in Los Angeles in the 1880s. Edelman became a member of the American Institute of Architects in 1902, and was active in the State Association of Architects and on the State Board of Architectural Examiners. Edelman teamed with his nephew Leo W. Barnett in the practice of Edelman and Barnett, Architects, from 1905 to 1921. In the 1920s and 1930s, Edelman collaborated with Archie C. Zimmerman, forming the firm of Edelman and Zimmerman. Edelman worked primarily in Los Angeles, and some of his notable projects include the California State Normal School (1880-1881; demolished 1925), the Solly Aronson House (1913), the Shrine Auditorium (1920-1926), the Breed Street Synagogue (1920-1923), the Los Angeles Unified School District 52nd Street School (1924), Alhambra Air Terminal Building (1928), Congregation B'nai Brith Synagogue #3 (1929), and the Majestic Theatre (1930). He died on September 2, 1941, at the age of 78.¹⁶

E. Architect Bernard Julius Joseph

Bernard Julius Joseph was born in 1875, and as a young man worked in San Francisco as a draftsman for Julius Krafft. After the 1906 Earthquake and Fire, Joseph partnered with G. Albert Lansburgh, and the pair was instrumental in rebuilding the city after the disaster.¹⁷ Joseph and Lansburgh collaborated on a number of projects even after the partnership dissolved. Joseph also partnered briefly with Louis S. Stone, but spent much of the remainder of his career with Joseph Magnin & Company, designing its original store at 77 O'Farrell Street. Joseph designed many prominent buildings in San Francisco, including the Orpheum Theatre on O'Farrell Street (demolished 1938), the Corinthian Club, 3096-98 Washington Street, and the Gunst Building on the southwest corner of Powell and Geary streets. Joseph died on January 21, 1971, at the age of 95; he was the oldest practicing architect in Northern California.¹⁸

Joseph was responsible for the 1922 alterations to the Washington Square Theatre, which included plastering the exterior and adding electric signs. The Art Deco vertical blade sign and marquee were added in 1937.

¹⁶ University of Washington, "Architect DB," <https://digital.lib.washington.edu/php/architect/architect.search.phtml> (accessed 11 May 2007).

¹⁷ Encyclopedia of San Francisco, "Gustave Albert Lansburgh," <http://www.sfhistoricalencyclopedia.com/articles/1/lansburgGustave.html> (accessed 11 May 2007).

¹⁸ *San Francisco Chronicle*, 22 January 1971.

IV. IMAGES

A. Historic Photographs



Figure 1. Washington Square Theatre, 1911.

Source: Jack Tillmany, *Images of America: Theatres of San Francisco*, (Charleston, SC: Arcadia, 2005), 90.

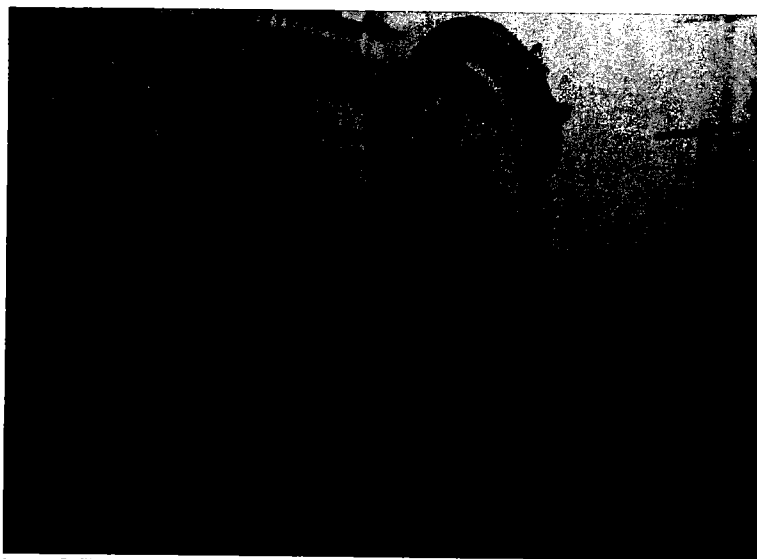


Figure 2. View of Washington Square Theatre from Washington Square Park, n.d.

Source: Richard Dillon, *North Beach: the Italian Heart of San Francisco* (San Francisco: Presidio Press, 1985), 120.



Figure 3. Palace Theatre, circa 1940.

Source: San Francisco Public Library Historical Photograph Collection



Figure 4. Palace Theatre, 1964.

Source: San Francisco Public Library Historical Photograph Collection



Figure 5. Palace Theatre, circa 1970.
Source: Tillmany, *Theatres of San Francisco*, 90.



Figure 6. Palace Theatre, circa 1973.
Source: "The Cockettes: Midnight at the Palace with Sweet Pam,"
<http://www.noehill.com/cockettes/newyear.asp> (accessed 9 May 2007).



Figure 7. Palace Theatre marquee, circa 1973.

Source: "The Cockettes: a feature length documentary by David Weissman and Bill Weber,"
<http://www.noehill.com/cockettes/default.asp> (accessed 9 May 2007).

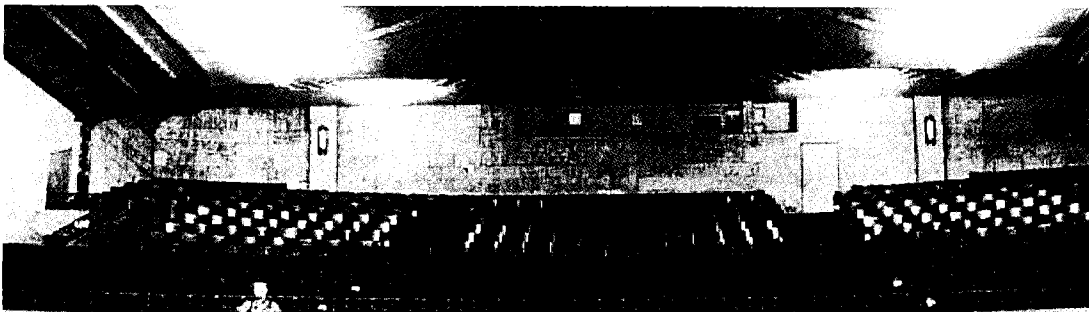


Figure 8. Palace Theatre, auditorium, n.d.

Source: San Francisco Public Library Historical Photograph Collection



Figure 9. Palace Theatre, interior, n.d.
Source: San Francisco Public Library Historical Photograph Collection

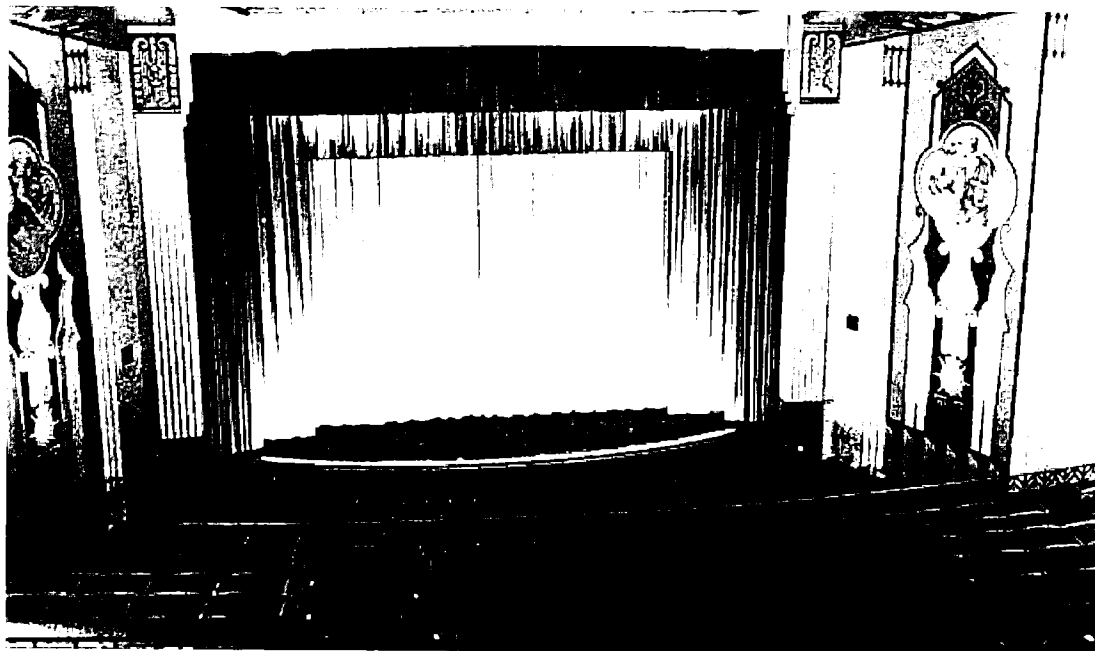


Figure 10. Palace Theatre, proscenium, n.d.
Source: San Francisco Public Library Historical Photograph Collection



Figure 11. Pagoda Theatre, 1989.
Source: Anne Bloomfield, "Pagoda Palace," Architectural Survey Form, 1989.



Figure 12. Holy Trinity Orthodox Church, n.d.
Source: San Francisco Public Library Historical Photograph Collection



Figure 13. Signora Antonietta Pisanelli, n.d.
Source: Deanna Paoli Gumina, "Connazionali, Stenterello, and Farfariello: Italian Variety Theater in San Francisco," *California History Quarterly*, vol. LIV, no.1 (Spring 1975): 29.

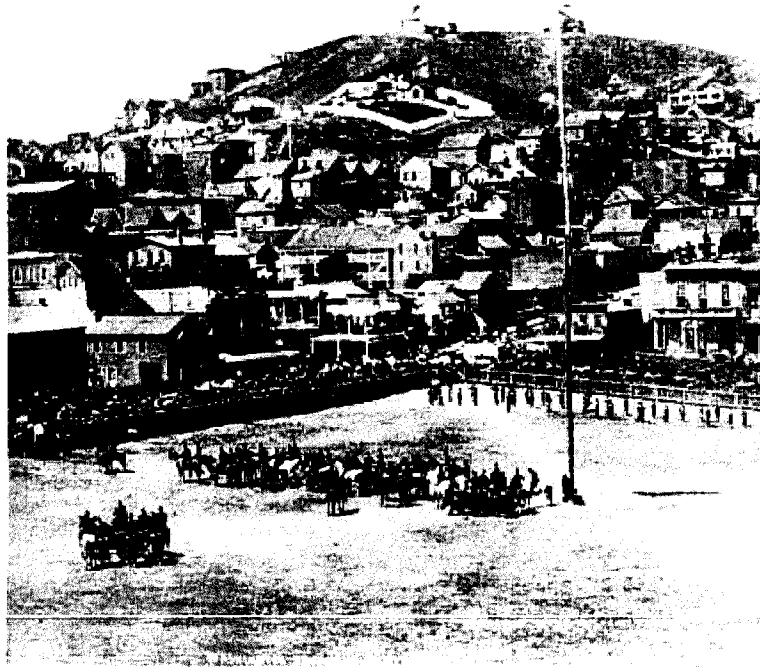


Figure 14. Washington Square, 1869.
Source: San Francisco Public Library Historical Photograph Collection



Figure 15. Earthquake refugee camp (Camp 21), Washington Square, 1906.
Source: San Francisco Public Library Historical Photograph Collection

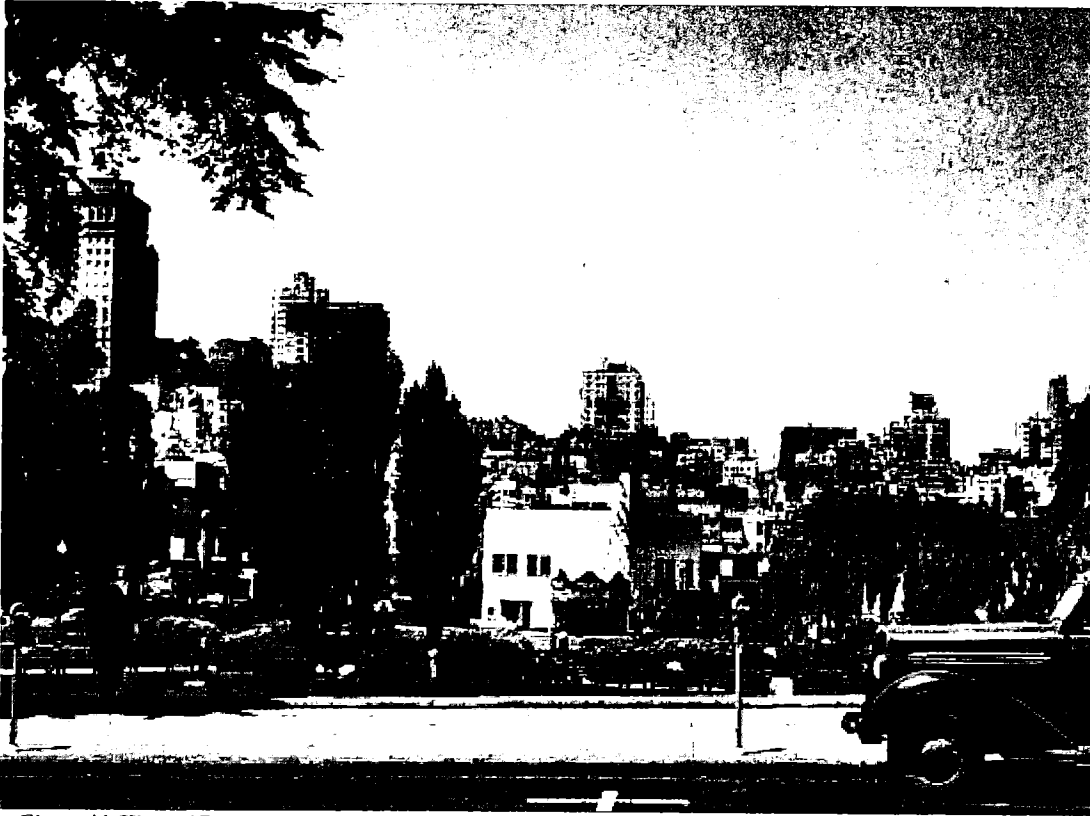


Figure 16. View of Russian Hill from Washington Square, n.d. Note Pagoda Theatre in the near background.
Source: San Francisco Public Library Historical Photograph Collection

B. Maps and Diagrams

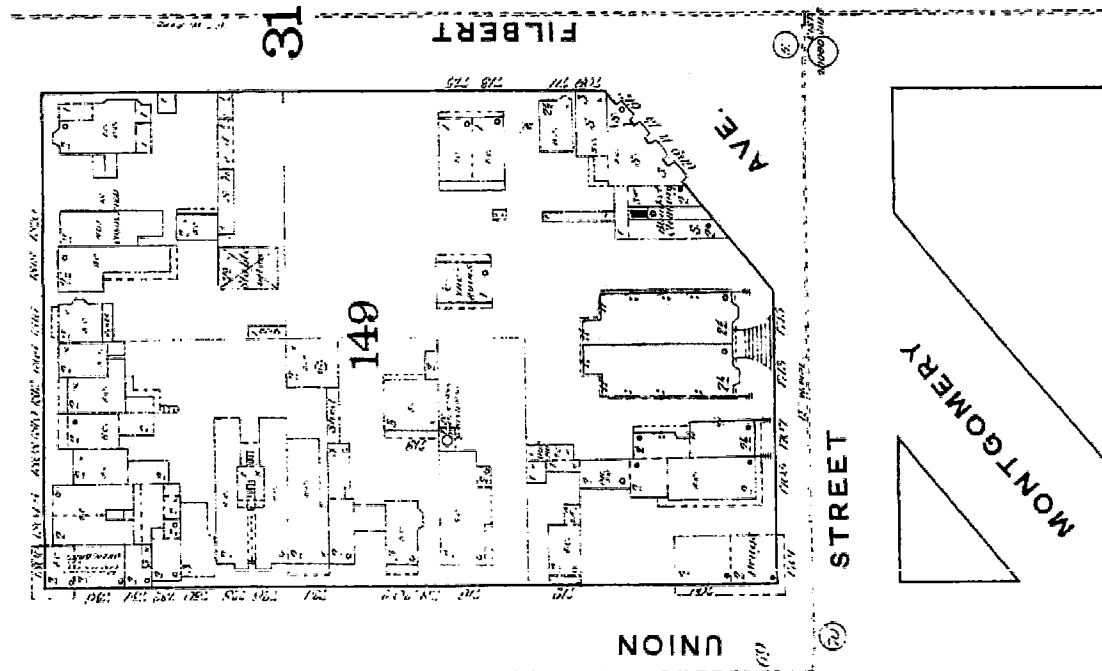


Figure 17. Sanborn Fire Insurance Map, 1886.
1731- 1741 Powell Street (Holy Trinity Orthodox Church) highlighted.

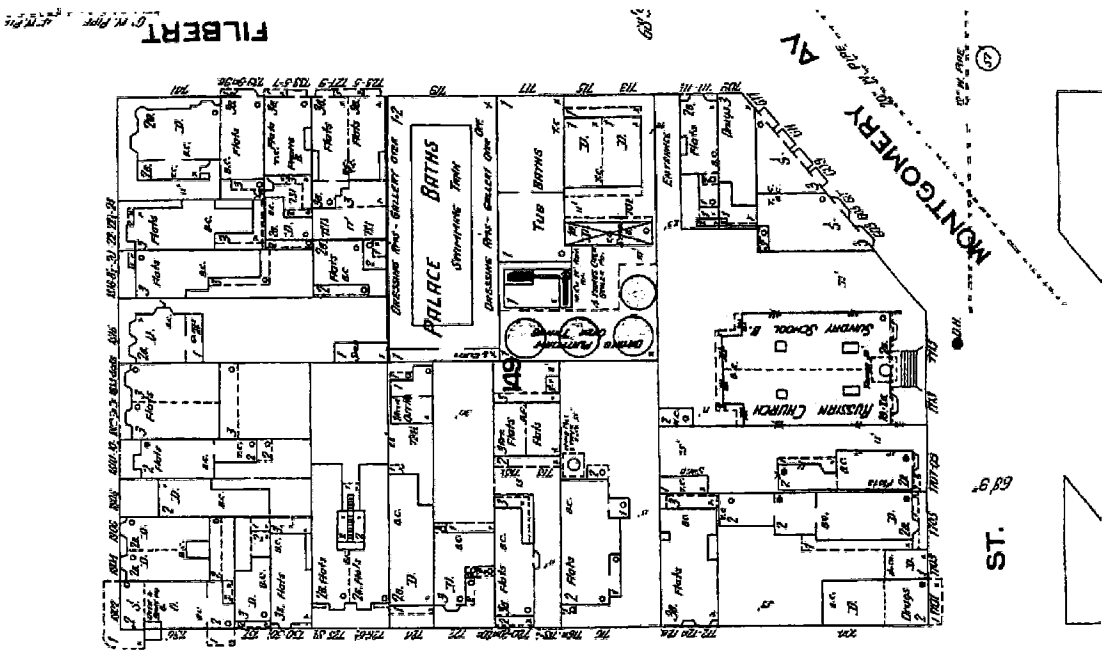


Figure 18. Sanborn Fire Insurance Map, 1899.
1731-1741 Powell Street (Holy Trinity Orthodox Church) highlighted.

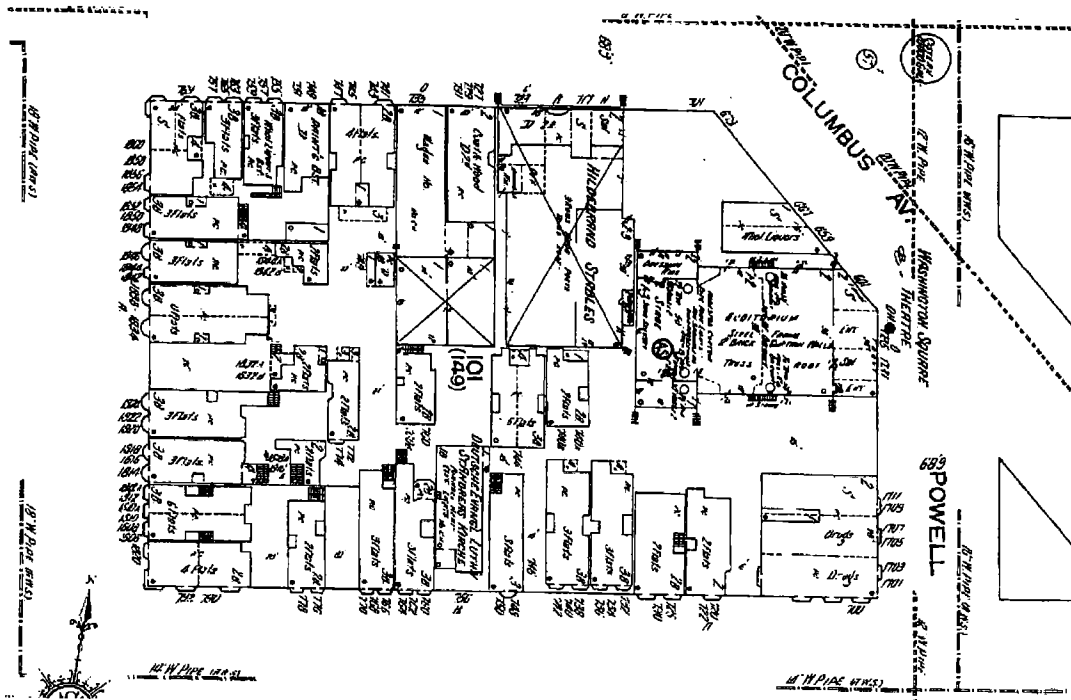


Figure 19. Sanborn Fire Insurance Map, 1913.
1731-1741 Powell Street (Washington Square Theatre) highlighted.

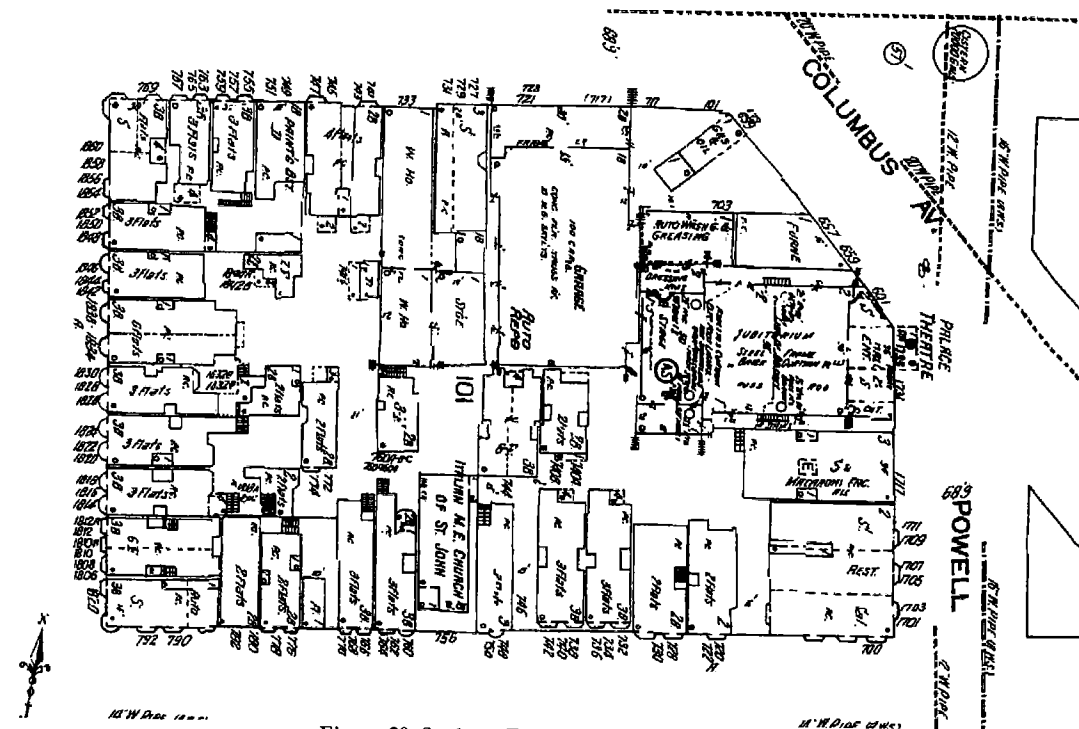


Figure 20. Sanborn Fire Insurance Map, 1948.
1731-1741 Powell Street (Palace Theatre) highlighted.

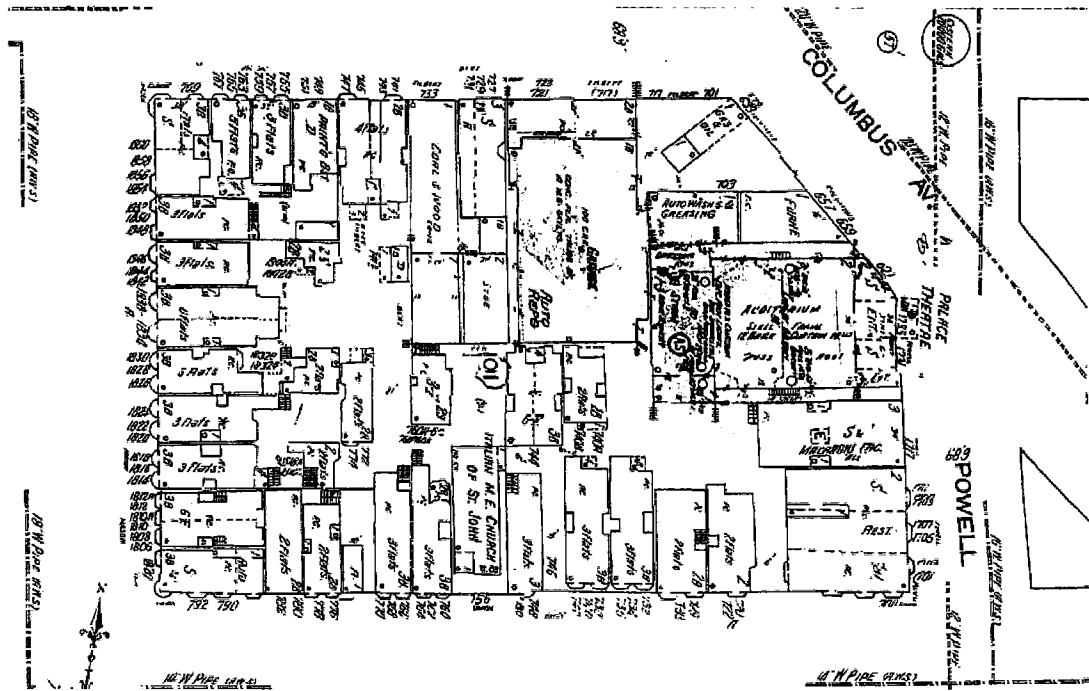


Figure 21. Sanborn Fire Insurance Map, 1950.
 1731-1741 Powell Street (Palace Theatre) highlighted.

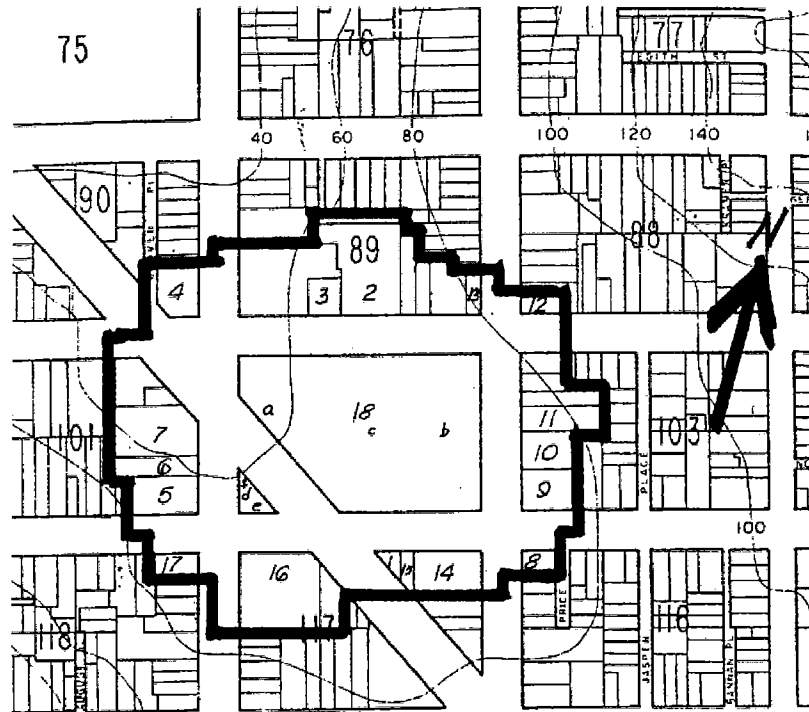


Figure 22. Washington Square Historic District. Pagoda Theatre is marked as "7."
 Source: North Beach Historical Project, Inc. DPR J23: Washington Square Historic District
 (San Francisco: unpublished report, 1982).

C. Current Photographs

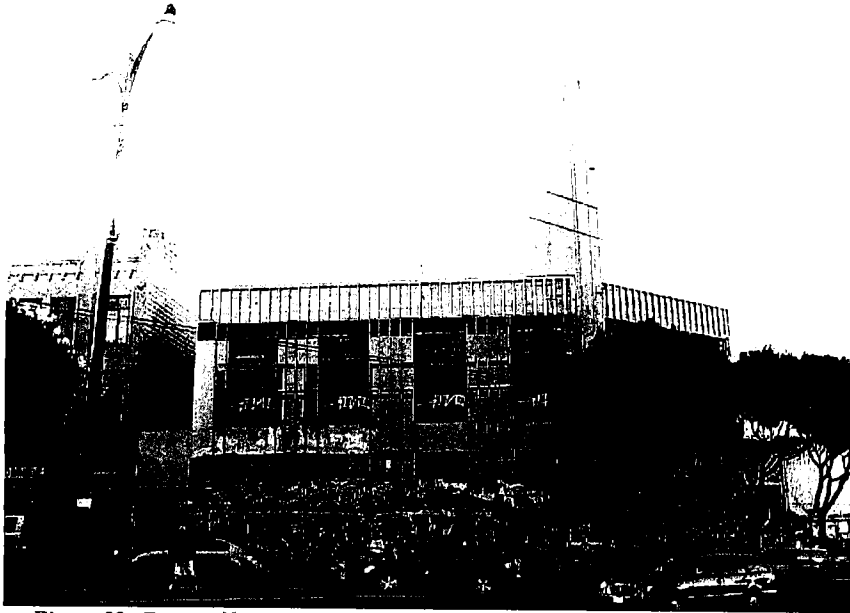


Figure 23. Pagoda Theatre, view southwest from Columbus Avenue, January 2007.
Source: Kwan Henmi Architecture/Planning, Inc.

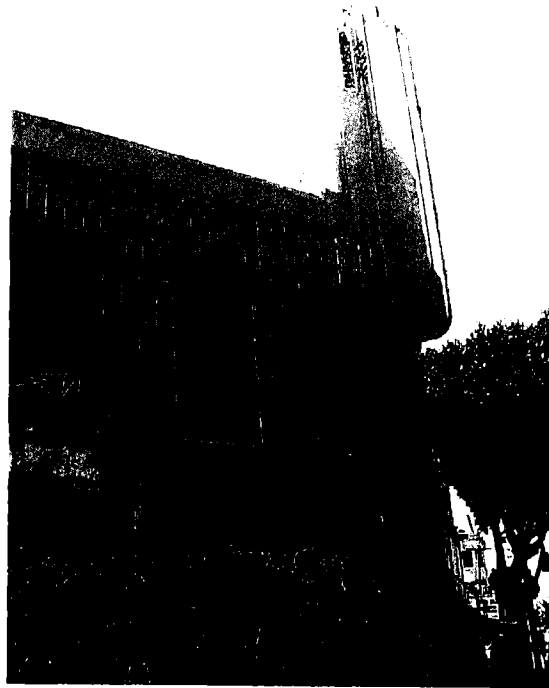


Figure 24. Pagoda Theatre, view northwest from Powell Street, April 2007.
Source: Page & Turnbull, Inc.



Figure 25. Primary (east) façade, detail of exposed steel and wood, April 2007.
Source: Page & Turnbull, Inc.

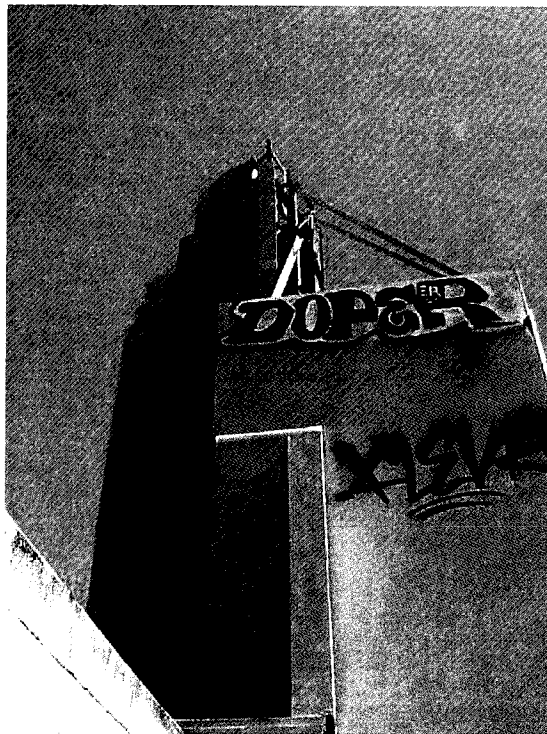


Figure 26. View of blade sign from roof, April 2007.
Source: Page & Turnbull, Inc.

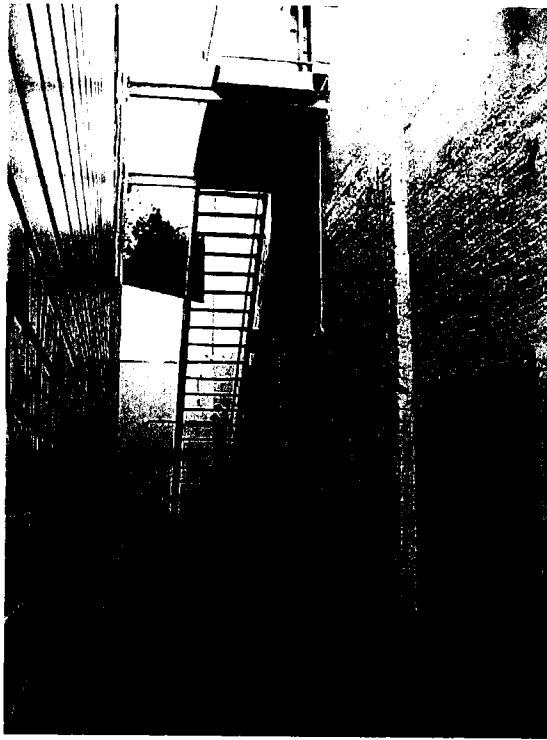


Figure 27. Pagoda Theatre, south façade, April 2007.
Source: Page & Turnbull, Inc.



Figure 28. Pagoda Theatre, north façade, April 2007.
Source: Page & Turnbull, Inc.

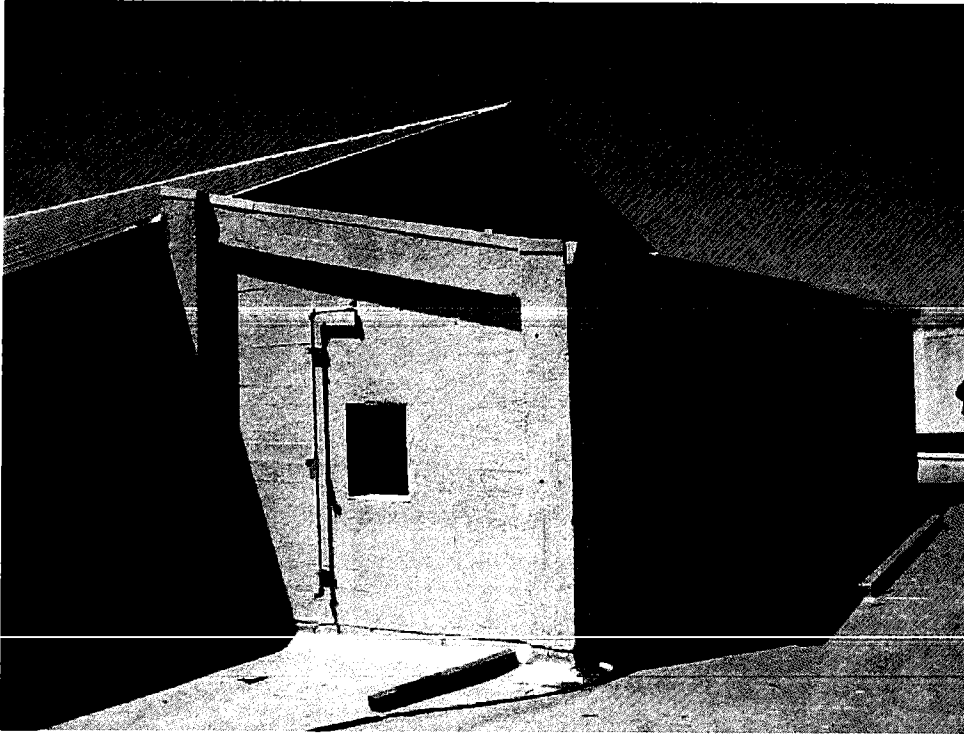


Figure 29. View of Projector Room from roof, April 2007.
Source: Page & Turnbull, Inc.



Figure 30. North façade, detail of spalling brick, April 2007.
Source: Page & Turnbull, Inc.

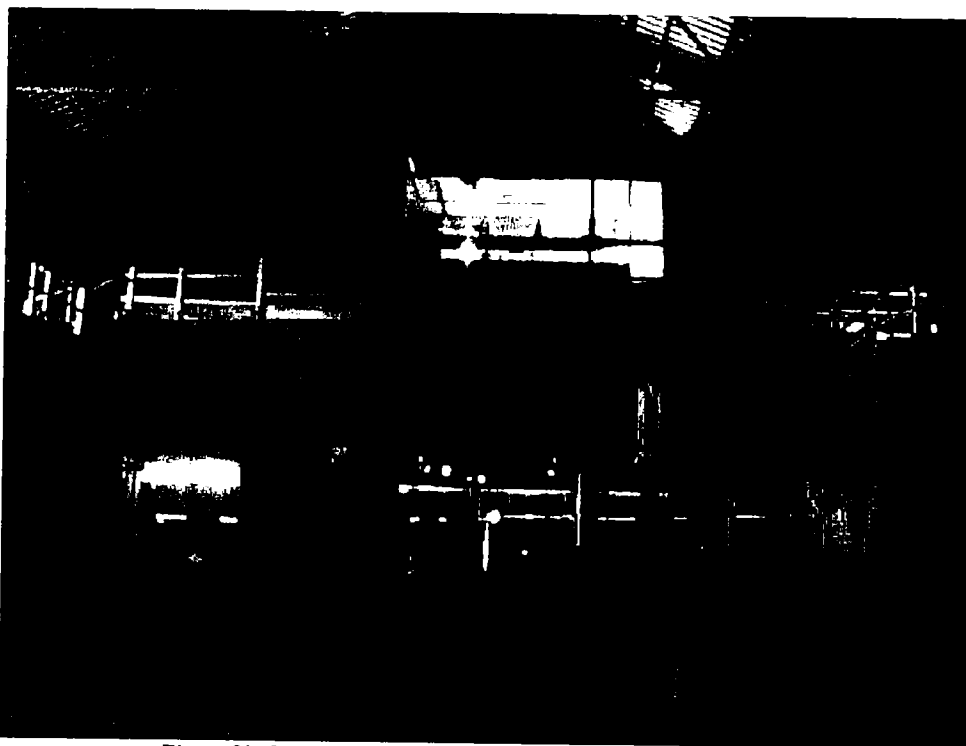


Figure 31. Interior, view of balcony and projector room, April 2007.
Source: Page & Turnbull, Inc.



Figure 32. Interior, view of former stage location, April 2007.
Source: Page & Turnbull, Inc.

Cruikshank, Douglas. "The Cockettes: Rise and Fall of the Acid Queens." Salon.com

<http://archive.salon.com/people/feature/2000/08/23/weissman/index.html> (accessed 9 May 2007).

Encyclopedia of San Francisco, "Gustave Albert Lansburgh,"

<http://www.sfhistoryencyclopedia.com/articles/1/lansburgGustave.html> (accessed 11 May 2007).

SFGate. "Neighborhood Guide: North Beach."

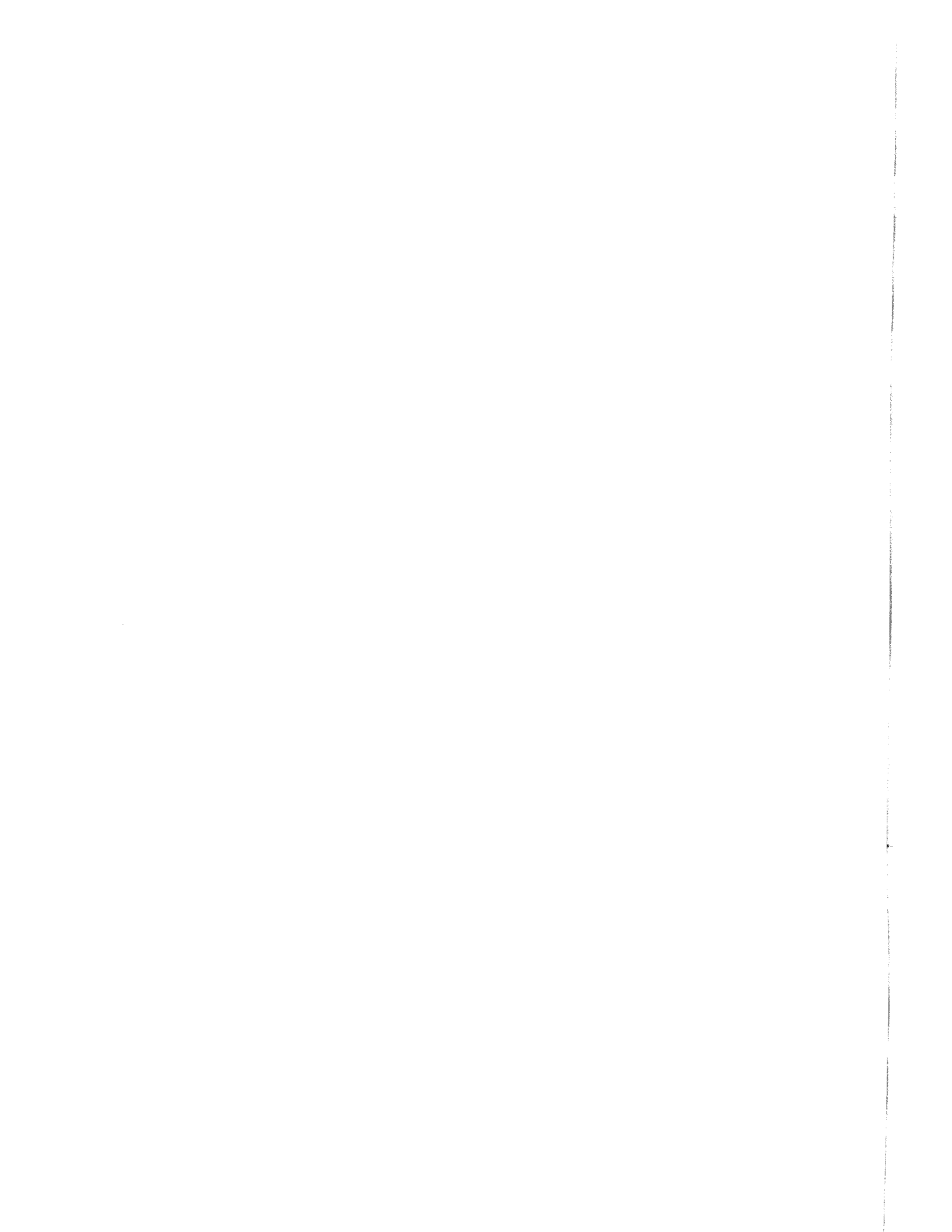
<http://www.sfgate.com/traveler/guide/sf/neighborhoods/nb.shtml> (accessed 9 May 2007).

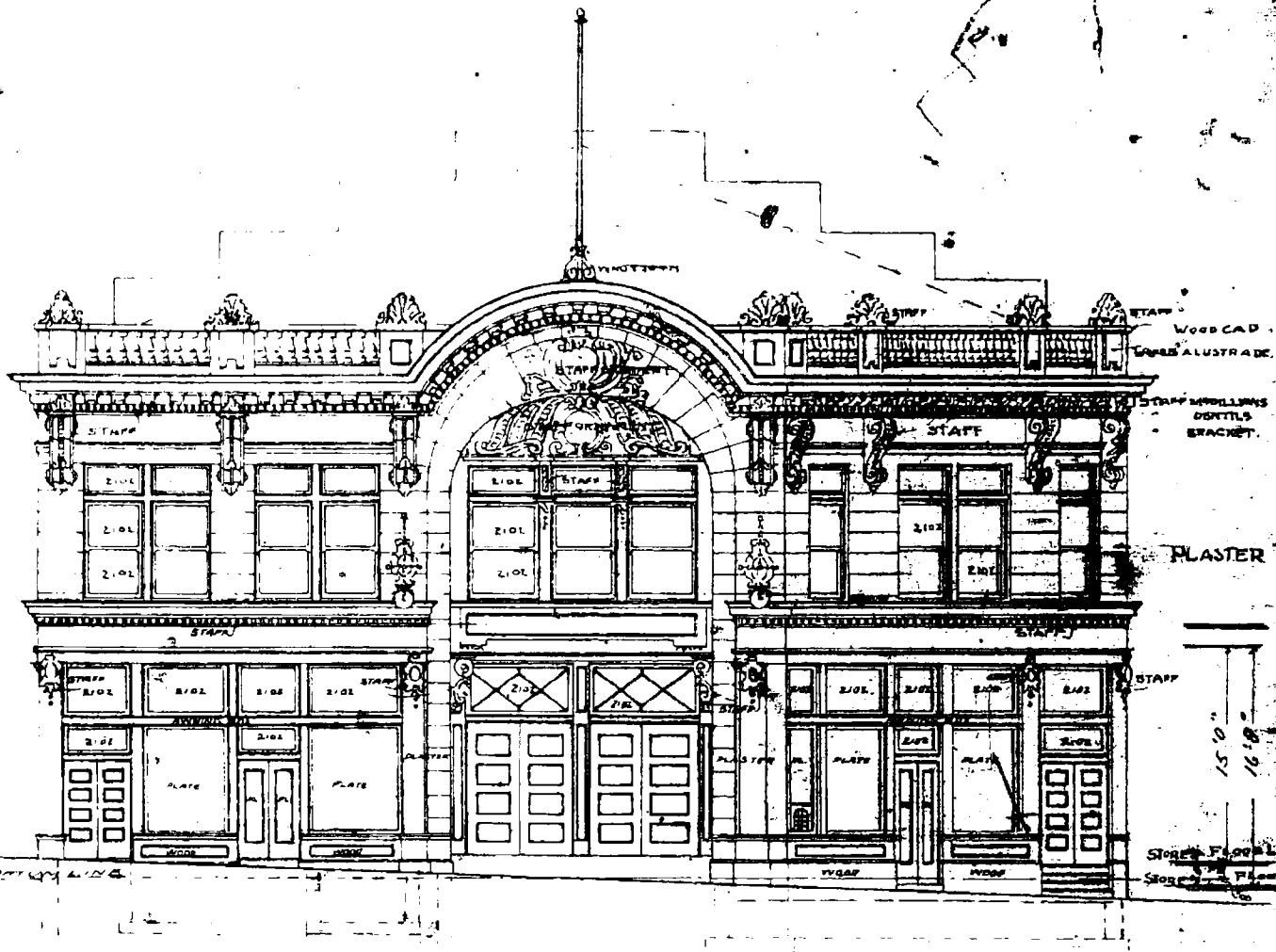
University of Washington, "Architect DB,"

<https://digital.lib.washington.edu/php/architect/architect.search.phtml> (accessed 11 May 2007).

VI. APPENDIX

Attached is a selection of drawings from the 1908 construction of the Washington Square Theatre.





FRONT ELEVATION

THEATRE FOR THE

MANHATTAN SQUARE AMUSEMENT CO.

3 W COR POWELL & MONTGOMERY AVE

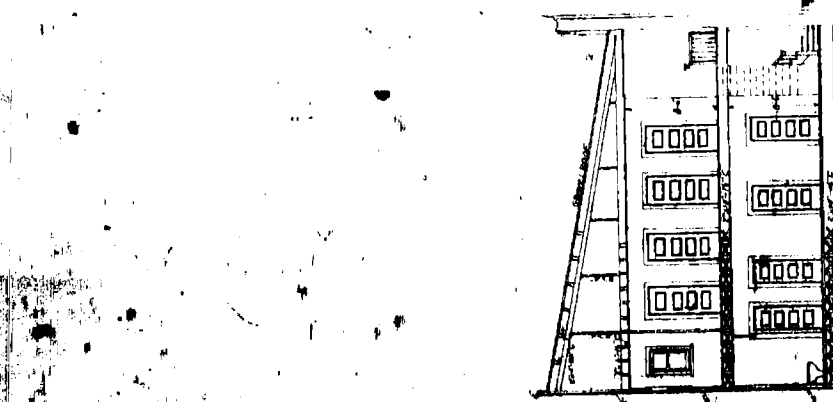
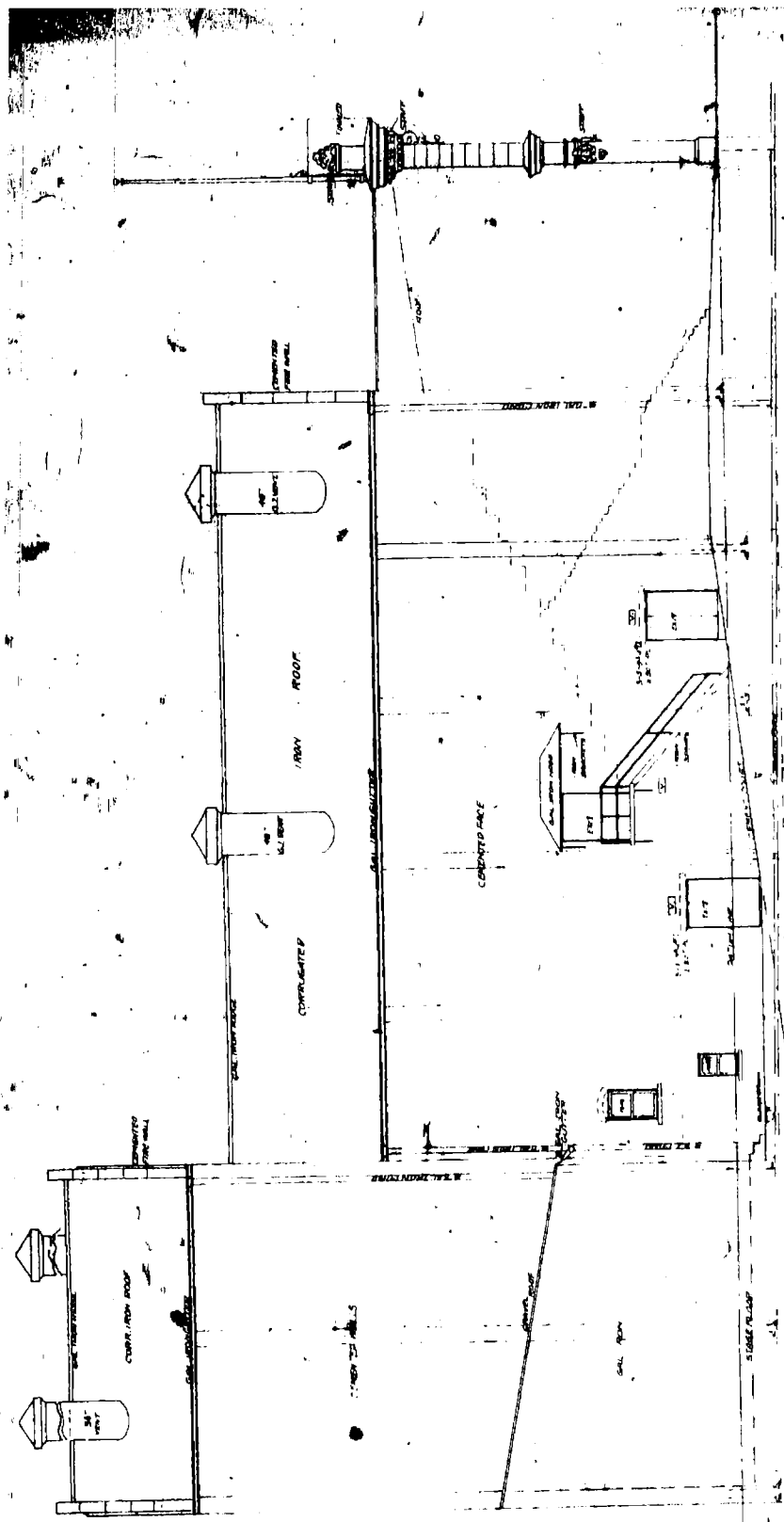
SCALE 8 FT = 1 IN

A MEDELMAN ARCHT

419 OCTAVIA ST

(1)

2

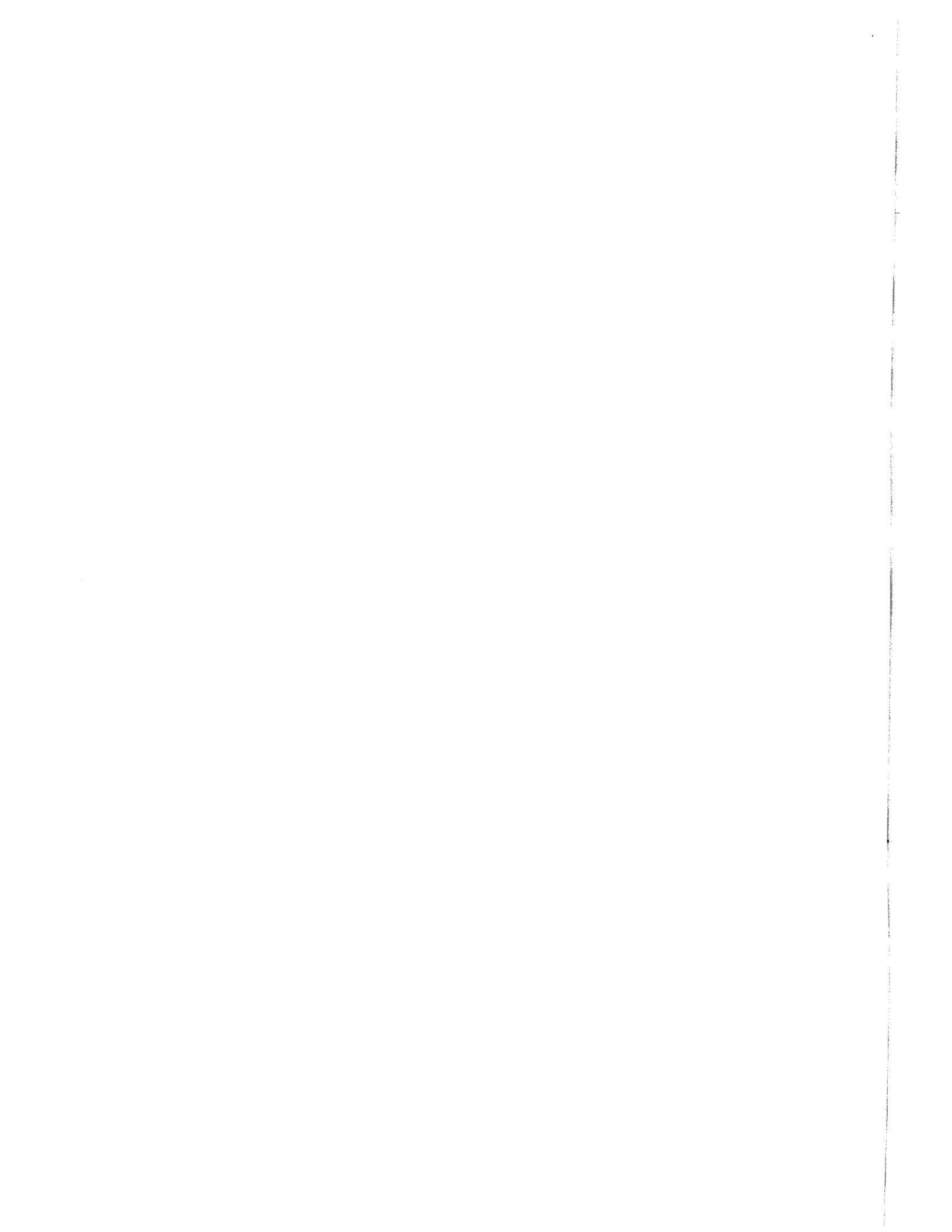


SECTION THRO
DRESSING ROOMS

SCALE ESTIMATION

QUESTIONS FOR THE ARCHITECTURE BOARD
AND SEVENTH TOY STORE
SINCE 1911 & 1912 TOY STORE

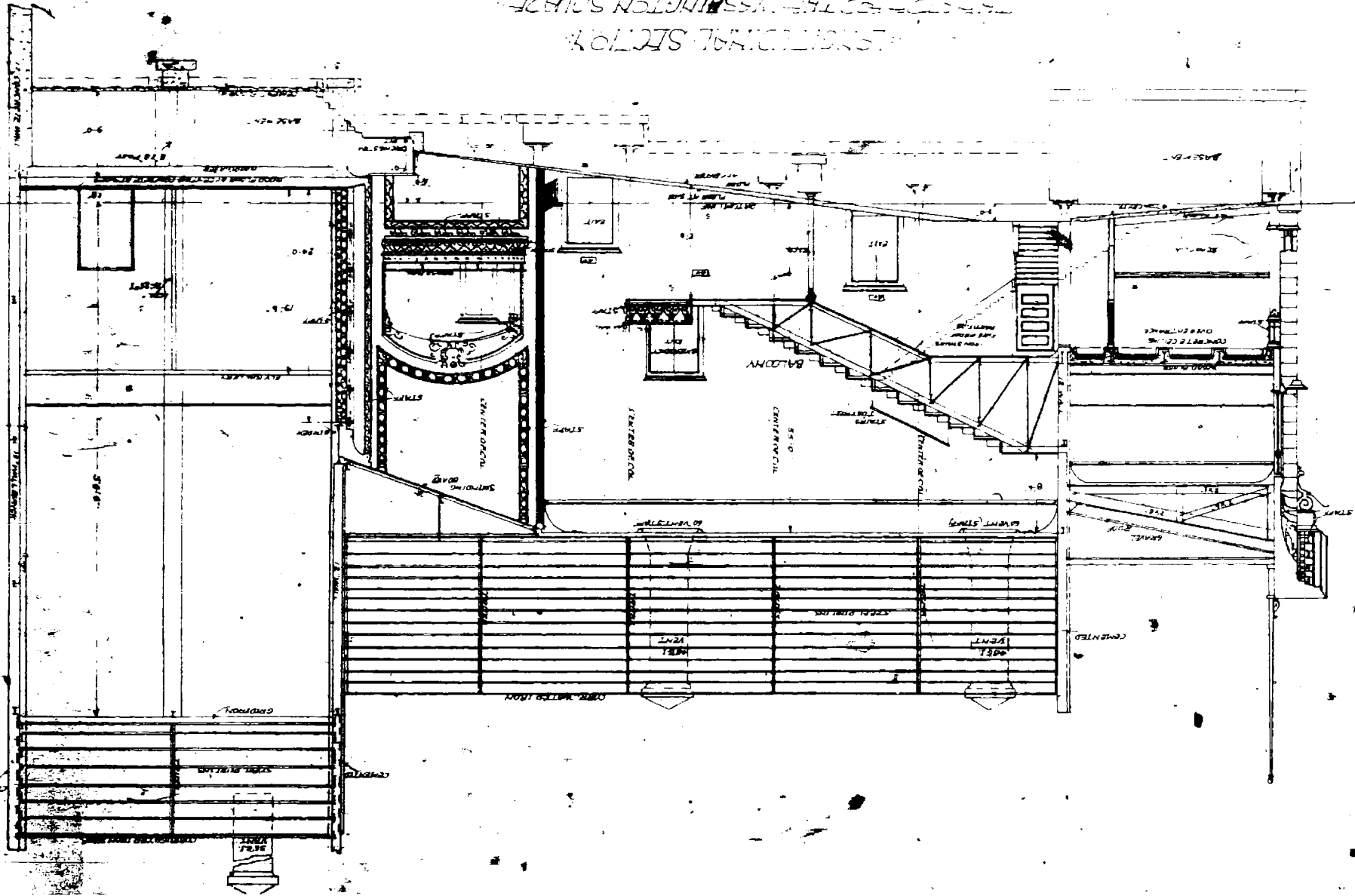
SCALE OF 1/8" = 1'-0"
SINCE 1911 & 1912
410 37 AVIA ST.

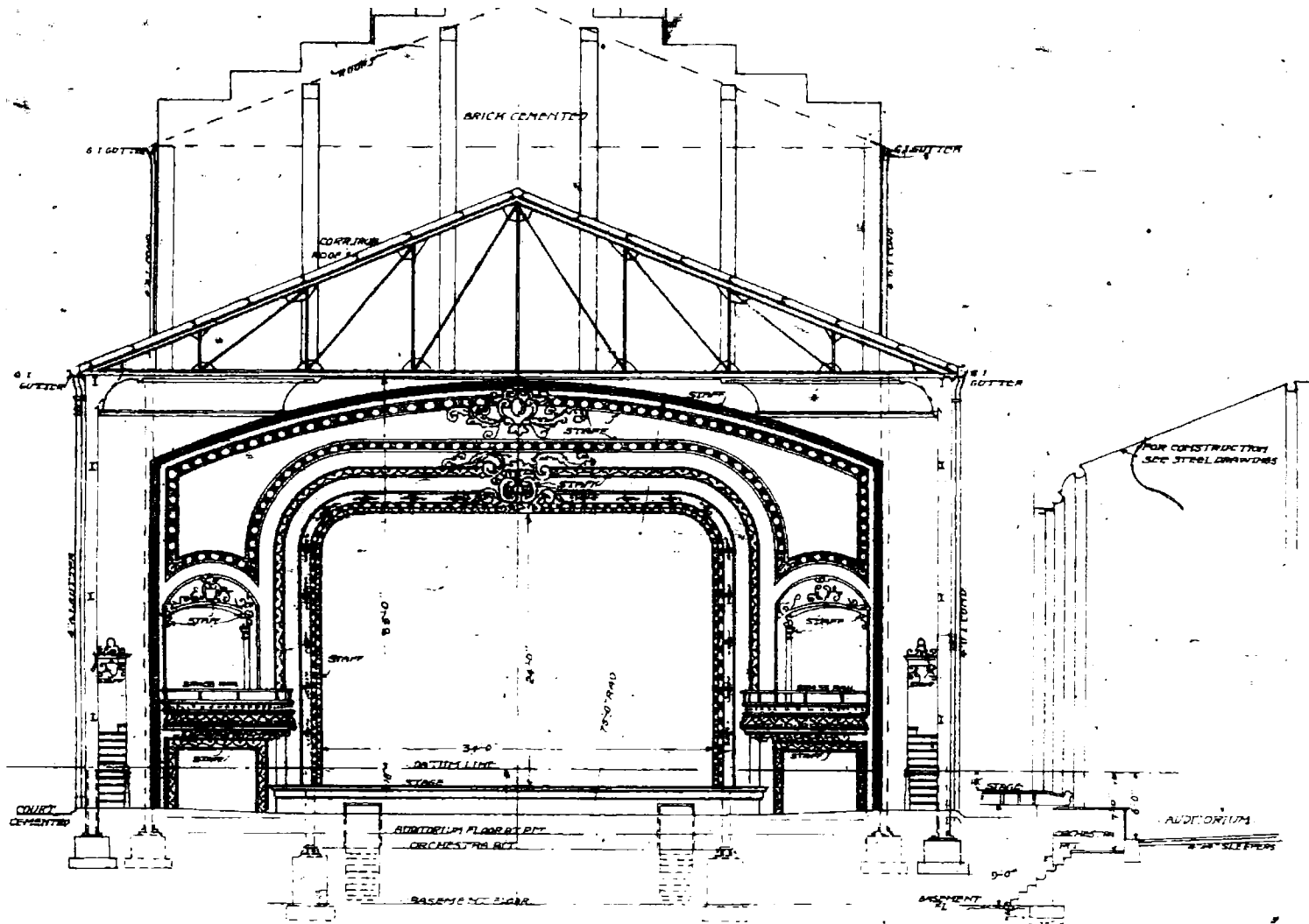


(3)

SCALE 8/16" = 1'-0"
A. M. DEWEY ARCHT.
140 OCTAVIA ST.

SECTIONAL SECTION
FOR THE WASHINGTON SQUARE
MUSEUM COMPANY
SWOP POWER & MONTGOMERY AVE.



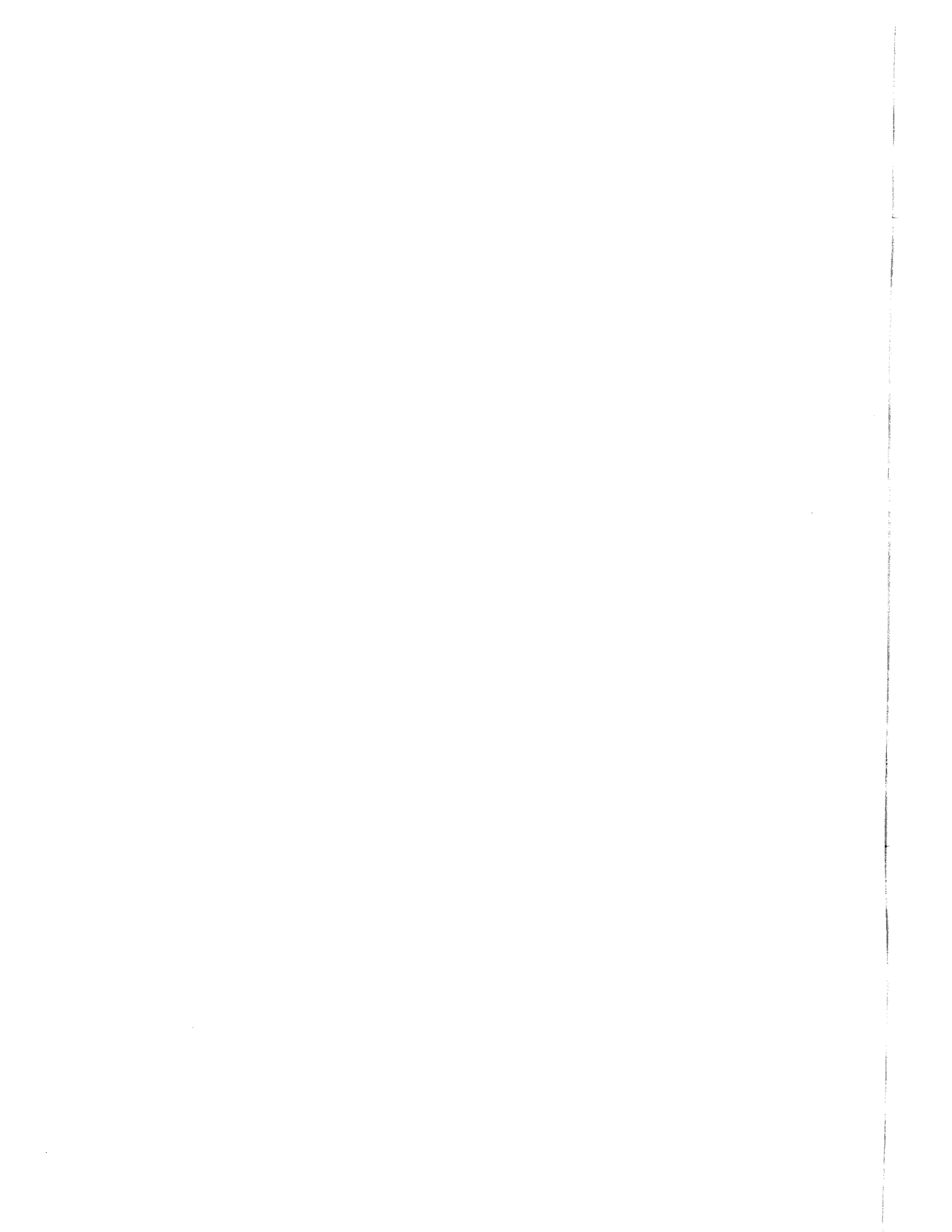


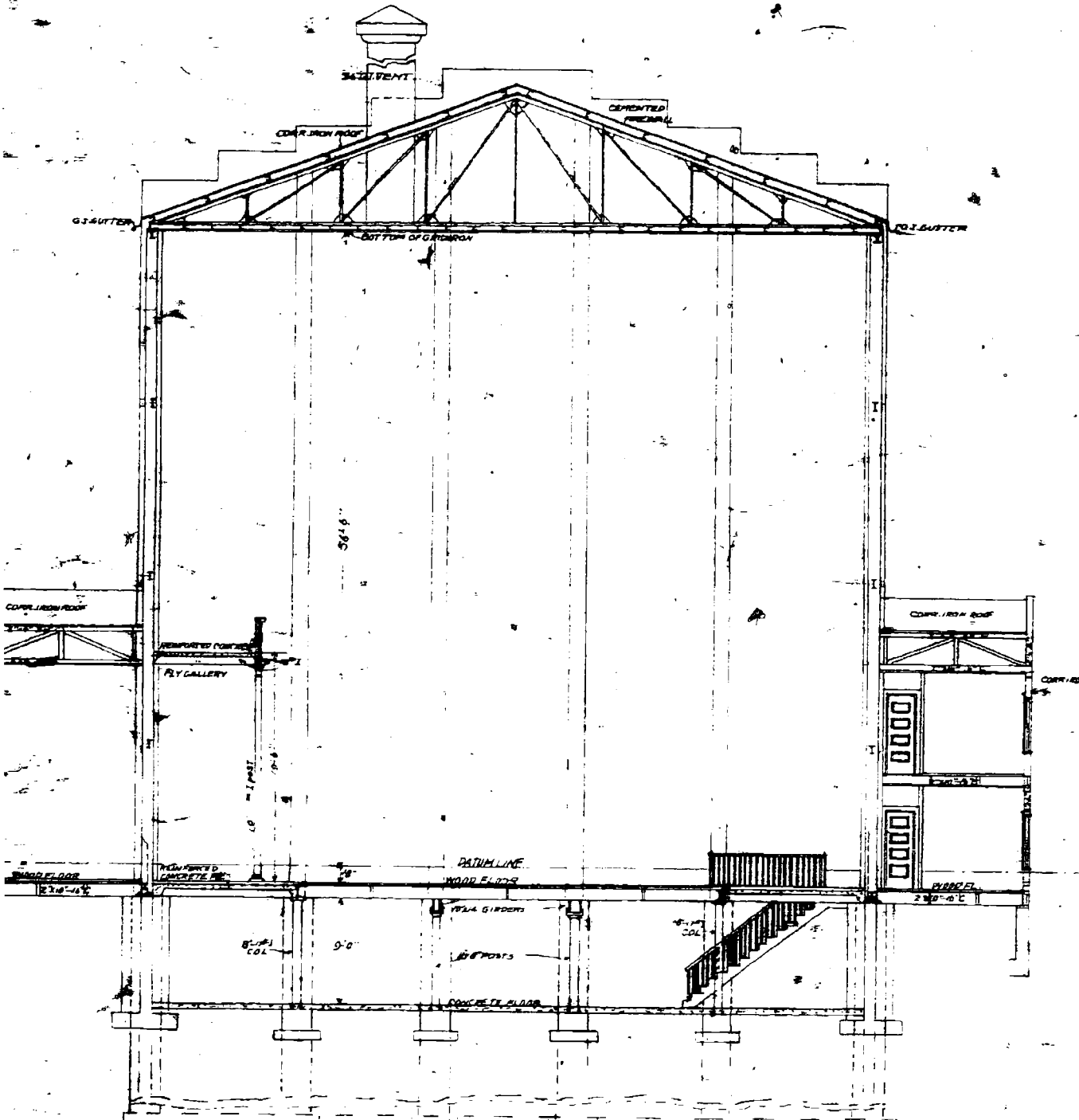
SECTION THRO PROSCENIUM ARCH

PROSCENIUM ARCH

THEATRE FOR THE WASHINGTON SQUARE
 AMUSEMENT COMPANY
 SWOOP POWELL & MONTGOMERY ARCHT.

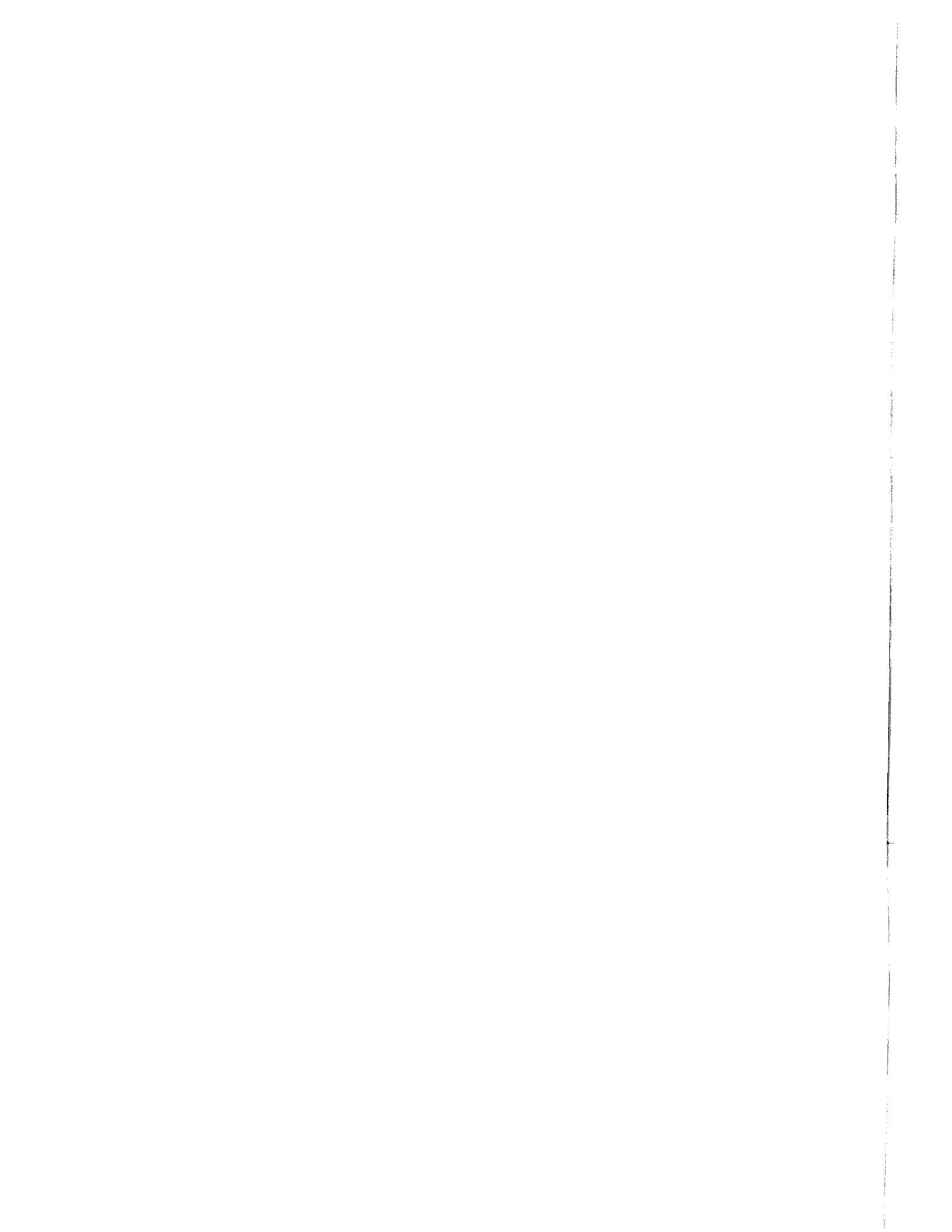
SCALE 8 1/4" = 1'-0"
 A. MEDLMAN ARCHT.
 1410 OCTAVIA ST.

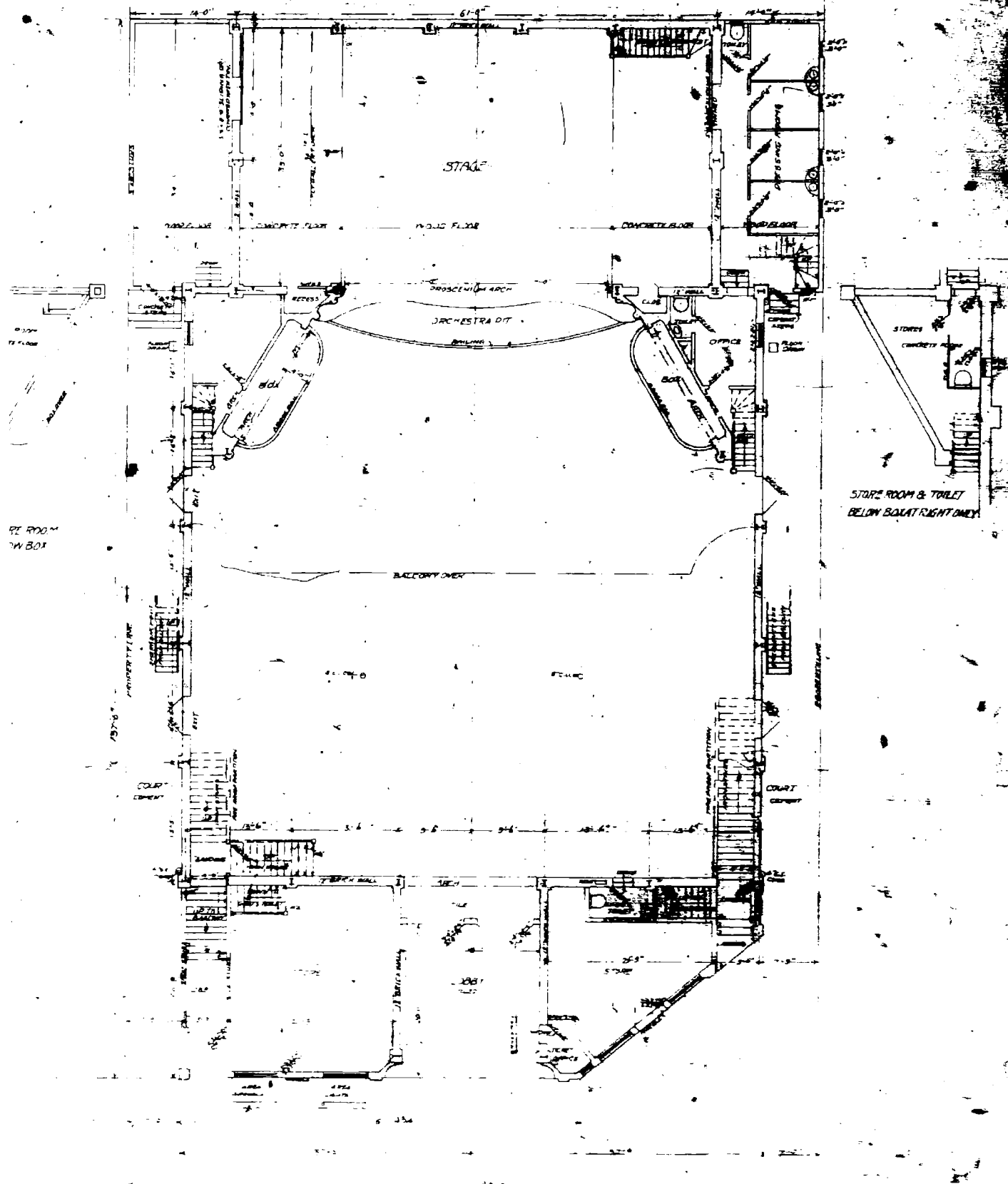




TRANSVERSE SECTION THRO' STAGE
 THEATRE FOR THE WASHINGTON SQUARE AMUSEMENT CO.
 S. W. COR. POWELL & MONTGOMERY AVE.

SCALE 1/4" = 1'-0"
 AMEDELMAN ARCHT.
 1410 OCTAVIA ST.

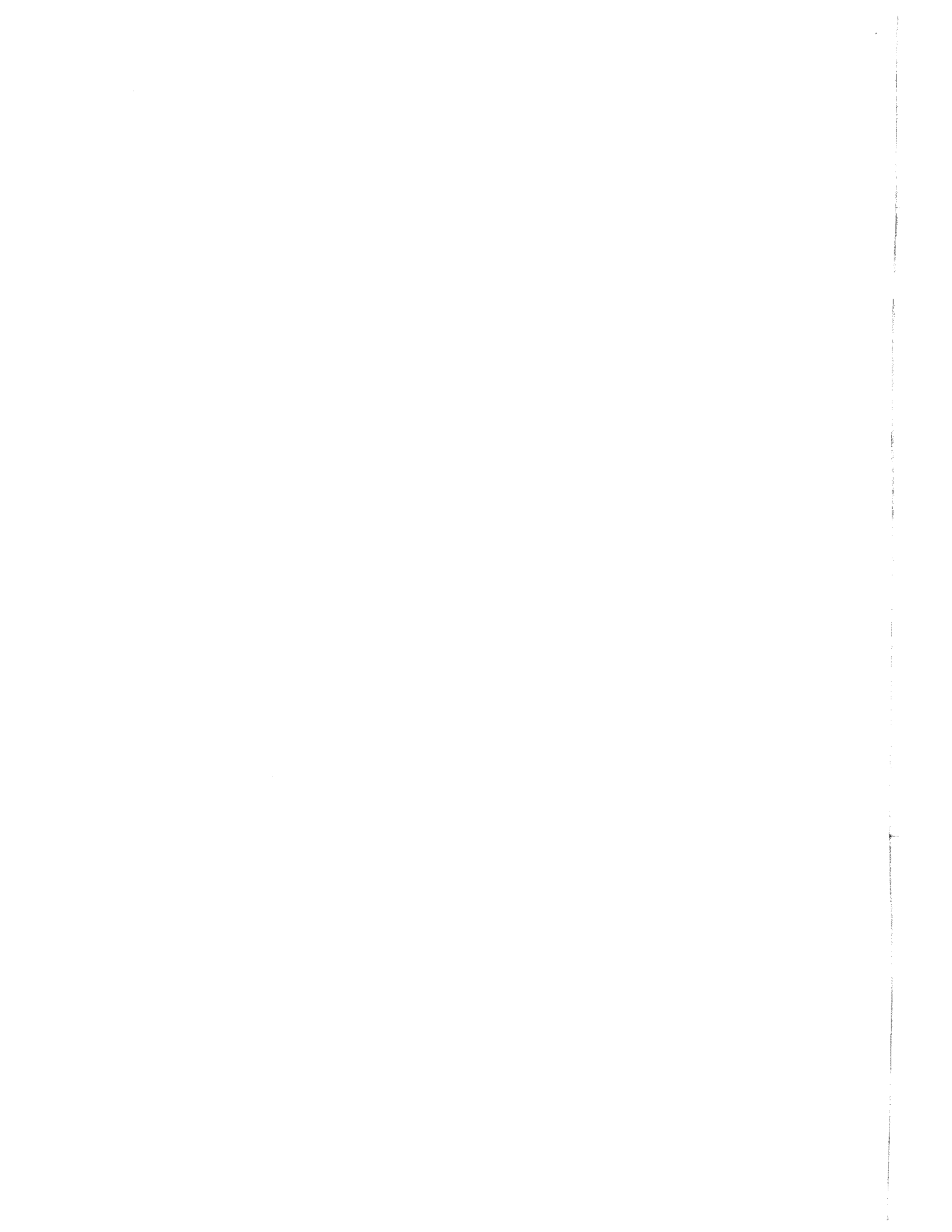


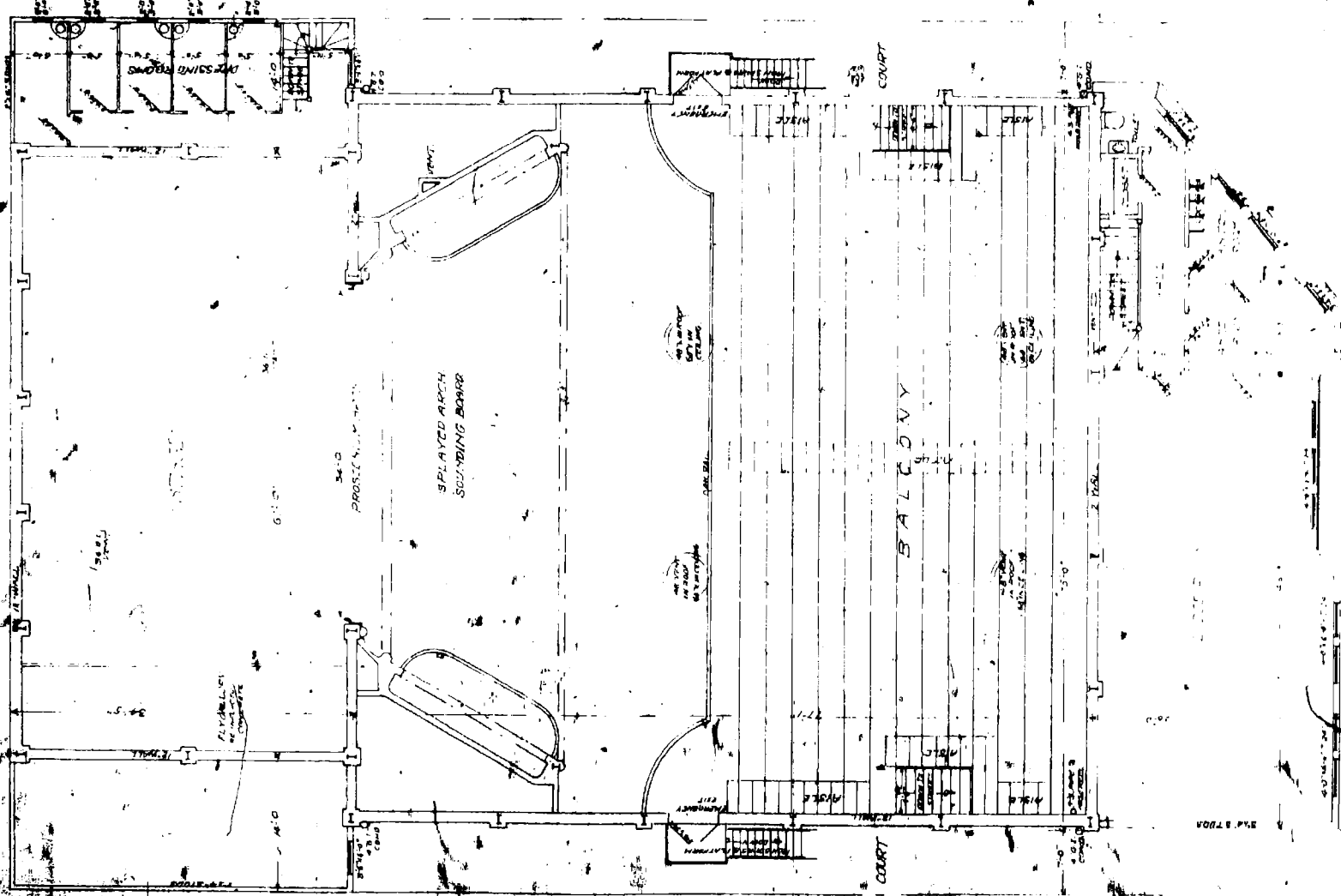


MAIN FLOOR PLAN
 THEATRE FOR THE WASHINGTON SQUARE
 AMUSEMENT COMPANY
 S.W. COR. POWELL & MONTGOMERY AVE.

SCALE: 1/8" = 1'-0"
 A. M. EDELMAN ARCHT.
 1110 OCTAVIA ST.

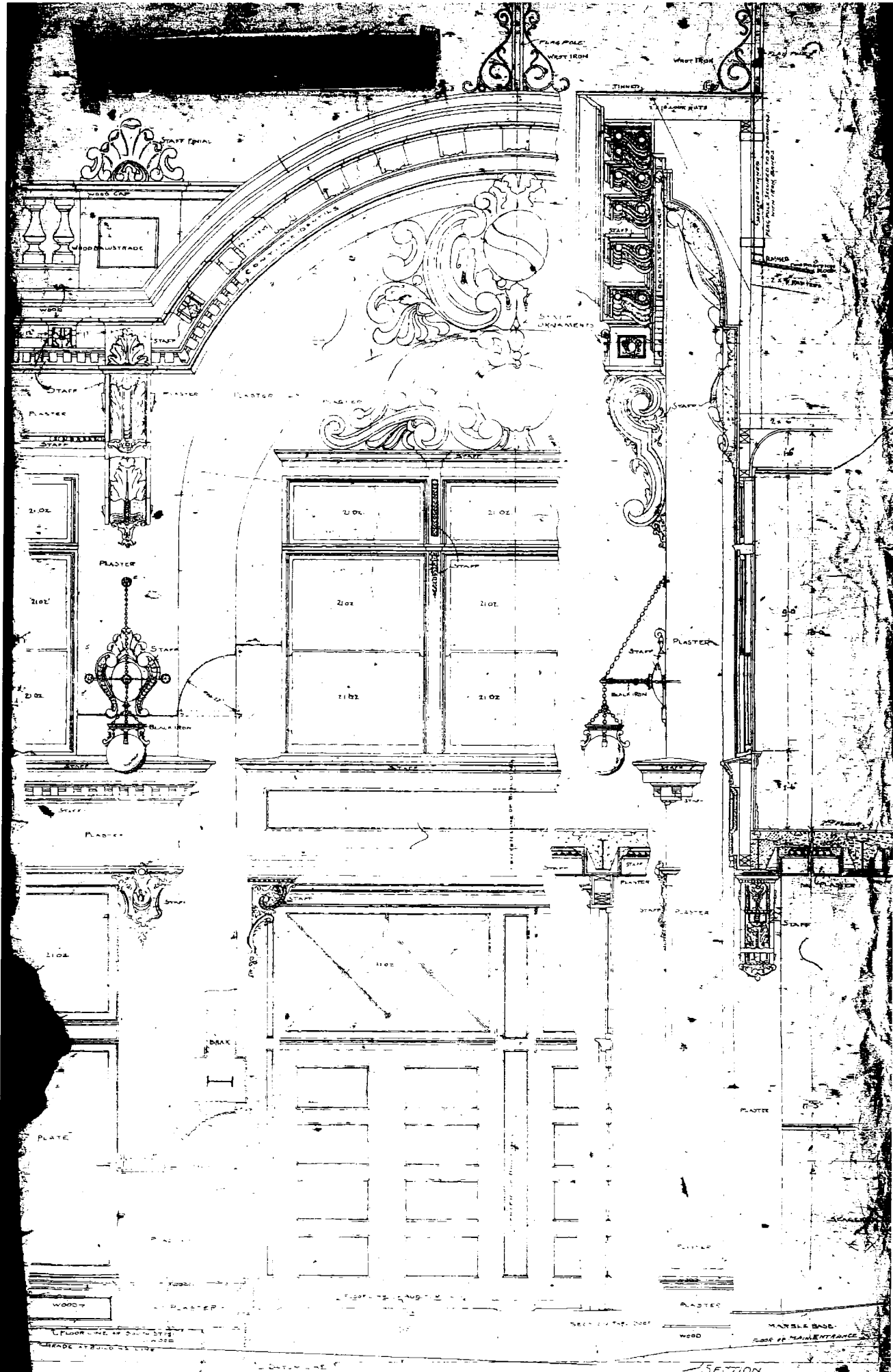
6





BALCONY & SEQUENCING BOARD
 THESE ARE THE WORKING OF SQUARE
 SEVEN COMPANY
 SAW COR POWERED NON-COMERY ALC

SCALE 1/8" = 1'-0"
 MAY 20 1941
 1100 OCTAVIA ST.



SECTION OF THE DOOR

SECTION

AMERICAN ARCHITECTURE



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