

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 4 *Resource name(s) or number (assigned by recorder) 2248 Market St.

P1. Other Identifier: Sullivan's Funeral Home

*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 Location: Not for Publication Unrestricted *a. County: San Francisco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: 2248 Market St. City: San Francisco Zip: 94114

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 3560-005 through 008

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

Sullivan's Funeral Home is located on a four lots on the north side of Market Street, between Noe and Sanchez Streets. Built in 1924, it is a two-story, wood-frame, commercial building designed in the Spanish Colonial Revival style. The building occupies the western two parcels (007 and 008) and the parking lot to the occupies the other two (005 and 006). The rectangular-plan building, clad in stucco, sits on a concrete foundation and is capped by a compound flat and gable roof. The primary façade, which is six bays wide, faces south. The east façade is visible from the parking lot; it is clad in rustic wood siding and features several double-hung windows and a vehicular garage toward the rear of the building. The first floor features a pair of fixed windows in the left bay, a recessed entrance containing two glazed wood doors in the next bay to the right, followed by another pair of windows, the primary entrance sheltered beneath a canopy, a third pair of windows, and a second recessed entry in the right bay. The upper floor feature four pairs of fixed windows with lobed headers and a wrought iron balcony. The primary facade terminates in a compound flat and gable roof covered in red clay tiles. The building appears to be in good condition and contributes to the potential Upper Market Street Commercial Historic District (see DPR 523 D form.)

*P3b. Resource Attributes: (list attributes and codes) HP6: 1-3 story commercial building

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



*P5b. Photo: (view and date)

View from south
8/9/2006

*P6. Date Constructed/Age and

Sources: Historic
1924
SF Assessors Office

*P7. Owner and Address:

Sullivan, Arthur J. III
Arthur J. Sullivan III, Et Al
2455 22nd Avenue
San Francisco, CA

*P8. Recorded by:

Page & Turnbull, Inc. (CvP)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:

8/9/2006

*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)

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DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary# _____

HRI # _____

Trinomial _____

Page 2 of 4

*Resource Name or # (Assigned by recorder) 2248 Market St.

*Recorded by: Page & Turnbull

*Date 8/9/2006



Continuation



Update



Sullivan's Funeral Home, east elevation

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 3CD

Page 3 of 4

*Resource Name or # (assigned by recorder) 2248 Market Street

- B1. Historic name: Arthur J. Sullivan & Co.
- B2. Common name: Sullivan's Funeral Home
- B3. Original Use: Commercial and Multiple family residential
- B4. Present use Commercial
- *B5. Architectural Style: Spanish Colonial Revival

*B6. Construction History: (Construction date, alterations, and date of alterations)
Two units 2254 and 2248. Unit 2254 constructed in 1924. Addition to unit 2254 in 1931. Unit 2248 constructed in 1940. Spanish Colonial Revival remodeling of both buildings, ca. 1940. Replace wooden windows with commercial aluminum windows, install terrazzo to two front entrances, install brick veneer 20" high from base in 1961.

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

*B8. Related Features: Parking lot along northeast elevation with access via Market and 15th Streets.

B9a. Architect: Unknown b. Builder: J. Spargo

*B10. Significance: Theme Mixed-Use Development Area: Market Street Corridor, San Francisco
Period of Significance 1924/ 1940 Property Type Mixed-Use Applicable Criteria 1

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)
Arthur J. Sullivan established the Arthur J. Sullivan & Co. mortuary in 1922. Sullivan was a native of San Francisco and had been in the wholesale grocery business before becoming an undertaker. Arthur J. Sullivan's son, Arthur J. Sullivan Jr., carried on the business after Sullivan Sr.'s death in 1942. Sullivan's grandson, Arthur J. Sullivan III, currently owns and operates the business.

The Sullivan Funeral Home was originally constructed as two separate buildings. The earlier, southerly building at 2254 Market Street was constructed in 1924 by John and Sarah Hayden as an undertaking and funeral parlor building. According to Sanborn maps the property was vacant before this date, and this part of Market Street contained primarily wood-frame, two and three story, multiple family residential-over-commercial buildings. The Haydens leased the building or operated a funeral parlor on the site themselves until 1940, when they sold the property to the Sullivans. That same year, the Sullivans purchased the adjacent property at 2248 Market Street from the Giovenetti family and replaced an earlier set of 3-story residential flats with the current building. The new building was used as the chapel space for the funeral home business. An adjacent building to the north was demolished after 1950 to create the current parking area on the northeast portion of the property. (continued)

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

***B12. References:**

- Assessor's Records
- Building Permits #13208, #195787, #100676, #55581, #258288
- Sanborn Maps 1899, 1913, 1950
- (continued)

B13. Remarks: Market & Octavia Survey

*B14. Evaluator: Karin Sidwell, Elaine Stiles; Page & Turnbull

*Date of Evaluation: March 2007

(This space reserved for official comments.)



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Page 4 of 4

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*Date March 2007

Continuation

Update

B10. Significance, continued.

The Sullivan Funeral home retains integrity of location and association, remaining in use as a funeral home. The property has lost some integrity of setting due to demolition of adjacent commercial and residential buildings, but remains in a mixed-use, commercial and residential setting along Market Street. The property retains integrity of design, workmanship and feeling from the 1940 remodeling, though the building has lost some integrity of materials due to the replacement of the original wood windows with aluminum commercial windows in 1961.

The Sullivan Funeral Home is not significantly associated with any known events or persons important to the history of San Francisco or the State of California such that it would be individually eligible for listing on the California or National Registers. The Sullivan Family has been engaged in the funeral business for over 80 years, but do not appear to have made significant contributions to the field. However, the property is associated with historic commercial development along Upper Market Street and as such has been identified as a contributing property to the potential Upper Market Street Commercial Historic District.

Architecturally, 2248-2254 Market Street exhibits a number of the characteristics of the Spanish Colonial Revival style on the façade, including an asymmetrical roofline, red clay tile roof cladding, stucco wall finish, shouldered arched door and window surrounds, and iron railings below some of the window openings. However, this ornament does not appear to meet the standard for individual eligibility under Criteria 3 (architecture). That said, because of its architectural integrity and long-standing association with commercial development along Upper Market Street, it may be considered eligible for special consideration in local planning.

The status code of 3CD assigned to this property means that it appears eligible for the California Register as a contributor to a California Register eligible district—the potential Upper Market Street Commercial Historic District (see DPR 523 D form). This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.

B12. References, continued.

San Francisco Chronicle, "A.J. Sullivan of Pioneer S.F. Family," January 23, 1942.
San Francisco City Directories 1925, 1933, 1936, 1940, 1964, 1977