

1232 Treat Avenue San Francisco

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"A rare brick residence of its period is at *1232 Treat Street* [sic]. Built in 1885 by John McCarthy, who had come to San Francisco to supervise the masonry of the Palace Hotel, it is quite unusual in that it executes the popular late Italianate style in brick rather than frame

The exterior is much the same as it was during Mr. McCarthy's later days as San Francisco's leading masonry contractor. His accomplishments include the Mills Building, deYoung Building, and Appraisers Building."

SOURCE: *Here Today— San Francisco's Architectural Heritage*, by Roger Olmsted, T. H. Watkins, and the Junior League of San Francisco. San Francisco: Chronicle Books, 1973, p. 107.

"Exceptional architectural significance as [an] example of its style."

The "only brick building of its period known" [to the Junior League reviewer].

Of "great importance to the neighborhood."

Date built: 9/2/1885 [probably the date of the Spring Valley Water Co. hook-up].

SOURCE: *Junior League Historic Building Data Sheet: 1232 Treat Ave.* (San Francisco Library History Room)

1232 Treat is an "outstanding house of [the] period."

In mid-1960's the owner was Thomas Landers.

SOURCE: *Junior League Historic Building Data Sheet: 1200 Block of Treat St.* (*sic*—Ave.) (San Francisco Library History Room)

All of Mr. Landers' children were born in the house. He recalled that a band used to play in Garfield Park. Lucky Alley used to be called Garfield Alley. John McCarthy's wife was named Elizabeth.

SOURCE: *Junior League Interview with Thomas Landers.* (San Francisco Library History Room)

John McCarthy came to San Francisco in the early 1870's to superintend the erection of the Palace Hotel. He died on 11/1/1901. Elizabeth McCarthy died in March 1925. His son was William C. McCarthy, secretary to San Francisco Mayor Rolf.

SOURCE: *History of San Francisco*, Vol. 3, pp. 120-121.

The walls of 1232 Treat Ave. are 21" thick. The bricks were made by hand in Sacramento. There are also brick inner walls. The carriage-house apartments were built for the children of Thomas Landers, who bought the house in 1925.

SOURCE: *Junior League Historic Building Document*: 1200 Block of Treat St. (*sic*—Ave.) (San Francisco Library History Room)

John McCarthy is recorded in the *San Francisco Architects', Contractors', and Builders' Directories* of 1886, 1887, 1888, 1889, 1889–1890, and 1900–1901. His office was located at 40 New Montgomery St. (close to the Mills Building at 220 Montgomery St.).

Excerpts from Manuscript Notes
by the Junior League
for Their Book *Here Today*

History Room, San Francisco Public Library

1232 Treat Street [Avenue] 1885

The only brick building of its period still standing in San Francisco is the charming home of the late John McCarthy, its original owner and builder. Although there are many John McCarthys listed in the *Crocker-Langley Directories* in the 1870's and 1880's, one can be almost certain that this John McCarthy came to San Francisco to superintend the construction of the original Palace Hotel in the 1870's, and liked it here well enough to make it his home. This completed, Mr. McCarthy went into business as a bricklayer or brick mason and then became a contractor, probably again for bricks.

In 1885, he built his own house on Treat Street [Avenue], the original street number of which was 1212 which one can still see etched into the glass above the [front] door. A couple of years later, he most likely put his talents to work on the old Cogswell College building which stood at 26th and Folsom Streets and was again of brick. In the 1890's, Mr. McCarthy contracted to do the brick inner walls of the Claus Spreckels Building. This took 10 to 15 men six months and at least 1,000,000 bricks before it was completed, and then as was fashionable at the time, this finished and thorough piece of masonry was covered with a stone front.

All sources indicate that at this point in his life, Mr. McCarthy was one of the foremost men in his field and that "at almost every turn in this city is conspicuous evidence of his efforts among which may be mentioned": the Mills Building, Union Trust, Spring Valley Water Company, New York Mutual Life, Chronicle Building, the Appraisers Building, a wing of the old City Hall, and "practically all of the largest buildings of early San Francisco and many of the larger and more pretentious residences of his day" [at least two of them declared as landmark buildings]: Mr. McCarthy is also thought to have purchased a city block at McAllister and Divisadero Streets and in excavating, to have discovered quicksilver."

The exterior of the house [at 1232 Treat Avenue] is exactly as it was with the lovely vines crawling over it and the charming garden surrounded by the marvelous old wrought iron fence and gate. This can be attributed to the fact that the house has had only two owners, Mr. McCarthy and the [then] present owner [Thomas Landers] who purchased it from the McCarthy estate in 1925, and who has loved it as Mr. McCarthy did.

The interior of the house has been changed somewhat to accommodate the owners, but the brick inner walls are still visible in places although covered somewhat. The walls of the house are 21 inches thick and the brick was handmade in Sacramento.

A carriage house behind the main house fronts on Lucky Street which undoubtedly made life more pleasant in the days of the horse and buggy. The shed is large enough to house a carriage and all the equipment needed for a horse. And there was an apartment above probably for the driver or groom which the [then] present owner [Thomas Landers] remodeled for his children when they were still at home.

National Register of Historic San Francisco



National Landmark No. 77000334
Local Landmark No. 76
Mills Building and Mills Tower
220 Montgomery Street/220 Bush Street
Financial District
Built 1890, 1907, 1931

This building in the style of the Chicago School was built by the architectural firm of Burnham & Root. The 1890 building was the first steel frame building in San Francisco, and for many years, it was one of the tallest buildings in the city. The structure was seriously damaged by the 1906 Earthquake and Fire but was soon rebuilt and enlarged with Willis Polk as the chief architect. Mr. Polk designed further extensions to the building in 1914 and 1918. The 22-story Mills Tower, erected in 1931, was designed by Lewis Hobart.

National Register of Historic San Francisco

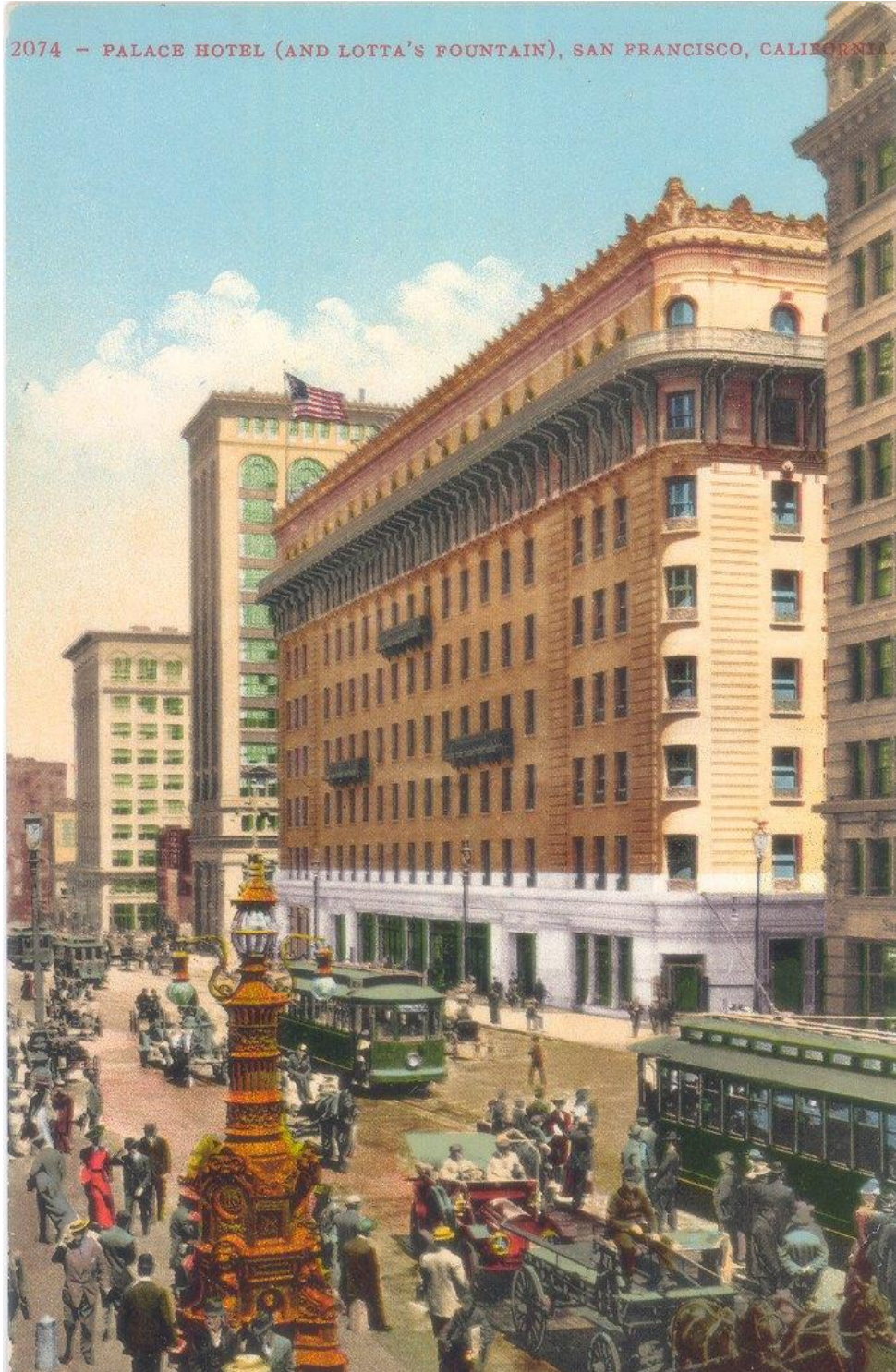


Savings Union Bank

Union Trust Bank

**Local Landmark No. 131
Union Trust Bank
744 Market Street
at Grant Avenue
Downtown
Built 1910**

The Palace Hotel



The Claus Spreckels (Call) Building



Considered the first skyscraper in San Francisco, the Claus Spreckels Building is shown to the left, as much of neighboring buildings on Market Street burned in 1906. The Spreckels Building survived, but the wonderful topmost dome was replaced with standard floors of offices.

The Original City Hall

