

**AVISON
YOUNG**

The Historic Perine Mansion

Office / Retail For Lease

535 Powell Street
San Francisco, CA



**Get more
information**

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About The Perine Mansion

535 Powell Street
San Francisco, CA
Built 1911



This Second Empire residence, designed by Conrad Meussdorffer, was built of brick, granite and painted terra cotta. To my eye, it is one of the few vintage houses in San Francisco that would look at home in New York City. To the best of my knowledge, it is the only surviving mansion near Union Square.

The second owner of the Perine House was gambler and Republican Party boss Frank Daroux. Daroux bought the mansion for his wife Tessie Wall, who was the madam of successive Tenderloin brothels popular with college men, politicians and wealthy businessmen.

As a prominent politician, Daroux tried to reform his wife while keeping the marriage secret. After a few years of marriage, Daroux divorced Tessie. Tessie shot Daroux three times with her revolver as he stood outside the Tivoli Theatre smoking a cigar.

He survived.

When Tessie was arrested, she said, "I shot him because I love him, God damn him!"

Daroux did not press charges. Tessie then tried to shoot Daroux's mistress in a restaurant, but she missed.

Tessie was born in the Mission District in 1869. It was said that early in her career, when she was a dancehall girl in a Market Street dive, she had outlasted boxer John L. Sullivan in a drinking contest. Later in her career, in the 1920s, she was the Queen of the annual Policeman's Balls at the Civic Auditorium.

When Tessie died on 28 April 1932, the San Francisco Chronicle reported:

"One more bit of 'the San Francisco that was' has drifted off in that uncharted Sargasso Sea that holds the old Barbary Coast, the Poodle Dog, the Silver Dollar, the Bank Exchange, the Mason Street Tenderloin and those other gay haunts that made San Francisco famous through the Seven Seas."

Source: https://noehill.com/sf/landmarks/poi_perine_house.asp



The Historic Perine Mansion Office / Retail for Lease

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San Francisco, CA

Overview

Size: ±5,314 sf
Available: Immediately
Rent: Flexible
Zoning: RC-4 – Residential-Commercial, High-Density (see Zoning Appendix)

Space Highlights



Stately, converted mansion suitable for various uses:

- Entertainment, arts, & recreation
- Retail sales & service (CUP for 2nd floor, NP above 2nd floor)
- Design professionals (architect, interior design, fashion designer, etc.)
- Arts activities, including art schools, studios, workshops, archives, etc.



Elevator in-place
(needs renovation)



Excellent Union
Square location



Great visibility



Classic San Francisco
building



Supportive and stable ownership



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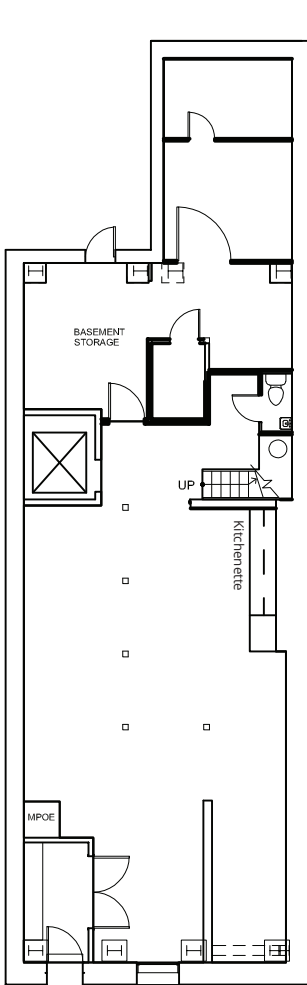
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San Francisco, CA



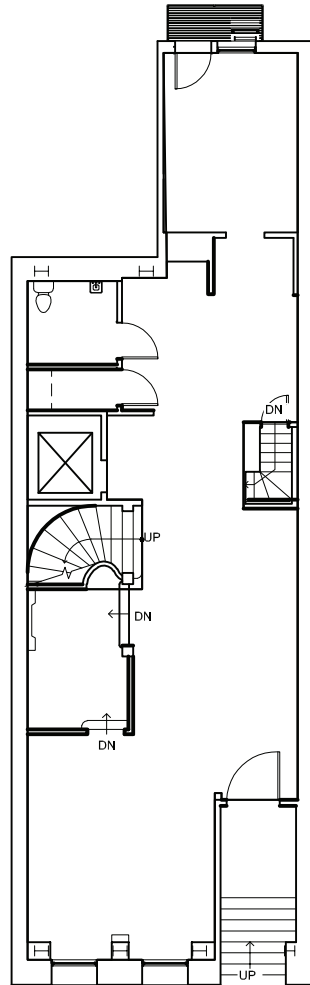
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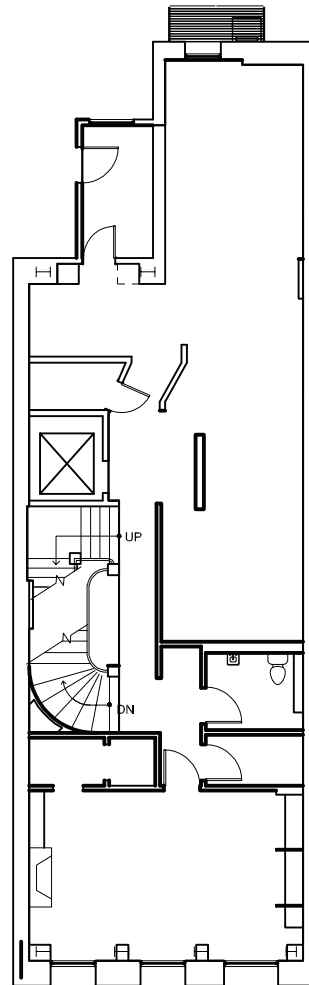
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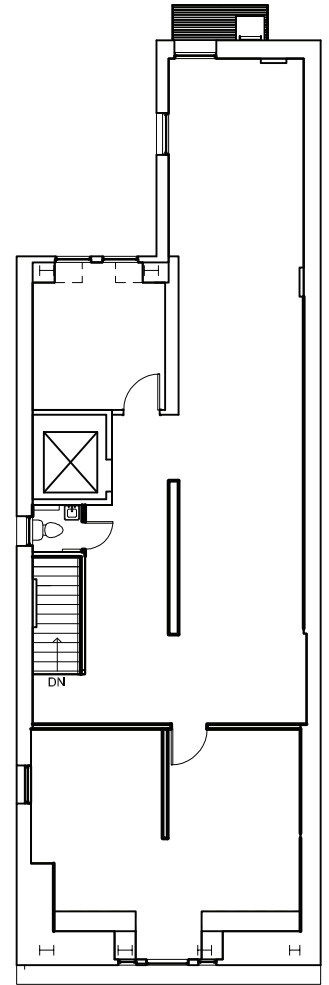
Basement
±1,306 sf



First Floor
±1,241 sf



2nd Floor
±1,404 sf



3rd Floor
±1,314 sf

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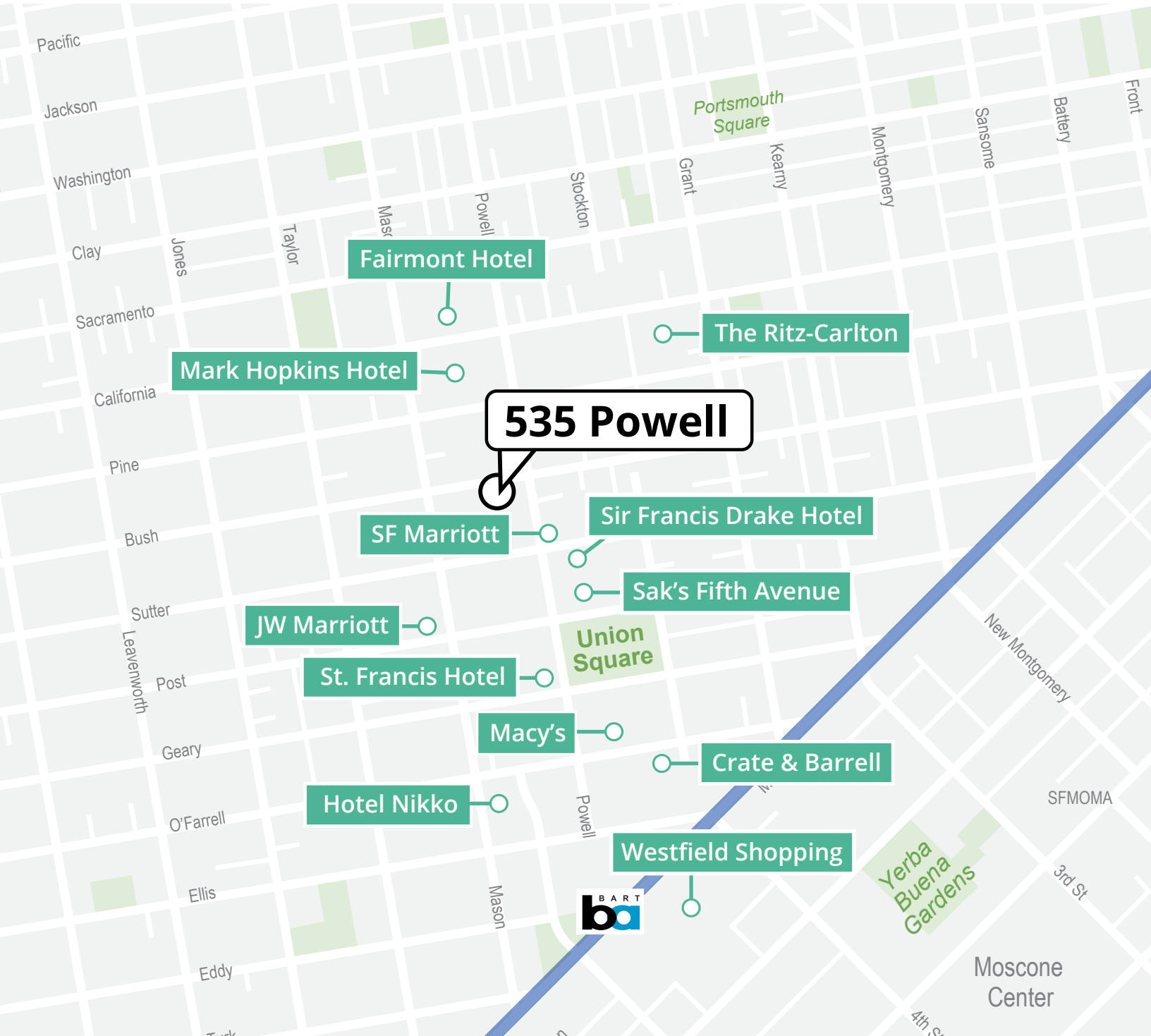
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The Historic George Perine House

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535 POWELL STREET
 SAN FRANCISCO, CA 94108
 PERMITTED USES
 9/2/16

ZONING DISTRICT - RESIDENTIAL-COMMERCIAL (RC-4)	
USES	NOTES
RESIDENTIAL	
SINGLE ROOM OCCUPANCY	
STUDENT HOUSING	
DWELLING UNITS	UP TO ONE UNIT PER 200 SQUARE FEET OF LOT AREA
SENIOR HOUSING	
RESIDENTIAL DENSITY, GROUP HOUSING	UP TO ONE BEDROOM FOR EVERY 70 SQUARE FEET OF LOT AREA
HOMELESS SHELTER	
NON-RESIDENTIAL STANDARD USES	
WALK-UP FACILITY	
AGRICULTURE, NEIGHBOURHOOD	
ENTERTAINMENT, ARTS, & RECREATION*	
CHILD CARE FACILITY	LESS THAN 15 CHILDREN OR CONDITIONAL USE REQUIRED
MEDICAL CANNABIS DISPENSARY	
PUBLIC FACILITIES	
RESIDENTIAL CARE FACILITY	LESS THAN 7 PEOPLE OR CONDITIONAL USE REQUIRED
RETAIL SALES & SERVICE USE	1 ST FLOOR ONLY, CONDITIONAL USE REQUIRED IF ON 2 ND FLOOR (NOT PERMITTED ABOVE 2 ND FLOOR)
DESIGN PROFESSIONALS**	MAY INCLUDE: PACKAGING DESIGNER LANDSCAPE ARCHITECT PROTOTYPE DESIGNER AUTOMOTIVE DESIGNER PRODUCT DESIGNER INDUSTRIAL DESIGNER FURNITURE DESIGNER FASHION DESIGNER LOGO DESIGNER URBAN DESIGNER LIGHTING DESIGNER FLORAL DESIGNER JEWELRY DESIGNER ILLUSTRATOR VISUAL DESIGNER LAYOUT ARTIST SOUND DESIGNER TEXTILE DESIGNER ARCHITECT INTERIOR DESIGNER STRUCTURAL DESIGNER MEP

F | M | E

DEFINITIONS

* **ENTERTAINMENT, ARTS, AND RECREATION USE.** A USE CATEGORY THAT INCLUDES ARTS ACTIVITIES**, GENERAL ENTERTAINMENT, LIVERY STABLES, MOVIE THEATER, NIGHTTIME ENTERTAINMENT, OPEN RECREATION AREA, OUTDOOR ENTERTAINMENT, PASSIVE OUTDOOR RECREATION AND SPORTS STADIUMS. ADULT BUSINESS IS NOT INCLUDED IN THIS DEFINITION, EXCEPT FOR THE PURPOSES OF DEVELOPMENT IMPACT FEE CALCULATION AS DESCRIBED IN ARTICLE FOUR.

** **DESIGN PROFESSIONAL.** A NON-RETAIL SALES AND SERVICE USE THAT PROVIDES PROFESSIONAL DESIGN SERVICES TO THE GENERAL PUBLIC OR TO OTHER BUSINESSES AND INCLUDES ARCHITECTURAL, LANDSCAPE ARCHITECTURAL, ENGINEERING, INTERIOR DESIGN, AND INDUSTRIAL DESIGN SERVICES. IT DOES NOT INCLUDE (1) THE DESIGN SERVICES OF GRAPHIC ARTISTS OR OTHER VISUAL ARTISTS WHICH ARE INCLUDED IN THE DEFINITION OF ARTS ACTIVITIES***; OR (2) THE SERVICES OF ADVERTISING AGENCIES OR OTHER SERVICES WHICH ARE INCLUDED IN THE DEFINITION OF PROFESSIONAL SERVICE OR NON-RETAIL PROFESSIONAL SERVICE, FINANCIAL SERVICE OR MEDICAL SERVICE.

DESIGN PROFESSIONALS LARRY BADINER RECOMMENDS EXCLUDING: INTERACTION DESIGNER, BRAND IDENTITY DEVELOPER, BROADCAST DESIGNER, SERVICE DESIGNER, CONTENT DEVELOPER, MULTIMEDIA DEVELOPER, EXPERIENCE DESIGNER, PUBLISHER, E-PUBLISHER, VISUAL IMAGE DEVELOPER, INTERFACE DESIGNER, APPLICATION DESIGNER, GAME DESIGNER, WEB DESIGNER

*** **ARTS ACTIVITIES.** A RETAIL ENTERTAINMENT, ARTS AND RECREATION USE THAT INCLUDES PERFORMANCE, EXHIBITION (EXCEPT EXHIBITION OF FILMS), REHEARSAL, PRODUCTION, POST-PRODUCTION AND SOME SCHOOLS OF ANY OF THE FOLLOWING: DANCE, MUSIC, DRAMATIC ART, FILM, VIDEO, GRAPHIC ART, PAINTING, DRAWING, SCULPTURE, SMALL-SCALE GLASSWORKS, CERAMICS, TEXTILES, WOODWORKING, PHOTOGRAPHY, CUSTOM-MADE JEWELRY OR APPAREL, AND OTHER VISUAL, PERFORMANCE AND SOUND ARTS AND CRAFT. IT SHALL EXCLUDE ACCREDITED SCHOOLS AND POST SECONDARY EDUCATIONAL INSTITUTIONS. IT SHALL INCLUDE COMMERCIAL ARTS AND ART-RELATED BUSINESS SERVICE USES INCLUDING, BUT NOT LIMITED TO, RECORDING AND EDITING SERVICES, SMALL-SCALE FILM AND VIDEO DEVELOPING AND PRINTING; TITLING; VIDEO AND FILM LIBRARIES; SPECIAL EFFECTS PRODUCTION; FASHION AND PHOTO STYLISTS; PRODUCTION, SALE AND RENTAL OF THEATRICAL WARDROBES; AND STUDIO PROPERTY PRODUCTION AND RENTAL COMPANIES. ARTS SPACES SHALL INCLUDE STUDIOS, WORKSHOPS, ARCHIVES AND