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 1 *Resource name(s) or number (assigned by recorder) 1544-1548 Howard St.

P1. Other Identifier:

*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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 1544-1548 Howard St. City: San Francisco Zip: 94103

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 3511-017

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

1544-1548 Howard Street is located on a 1,855 square-foot rectangular lot on the north side of Howard Street between Lafayette and 11th Streets. Built in 1907, 1544-1548 Howard Street is a 4-story, wood-frame, multiple-family dwelling containing 3 flats. The rectangular-plan building, clad in brick on the ground story and sheathed in wood clapboard siding on the upper stories, is capped by a flat roof. The foundation is not visible from the street. The primary façade faces south and is 2 bays wide. The left bay of the ground floor features a recessed garage, while the right bay features a gated, recessed entry porch with terrazzo steps leading to the main entrances on the second story. The building has three unit entrances fitted with paneled wood doors with transoms. The left bay of the second story contains a metal frame window with center fixed sash and side casement sash with transoms. The third and fourth floors are characterized by semi-hexagonal bay windows with metal casement sash with transoms on the front face and single casement sash with transoms on the side faces. The primary façade terminates in a deeply projecting cornice.

The building appears to be in good condition, but has been stripped of most original architectural ornamentation.

*P3b. Resource Attributes: (list attributes and codes) HP3: Multiple family property

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

P5b. Photo: (view and date)
View from south
9/5/2006

*P6. Date Constructed/Age and Sources: ☒ Historic
1907
SF Assessors Office

*P7. Owner and Address:
Onofre & Elsie Milan
1548 Howard St
San Francisco, CA 94103

*P8. Recorded by:
Page & Turnbull, Inc.
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
9/5/2006

*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)

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #
HRI No.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 1544-1548 Howard Street

B1. Historic Name 1544-1548 Howard Street

B2. Common Name 1544-1548 Howard Street

B3. Original Use multi-unit residential B4. Present Use: multi-unit residential

* B5. Architectural Style Classical Revival (modified)

*B6. Construction History
1544-1548 Howard Street was constructed between 1913 and 1920. The original windows have been replaced by aluminum sliders within the past 40 years. The original cladding has been covered or replaced with contemporary horizontal wood siding. Original fenestration ornament has been removed,

*B7. Moved? ☒ No ☐ Yes Date: Original Location:

*B8. Related Features none

B9a. Architect unknown . Builder unknown

*B10. Significance: Theme 1906 Earthquake and Fire Reconstruction Area: South of Market

Period of Significance 1906-1929 Property Type residential/flats Applicable Criteria n/a

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

In regard to California Register Criterion 1 (History/Events) this property is considered under the 1906 Earthquake and Fire Reconstruction context of the Historic Context Statement, Market & Octavia Neighborhood Plan Area, since it is both an identified building type (residential/flats) and dates from the Period of Significance (1906-1929) of that context. There is no indication the property is eligible for listing in the California Register under Criterion 2 (Important Persons), Criterion 3 (Design/Construction), or Criterion 4 (Information Potential).

Criterion 1:
1544-1548 Howard Street was designed by the architect John J. Foley and constructed in 1923 by the builder O. Johnson. The first owner was a soft drink purveyor named Eugenio Erigero, who resided at 1690 Howard Street at the time this building was constructed. Before the 1906 earthquake and fire, this lot contained a three-story residential building over a commercial storefront, constructed in 1884. (continued)

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

*B12. References: Historic Context Statement, Market & Octavia Neighborhood Plan Area, Page & Turnbull, Inc. July 20, 2007
Sanborn Maps, San Francisco Block Books, Water Tap Records,

B13. Remarks

(Sketch Map with north arrow required.)

*B14. Evaluator Kelley & VerPlanck
*Date of Evaluation 5/1/2010

(This space reserved for official comments)

* Required Information

B10: Significance (continued)

That building was destroyed in the earthquake, and the lot stood vacant for a number of years. In 1924, the building was owned by Anthony Erigero, a clerk, and his wife Marie. In 1936, the City Directory lists P. Lagamarsino and Mrs. G. Everson renting at this address. Mrs. Everson was still at this address in 1940. In 1953, the flats were rented by Victor Peredo, Alfred Quiguayan, Daniel Fajardo, and Celestino Medina. The building was constructed as residential/flats, a use which it continues today.

The 1906 Earthquake and resultant fire leveled the entire South of Market Area. Rebuilding proceeded at varying rates throughout the area, often with residential rebuilding preceding industrial rebuilding due to necessity, relative ease of construction, and less difficulty settling insurance claims. After the First World War, residential construction picked up substantially, with a large number of flats, residential hotels, and the occasional single-family cottage erected between 1918 and 1925, particularly along the back streets like Lafayette, Natoma, and Brady streets. Residential structures fell into two major categories: large, three- to six-story wood-frame or masonry hotels or apartment buildings designed in either the Classical Revival or Colonial Revival styles and one- to three-story single-family or multiple-family frame houses designed in the Classical Revival, Mission Revival, or Craftsman styles. 1544 -1548 Howard Street, with its 1923 construction date, South of Market location and residential/flats building typology, reflects an association with this broad pattern of San Francisco history.

Integrity:

1544-1548 Howard Street has undergone alterations including the removal of original windows and their replacement with aluminum sash sliding windows, the insertion at the first story of a garage entrance with a contemporary overhead garage door, the covering or replacing of original cladding with contemporary horizontal aluminum siding, the removal of any original window ornament, and the covering or removal of any original cornice ornament. The building retains few character-defining features, including its four-story height and rectangular massing, recessed entry porch with terrazzo steps, three glazed paneled wood doors with transom windows, two-story canted bays, and deeply projecting cornice. The building retains the following aspects of integrity: location and setting, partially retains the aspects of association, feeling and design, and does not retain integrity of materials or workmanship.

Conclusion:

1544-1548 does not appear eligible for the National Register of Historic Places, California Register of Historical Resources or local designation under any criterion. Although its 1923 construction date, South of Market location and residential/flats building typology reflect an association with the 1906 Earthquake and Fire and Reconstruction period of significance, the facade of the building has been altered significantly enough that it suffers a loss of integrity and no longer accurately expresses its association with this period. Additionally, the building no longer embodies the distinctive characteristics of a type, period or method of construction, nor does it appear to be represent the work of a master, nor does is possess high artistic value.