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) 1450 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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 1450 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): 3510-014

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

1450 Howard Street is located on a 25' x 90' lot on the northwest side of Howard Street, between 11th and 10th Streets. Built in 1900, 1450 Howard Street is a one-story, wood frame, commercial building. The rectangular-plan building, clad in stucco, is capped by a flat roof. The foundation is not visible from the street. The primary façade faces southwest and consists of a single bay. The building has a recessed, centered entrance with single aluminum-frame glass door and aluminum-frame sidelights. A sign awning caps the entry, and an interior-lit box sign is mounted to the façade. The primary facade terminates in a simple cornice.

The building appears to be in good condition.

*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 southeast
9/5/2006

*P6. Date Constructed/Age and Sources: ☒ Historic
1900
SF Assessors Office

*P7. Owner and Address:
Jesse P & Loretta M Tribula
Po Box 585
Belvedere, CA 94290

*P8. Recorded by:
Page & Turnbull, Inc. (CM)
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 Primary #
DEPARTMENT OF PARKS AND RECREATION HRI No.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

 *Resource Name or # (Assigned by recorder) 1450 Howard Street

B1. Historic Name 1450 Howard Street

B2. Common Name 1450 Howard Street

B3. Original Use commercial B4. Present Use: commercial

* B5. Architectural Style utilitarian

*B6. Construction History

1450 Howard Street was constructed between 1906 and 1913. The facade has been reclad in stucco and any original cornice detail has been covered or removed. The original entry door has been replaced with a contemporary aluminum frame glazed door and fixed aluminum frame sidelights.

*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 single story commercial 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 and the Industrial Employment context and the Industrial Employment context of the Historic Context Statement, Market & Octavia Neighborhood Plan Area, since it is both an identified building type (commercial/single story commercial/industrial) and dates from the Period of Significance (1906-1929 and 1890-1956) of those contexts. 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:

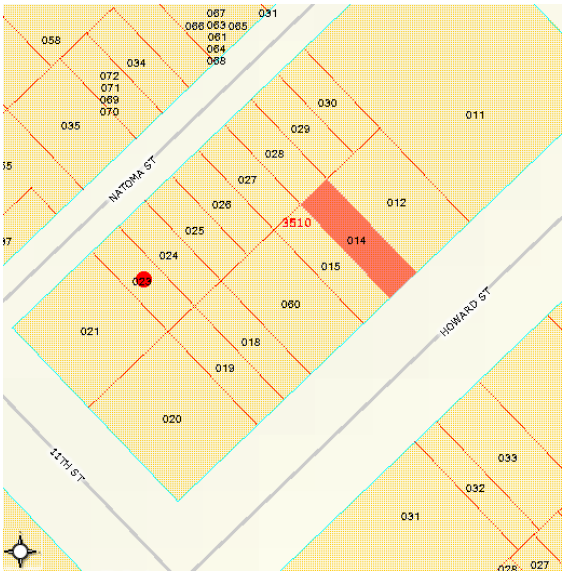
1450 Howard Street was constructed shortly after the 1906 Earthquake and Fire on a lot previously occupied by a two-story restaurant/residential building, which had been constructed in the late 1880s and was presumably destroyed in the disaster. Immediately after the earthquake, the newly vacant lot was owned by a painter named Martin F. Fragley. (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 City Directories, San Francisco Block Books

B13. Remarks

(Sketch Map with north arrow required.)



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

(This space reserved for official comments)

B10: Significance (continued)

In 1913, the Sanborn Map describes a one-story building located at 1450 Howard Street as an aeroplane factory, owned and operated by Charles Patterson. The aeroplane factory was no longer in business just 8 years later. Through the 1930s and 1940s, the building was occupied by Faber Laboratories. The building is currently occupied by an appliance parts supply shop.

The 1906 Earthquake and resultant fire leveled the entire South of Market area. Rebuilding proceeded at different rates throughout the area, often with residential and smaller commercial rebuilding preceding industrial rebuilding due to necessity, relative ease of construction, and less difficulty settling insurance claims. Industrial buildings, mostly used for warehousing, light manufacturing, or auto repair, were typically built along major arterial streets with storefronts and vehicular and pedestrian entrances facing the street. Many industrial buildings also featured secondary entrances and loading docks on secondary elevations, in particular those that back on to alleys or driveways. 1450 Howard Street, with its circa 1906 construction date, South of Market location and building typology (commercial/single story commercial) is associated with this broad pattern of San Francisco history.

From the beginning of the Gold Rush through at least the 1950s, San Francisco was a regional center for industrial employment, and large numbers of San Franciscans made their livings in these fields. One early San Francisco industry was metalworking, including the production of machinery for mining, railroad, and regional agricultural needs. As a busy mercantile center, warehousing and distribution were all important. Food processing, clothing manufacturing, furniture making, and many other industries were developed to supply the rapidly growing populations of California and other western states, for which San Francisco was the metropolis well into the twentieth century. Furniture and related wood products manufacturing employed 1,200 workers citywide in 1909, and nearly 3,000 by 1954. Value added rose from $1.7 million to $14.5 million over the same time. There were also many other industries to be found in the Industrial Employment Study Area, such as sheet metal works, garment manufacture, and the airplane factory at 1450 Howard Street. 1450 Howard Street, with its history of industrial employment, is associated with this broad pattern of San Francisco history also.

Integrity:

1450 Howard Street has undergone substantial alterations including the recladding of the primary facade in stucco, the removal of any original cornice detail, and the removal of the original entry door and replacement with an aluminum frame glazed door with aluminum frame sidelights. The building retains the integrity location and setting, and partial integrity of association and feeling. It does not retain integrity of design, materials or workmanship.

Conclusion:

1450 Howard Street does not appear to be eligible for the National Register of Historic Places, California Register of Historical Resources or local designation under any criterion under any criterion. Although its construction date, building typology and location all clearly demonstrate an association with both the 1906 Earthquake and Fire and Reconstruction context and the Industrial Employment context, the building has undergone significant alterations at the primary facade which render it no longer able to clearly express its association with those contexts.