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) 1566 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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 1566 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): 3511-021

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

1566 Howard Street is located on a 2,247 square-foot rectangular lot on the west side of Howard Street between 12th and Lafayette Streets. Built in 1924, 1566 Howard Street is a 2-story, reinforced concrete industrial building designed in the Classical Revival style. The rectangular-plan building is clad in stucco and is capped by a flat roof. The primary façade faces east and is 2 bays wide. Full-height fluted pilasters with composite columns are set at each end of the façade. The first story features a folding wood door and single, wide wood swinging door with large top lights across most of the elevation. The right bay features a fixed, multi-light, metal-sash window. A narrow, pent roof shelters the first story. The second story is characterized by a continuous band of metal, multi-light fixed windows with awning sash at each end. The primary façade terminates in an entablature with reeded architrave, cartouche ornament on each end of the frieze, egg-and-dart molding; a slightly projecting metal cornice with egg molding, and a plain parapet wall.

The building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP8. Industrial building

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

P5b. Photo: (view and date)
View from east
8/31/2006

*P6. Date Constructed/Age and Sources: ☒ Historic
1924
SF Assessors Office

*P7. Owner and Address:
Frank Yuen
1941 Leavenworth St
San Francisco, CA

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

*P9. Date Recorded:
8/31/2006

*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 6L

 *Resource Name or # (Assigned by recorder) 1566 Howard Street

B1. Historic Name 1566 Howard Street

B2. Common Name 1566 Howard Street

B3. Original Use light industrial B4. Present Use: commercial/office

* B5. Architectural Style Classical Revival

*B6. Construction History

1566 Howard Street was constructed in 1924. The original automotive entrance has been reconfigured with one wide hinged door and two smaller hinged doors.

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

*B8. Related Features none

B9a. Architect James H Hjul, engineer . Builder _____

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

Period of Significance 1906-1929 Property Type commercial/light industrial 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 (commercial/light industrial) 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:

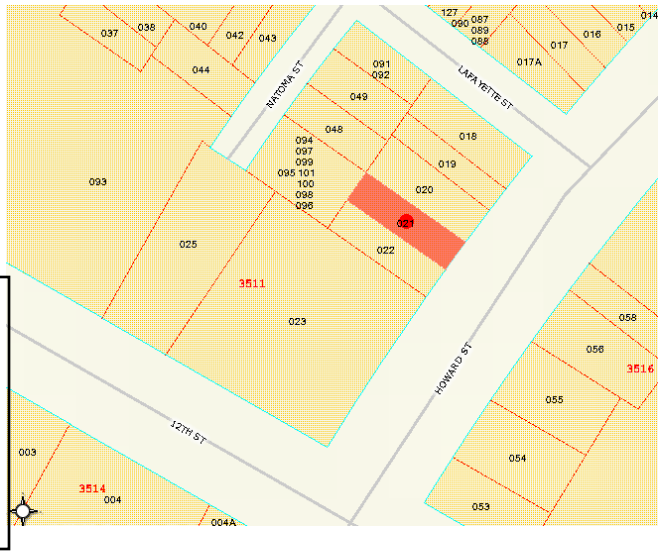
1566 Howard Street was constructed in 1924 by James H. Hjul. Hjul, a one-time port engineer turned building engineer, designed several industrial buildings in the South of Market Area. Some buildings were built on speculation by developers, including 1282 Folsom Street (1923) for the Helbing Company, and various buildings for the Bothin Real Estate Company. Though not trained as a designer, he produced the designs of many, if not most, of the buildings erected by his firm. (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, Edwards Abstracts 03/16/1924, San Francisco City Directories

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)

Hjul's major contribution to the urban environment is in the loft and warehouse, common types in the industrial South of Market Area. His designs are recognized for their straightforward clarity of function via their simple reinforced-concrete construction. Ornament is usually kept to a minimum, with perhaps a slight relief pattern along the cornice or indications of capitals at the tops of the piers. Hjul designed at least 16 other buildings in San Francisco. He acted as owner and designer for 1122-26 Folsom Street, 160-64 Russ Street, and 34-40 Harriet Street. He also collaborated on the bulkhead buildings on several of the piers along the Northeast Waterfront. Most of his designs were completed between 1922 and 1925. 1566 Howard Street was built for the client L. A. Giacobbi & Sons, a wholesale jeweler with a retail location at 150 Post Street. Before the 1906 Earthquake, this lot contained two-story flats. These flats were destroyed either by the earthquake or by the resultant fire, and the lot was vacant when Hjul built the extant building. The building now operates as a commercial office, housing an interior design firm.

The South of Market Area was hit especially hard by both the earthquake, which liquefied the expanses of filled or "made" ground in the area, and by the fire which followed. In general terms, industrial areas, including South of Market Area, recovered more slowly than residential sections, both because the need for shelter was more direct and because the complexities of settling insurance claims and constructing masonry industrial buildings required more time to resolve. Reconstruction of the South of Market Area proceeded in several distinct periods, beginning with an initial flurry of activity between 1906 and 1913, a later wave occurring after the First World War between 1918 and 1920, and then a large boom in the mid-to-late 1920s. Although there are significant concentrations of residential, commercial, religious, and civic buildings throughout the South of Market Area, the predominant character of the district after the earthquake remained overwhelmingly industrial. In addition, close to 80 percent of the rebuilding took place between 1907 and 1925, giving much of the South of Market Area its cohesive character. Although functional utilitarian structures, many of the industrial buildings constructed during this period display spare Renaissance Revival, Classical Revival, or Art Deco detailing applied to their otherwise functional exteriors. Insurance underwriting policies ensured that the vast majority of post-quake industrial buildings were built of brick "mill construction" or concrete as security against fire, theft, or earthquake. 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.

Although 1566 Howard Street's building typology and Mission District location express an association with the later wave of earthquake reconstruction and the general building boom of the mid-1920s, the 1924 construction date places the building outside of the primary scope of the 1906 Earthquake and Fire and Reconstruction period of significance and renders the building unable to express a clear association with that period.

Integrity:

1566 Howard Street has undergone minor alterations including the reconfiguration of the automotive entrance at the first floor. The entrance has been refitted with a wide hinged door and two smaller hinged doors. Otherwise the facade appears largely unchanged, and retains its character-defining features including its two-story height and rectangular massing, stucco cladding, full-height fluted pilasters with composite columns set at each end of the façade, fixed and awning multi-light, metal-sash windows at the first and second stories, entablature with reeded architrave, cartouche ornamentation and simple parapet. The building retains the following aspects of integrity: association, feeling, location, and setting, and partially retains the aspects of design, workmanship and materials.

(continued)

B10: Significance (continued)

The urban rowhouse version typically encountered in densely populated districts of San Francisco does not depart significantly in plan or massing from the standard San Francisco rowhouse prototype. Their Colonial Revival appearance is usually simply the result of applied ornament, including prominent porticos, applied corner pilasters, clapboard siding and plaster garlands or cartouches.

1666-68 Market Street is a good example of the Colonial Revival style, with its red brick veneer with contrasting white-tinted stucco ornament, including belt courses and arched window enclosures; fan light over the main entrance, and chaste cornice consisting of alternating triglyphs and metopes and roof-top balustrade. Resembling more closely a large Philadelphia rowhouse than a typical San Francisco apartment building, 1666-68 Market Street stands out from its neighbors.

Integrity:

1666-1668 Market Street appears to have undergone few substantial changes aside from the modification of its first-floor storefronts. It retains the following character-defining features: height and massing, brick cladding, fenestration pattern with six-over-six light, wood, double-hung sash; Colonial Revival decorative features including arched, recessed entrance in the right bay with Doric columns in antis and divided sidelights and a fanlight transom; upper stories with arched window openings on the second story with infilled, paneled arches; third story with with flat lintels and sills; fourth-story with segmental arch lintels and keystones; belt course that separates the fifth story; entablature with triglyphs and medallions on the frieze and a modillion cornice; parapet topped with a balustrade. The building retains integrity of location, design, setting, workmanship, feeling, and association

Conclusion:

1666-1668 Market Street appears to be eligible for the California Register of Historical Resources under Criterion 1 (event) as an example of the post-earthquake relocation and reconstruction trends in Hayes Valley. The building clearly expresses its association with a broad pattern of San Francisco's history. It also appears to be eligible for listing in the California Register of Historical Resources under Criterion 3 (design/construction) as a rare and well-preserved example of a Colonial Revival style apartment hotel.

Character Defining Features:

Character defining features include: height and massing; brick cladding; fenestration pattern with six-over-six light, wood, double-hung sash; Colonial Revival decorative features including arched, recessed entrance in the right bay with Doric columns in antis and divided sidelights and a fanlight transom; upper stories with arched window openings on the second story with infilled, paneled arches; third story with with flat lintels and sills; fourth-story with segmental arch lintels and keystones; belt course that separates the fifth story; entablature with triglyphs and medallions on the frieze and a modillion cornice; parapet topped with a balustrade.