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) 1530 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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 1530 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): 3511-014

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

1530 Howard Street is located on a 1,912 square-foot rectangular lot on the north side of Howard Street between Lafayette and 11th Streets. Built in 1907, 1530 Howard Street is a 1-story, wood-frame commercial building. The rectangular-plan building is clad in stucco and capped by a flat roof. The foundation is not visible from the street. The primary façade faces south and is 3 bays wide. The left side of the elevation recesses toward the centered, main entry. The left and right bays feature fixed, wood-frame windows with plain board surrounds, while the center bay features the main entry fitted with aluminum-frame, glass doors. An interior-lit, box sign runs the length of the façade; an additional interior-lit box sign is projects from the center of the elevation. The façade terminates in a plain roofline.

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 south
9/5/2006

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

*P7. Owner and Address:
David P Zouzounis
320 Highland Ter
Woodside, CA

*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 Primary #
DEPARTMENT OF PARKS AND RECREATION HRI No.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

Page 1 of 2 *Resource Name or # (Assigned by recorder) 1530 Howard Street

B1. Historic Name 1530 Howard Street

B2. Common Name 1530 Howard Street

B3. Original Use retail B4. Present Use: retail

* B5. Architectural Style utilitarian (modified)

*B6. Construction History
Constructed in 1907. Reclad in stucco. Replacement plate glass windows. Cmmercial entrance doors have been replaced with contemporary aluminum frame doors.

*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 commercial/single story retail 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 (single story 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:

1530 Howard Street was constructed in 1907 on land owned by Annie McCarthy. Prior to the 1906 Earthquake, this lot was occupied by a three-story residential building constructed in 1868; the first story was occupied by a gun shop. That building was destroyed in the 1906 Earthquake or the resultant fire and this building took its place in 1907. The building was occupied by 1908 by L. B. Hooker Co., a sheet metal works. (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, 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)

B10: Significance (continued)

The L. B. Hooker Co. occupied this building through 1911. In 1926, Annie McCarthy sold the lot and the building to May A. Hurley, and the building appears to have been converted around this time to a retail space. Subsequent commercial tenants of the building through the years have included Walter G. Creyer, a butcher, and Kosturos Brothers groceries. The building is currently occupied by a grocery store.

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. In general, the post-1906 South of Market Area became more industrial, with fewer residential buildings rebuilt after the 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. Many industrial buildings also featured secondary entrances and loading docks on secondary elevations, in particular those that back onto alleys or driveways. 1530 Howard Street, with its 1907 construction date, South of Market location, and building typology demonstrates an association with this broad pattern of San Francisco history.

Integrity:

1530 Howard Street has undergone substantial alterations including recladding of the facade in stucco, the reconfiguration of window and door openings, and the replacement of original fenestration with aluminum frame doors and small plate glass windows. The building retains integrity of location and setting. It does not retain integrity of design, materials, feeling, association, or workmanship.

Conclusion:

1530 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 the building typology (commercial/single story retail), 1907 construction date and South of Market location all establish an association with the 1906 Earthquake and Fire Reconstruction context, the building has been significantly altered and no longer clearly expresses its association with that context.