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 2 *Resource name(s) or number (assigned by recorder) 1666-1668 Market 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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 1666-1666 Market St. City: San Francisco Zip: 94102

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

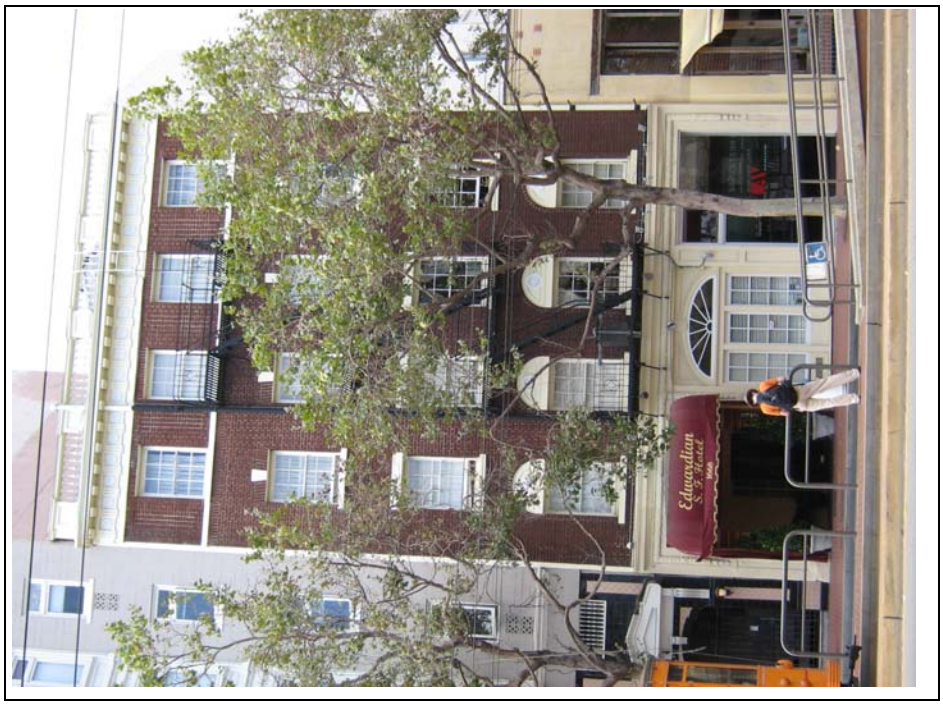
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 0854/004

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

1666-1668 Market Street is located on a 34'x66' lot on the north side of Market Street, between Gough and Rose Streets. Built in 1913, 1666-1668 Market Street is a five-story, concrete-frame residential hotel with a commercial ground floor designed in the Colonial Revival style. The rectangular-plan building, clad in brick and concrete, is capped by a flat roof. The primary façade faces south and is three bays wide. The first floor features an arched, recessed, entrance in the right bay with Doric columns in antis. The entrance has a modern glazed metal door, but retains Colonial Revival-style divided sidelights and a fanlight transom. The center bay is infilled with three modern, vinyl fixed windows and a vinyl fan light. The right bay is infilled with glass and is a separate commercial space. The first floor bays are outlined with roped garland coping. The upper stories feature arched window openings on the second story with infilled, paneled arches. The third story has windows with flat lintels and sills. The fourth-story windows have segmental arch lintels and keystones. A belt course separates the fifth story, and the windows have no architectural decoration. All windows on the upper stories have six-over-six light, wood, double-hung sash. The primary facade terminates in an entablature with triglyphs and medallions on the frieze and a modillion cornice. The parapet is topped with a balustrade. The building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP3: Multiple Family Property, 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
8/11/2006

*P6. Date Constructed/Age and Sources: ☒ Historic
1913
SF Assessors Office

*P7. Owner and Address:
Bouagou Abdelaziz
1668 Market St
San Francisco, CA

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

*P9. Date Recorded:
8/11/2006

*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)

Detail of hotel entrance

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 4D

Other Listings _____
Review Code _____ Reviewer _____ Date / /

Page 1 of 1

*Resource Name or #: 854/4

P1. Other Identifier: Tourist Hotel

*P2. Location: ☐ Not for Publication ☒ Unrestricted a. County San Francisco

b. USGS 7.5' Quad San Francisco North Date 1980 T 02N ; R 05W; ___ 1/4 of NE 1/4 of Sec 9 ; MDM B.M.

c. Address 1666-1668 Market Street City San Francisco Zip 94102

d. UTM: (Give more than one for large and/or linear feature) Zone ____, _____mE/ _____mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appropriate)
Assessor's Parcel Number: 854/4

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

The historic Hotel Eastman is a five-story, reinforced concrete apartment building on the northwest, or north, side of Market Street between Gough and Franklin. The upper floors have red brick cladding with white trim. The four windows per floor are double-hung six-over-six. On the top floor their sills are extended as a string course, and their lintels die into the plain frieze under the modillioned cornice. The windows on floors two through four have radiating brick lintels and white keystones. The ground floor, which may be original, harmonizes with the Colonial Revival aspects of the upper floors: it has a centered fanlight over three 8-light fixed or casement windows, and additional fanlights over the two flanking doorways. The building appears to possess integrity as to location, design, setting, materials, workmanship, feeling, and association. Designed by William H. Crim, it was rated B in the Heritage survey. It is a contributor to The Hub District, which may become eligible for the National Register of Historic Places when more of its history is known.

*P3b. Resource Attributes: (List attributes and codes) HP3. Multiple Family Property; HP5. Low Commercial Bldg

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

Date of Photo: 08/03/1997

Photo Number: AB321/18A

P5b. Description of Photo: (View, date, etc.)
Market Street elevation
looking north northeast

*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1913
per Realdex 1980

*P7. Owner and Address:
Abdelazis Bouagou
1666 Market Street
San Francisco, CA 94102
P--Private

*P8. Recorded by: (Name, affiliation, address)
Anne Bloomfield
Bloomfield Architectural History
2229 Webster Street
San Francisco, CA 94115

*P9. Date Recorded: 08/22/1997

*P10. Survey Type: (Describe)
Intensive
Mid-Market Redevelopment Project

*P11. Report Citation: (Cite survey report/other sources or "none") Bloomfield, Anne, Historic Architectural Survey Report for the Mid-Market Redevelopment Project, San Francisco, 1997.

*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 3CS

Page 1 of 3 *Resource Name or # (Assigned by recorder) 1666-1668 Market Street

B1. Historic Name 1666-1668 Market Street

B2. Common Name 1666-1668 Market Street

B3. Original Use Multi Family Residential B4. Present Use: Multi Family Residential

* B5. Architectural Style Colonial Revival

*B6. Construction History

1666-1668 Market Street was constructed in 1913. Alterations include the storefronts with glazed metal doors and center bay infilled with three modern, vinyl fixed windows and a vinyl fan light

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

*B8. Related Features none

B9a. Architect William H Crim . Builder Fisher & Wolfe Co.

*B10. Significance: Theme 1906 Earthquake and Fire Reconstruction Area: Hayes Valley - Market Street Corridor

Period of Significance 1906-1929 Property Type Residential Applicable Criteria 1 and 3

(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) and dates from the Period of Significance (1906-1926) of that context. The building was also considered under Criterion 2 (Important Persons). Based on its design it is also being considered for eligibility under California Register Criterion 3 (Design/Construction). There is no indication the property is eligible for listing in the California Register under Criterion 4 (Information Potential).

Criterion 1:

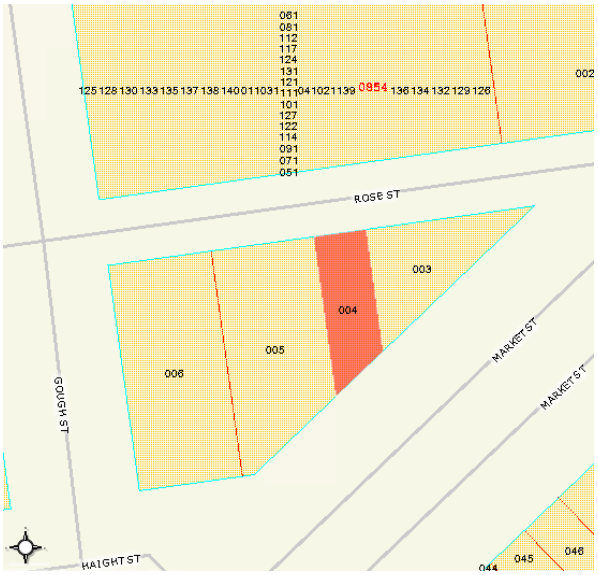
1666-1668 Market Street was designed by William H. Crim and constructed by Fisher & Wolfe Co. in 1913 for the identified first owner, Bruce Cornwall. (continued)

B11. Additional Resource Attributes: (List attributes and codes) HP3: Multiple Family Property, HP6: 1-3 Story

*B12. References: Historic Context Statement, Market & Octavia Neighborhood Plan Area, Page & Turnbull, Inc. July 20, 2007
Building & Engineering News 5/6/1913
Sanborn Maps, 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)

1894 Block Books show that the parcel was owned by John Healy. 1906 and 1909 Block Books identify the owner as Jonathan Healy. 1920 Block Books show that the parcel was owned by Bruce Cornwall.

1666-1668 Market Street is located in the area that burned in the fire after the 1906 Earthquake. The 1886 Sanborn map shows the parcel was occupied by a one-story building that housed a hay and feed shop, with similar adjacent buildings housing a plumber, etc. The 1899 shows the same building and use, with a four-story building constructed on the corner. The 1950 Sanborn map shows the current building with shops on the ground floor and residences above. City Directories from the 1930s, 1940s and 1950s all identify the ground floor of the building housing an upholstery business and the lobby of the Hotel Eastman. Today, the building houses the Edwardian San Francisco Hotel and Cav Wine Bar.

1666-1668 Market Street is an example of the post-earthquake relocation and reconstruction trends in Hayes Valley when multiple family apartment buildings were constructed to house the many refugees that poured into the area. Prior to the adoption of citywide zoning regulations in 1921, residential, industrial and commercial used could be built wherever the property owner desired, resulting in the jumbled mixed use character of the area. Examination of the Sanborn maps shows that the block on which the property sits was constructed before this law as evidenced by the combination of residential and commercial uses on Market Street.

Criterion 2:

Bruce Cornwall, a prominent member of San Francisco society, was the only son of P.B. Cornwall, a pioneer who was a member of the first California Legislature. Bruce Cornwall was trained as a lawyer, but took over his father’s real estate holdings after his death in 1904. From the 1920s through 1940, Cornwall was a partner in real estate firm of Coldwell, Cornwall & Banker (now Coldwell Banker). Cornwall's ownership of this property, though notable, does not elevate the building to eligibility for listing under Criterion 2.

Criterion 3:

William H. Crim (1879-1930) was a native San Franciscan architect. His notable buildings include the Pacific Coast Envelope Building at 2nd and Harrison streets, the Mission Savings Bank Building, several Christian Science churches, and the El Capitan Theater in the Mission. He formed a partnership with Earl Scott (Crim & Scott) which dissolved in 1911.

The Colonial Revival style was a stylistic trend that emerged in the 1880s from the East Coast. After three-quarters of a century of European-inspired revivals, the Colonial Revival was the first architectural movement to explicitly celebrate its American origins by referencing colonial-era building and design traditions. The style originally germinated in the patriotic fervor that followed the 1876 Centennial, emerging as a reaction to what was perceived to be the excessive qualities of the British-derived Queen Anne style. The nascent style did not truly take off until the nationally prominent firm of McKim, Mead & White began systematically studying the eighteenth-century Colonial period Federal and Georgian architecture of Newport Rhode Island.

Despite the remoteness of California from New England, the Colonial Revival became popular in San Francisco and the rest of California between 1895 and 1910. Perhaps the popularity of the style in San Francisco was also an extreme reaction of the newest generation of architects against San Francisco's overblown Victorian confections of the Gilded Age. Although the style first took hold in the City's wealthier neighborhoods such as Pacific Heights, the style was not confined to homes for the rich. Some of the destroyed commercial and residential fabric of San Francisco replaced after 1906 was rebuilt in the simple, elegant and flexible vocabulary of the Colonial Revival.

Prominent architectural features, including classically detailed porticos supported by fluted columns, Palladian windows, dormers, shutters and large classically detailed cornices, rounded out the design. Frequently plaster moldings in the form of cartouches, swags, wreaths or garlands highlight the center of the gables or the spandrel panels.

(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.