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) 1657 Market St.

P1. Other Identifier: Ascot Hotel

*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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 1657 Market 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): 3504/046

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

1657 Market Street is located on a 25'x124' lot on the south side of Market Street, between Brady and Gough Streets. Built in 1911, 1657 Market Street is a five-story, steel-frame residential hotel designed in the Classical Revival style. The rectangular-plan building, clad in brick, is capped by a flat roof. The primary façade faces north and is two bays wide. The first floor features a former storefront in the left bay infilled with plywood and plexi-glass. The lattice transom remains intact. The right bay contains the recessed entrance to the hotel, fitted with a modern, glazed wood door and sidelights. The second through fourth stories are characterized by semi-hexagonal bay windows in both bays. The windows have a variety of sash, including one-over-one light, double-hung wood windows and metal-frame sliding sash. The bays have paneled spandrels and projecting cornices. The fifth story has a pair of arched window openings with double-hung, wood sash in the left and right bays, and a blind window opening in the center bay, all divided with pilasters. The windows have a continuous sill and are outlined with coping. The facade terminates in an entablature with dropped brackets and a molded frieze.

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 north
8/11/2006

*P6. Date Constructed/Age and Sources: ☒ Historic
1911
SF Assessors Office

*P7. Owner and Address:
Rukhshmani B Patel Lvg Tr
1657 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)

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) 1657 Market Street

B1. Historic Name Hotel Ascot

B2. Common Name 1657 Market Street

B3. Original Use residential hotal B4. Present Use: residential hotel

* B5. Architectural Style Classical Revival

*B6. Construction History
Constructed 1911. Street level storefront infilled within the past 40 years. Original entrance to the hotel replaced with contemporary glazed wood door and sidelights within the past 40 years. Approximately half original windows replaced with aluminum or vinyl sash within the past 40 years.

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

*B8. Related Features none

B9a. Architect Hladik & Thayer . Builder unknown

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

Period of Significance 1906-1929 Property Type residential/hotel 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/hotel) and dates from the Period of Significance (1906-1929) of that context. Based on its appearance, the building is also considered under California Register Criterion 3 (Design/Construction). There is no indication the property is eligible for listing in the California Register under Criterion 2 (Important Persons) or Criterion 4 (Information Potential).

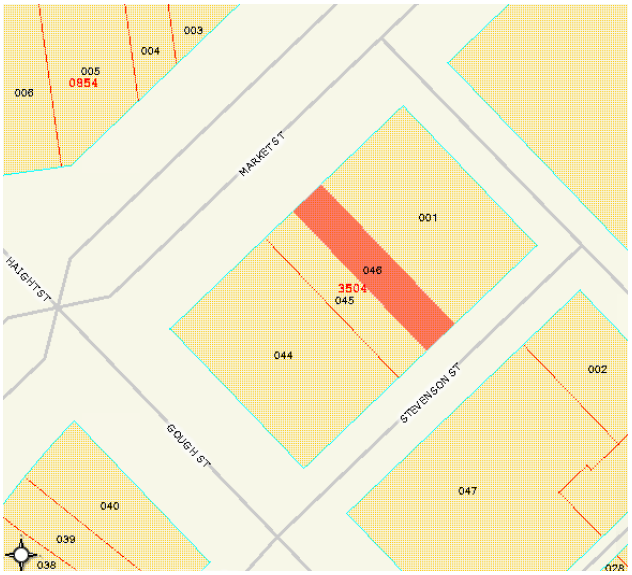
Criterion 1:
1657 Market Street was constructed in 1911 on a lot previously occupied by a three-story residential building with a storefront at the first story. (continued)

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, Edwards Abstracts, 05/26/1911.

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 1906 Earthquake and resultant fire leveled this block, and the owner of the lot, George D. Lucy, of G. D. Lucy & Co. Soapmakers, chose to rebuild on a larger scale; in 1911 he hired the firm of Hladik & Thayer to construct a new five-story residential hotel.

John C. Hladik was born in Prague and came to San Francisco as a young man. As an architect, Hladik specialized in apartment design. The firm of Hladik & Thayer kept offices in the Monadnock Building, and would have been a natural choice for Lucy, as Hladik was a well-known and busy builder of apartments and hotels in the city, especially after the 1906 Earthquake. The 1913 Sanborn Map described the building at 1657 Market Street as a five-story hotel, the Hotel Ascot, with a storefront operating at the first story. In 1936, the Hotel Ascot was still in business under the same name, with the Security Plumbing Supply Company operating in the storefront. One listed occupant of the hotel was Daniel Hayes, who listed his occupation as a builder.

In 1940, the information on 1657 Market Street remained the same, and again in 1953. At some point after 1953, the first story storefront has been sealed, although the hotel continues to operate, under the same name as it opened with in 1913, the Hotel Ascot.

Criterion 3:

1657 Market Street retains a majority of its design and construction detail to accurately convey both the characteristics of the residential hotel building type and the Classical revival style as applied to this building type. The Classical Revival style enjoyed a high level of popularity in the United States from the mid-1890s until 1915. The Classical Revival became especially popular in San Francisco and the rest of California between 1900 and 1910, where the Victorian-era styles had perhaps been carried to their extreme. Many of the ornate Italianate, Eastlake and Queen Anne flats and residences destroyed in the 1906 Earthquake and Fire were rebuilt in the more chaste and simplified Classical Revival style. The urban interpretation of the Classical Revival style incorporated ornamental details including large classically detailed cornices visually supported by modillions, stucco scored to resemble masonry, ornamental plaster detailing in the form of neoclassical motifs such as cartouches and crests at the spandrel panels of bay windows, neoclassical porticos, fluted columns and pilasters, and double-hung one-over-one windows. The adaptation of these forms into the residential hotel is well-illustrated at 1657 Market Street, with its paneled spandrels, double-hung windows, engaged pilasters at the fifth floor, entablature with dropped brackets and molded frieze. 1657 Market Street embodies the distinctive characteristics of the mid-size residential hotel building type and the Classical Revival style applied to that building type.

Integrity:

1657 Market Street has undergone minor alterations including closure of the first story storefront, the removal of original entrance doors and replacement with a contemporary glazed wood door and sidelights, and the removal of approximately half of the original windows at the upper stories and the replacement of some double-hung wood windows with contemporary aluminum or vinyl sash sliding and double hung windows. The building does retain many character defining features, including its five-story height and rectangular massing, brick cladding, intact lattice transom at the former storefront, multi-story height, canted bays, approximately fifty percent of the original double-hung, wood-sash windows, paneled spandrels and projecting cornices, a distinctive fifth story fenestration pattern including a pair of arched window openings with double-hung, wood-sash windows in the left and right bays, and a blind window opening in the center bay, all divided with pilasters, a continuous sill and outlined with coping, and a cornice with dropped brackets and a molded frieze. Additionally, 1657 Market Street retains continuity of use. 1657 Market Street retains the following aspects of integrity: location, setting, association, and partially retains the aspects of feeling, workmanship, design, and materials.

(continued)

B10: Significance (continued)

Conclusion:

1657 Market Street appears eligible for listing in the California Register under Criterion 1 as an example of a residential hotel constructed in San Francisco's Mid-Market area in the wake of the 1906 Earthquake. The disaster destroyed most of central San Francisco, displacing thousands of local residents. After the disaster, builders responded to the need for housing by building hundreds of multi-story, masonry apartment buildings and residential hotels. These residential hotels continued to house many of San Francisco's predominantly single-male, working-class workforce until after the Second World War. The property also appears eligible under Criterion 3 (Design/Construction) as a moderately well preserved Classical Revival style residential hotel constructed in the Market Street Corridor during the 1906 Earthquake and Fire and Reconstruction period of significance.

Character Defining Features:

Character defining features include its five-story height and rectangular massing, brick cladding, intact lattice transom at the former storefront, multi-story canted bays, approximately fifty percent of the original double-hung, wood-sash windows, paneled spandrels and projecting cornices at the bays, a distinctive fifth story fenestration pattern including a pair of arched window openings with double-hung, wood sash in the left and right bays, and a blind window opening in the center bay, all divided with pilasters, a continuous sill and outlined with coping, and a cornice with dropped brackets and a molded frieze.