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) 2142 15th 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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 2142 15th St. City: San Francisco Zip: 94114

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 3541/016

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

2142 15th St. is located on a 25' x 115' lot on the north side of 15th Street, between Noe and Sanchez Streets. Built ca. 1890, and remodeled ca. 1950, 2142 15th Street is a two-story, wood frame, remodeled multiple-family dwelling. The rectangular-plan building, clad in stucco, sits on a reinforced-concrete perimeter foundation and is capped by a gable roof. According to Sanborn maps and aerial photographs, the existing façade was added onto an earlier gable-roofed Victorian-era dwelling. The primary façade, which is two bays wide, faces south. The first floor features a contemporary garage in the left bay, and the right bay contains an aluminum sliding window and the building's primary pedestrian entry. The upper floor contains two pairs of double-hung, multi-light wood windows which open onto steel balconettes. The primary facade terminates in simple wood cornice and false parapet capped by a shed roof.

The building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP3: Multiple family property

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

P5a. Photo

P5b. Photo: (view and date)
View from South
8/14/2006

*P6. Date Constructed/Age and Sources: ☒ Historic
1902; rev. ca. 1890
1893 Sanborn Map

*P7. Owner and Address:
Kuglen, Thomas
2142 15th St
San Francisco, CA

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

*P9. Date Recorded:
8/14/2006

*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 6Z

Page 1 of 2 *Resource Name or # (Assigned by recorder) 2142 15th Street

B1. Historic Name

B2. Common Name 2142 15th Street

B3. Original Use single family dwelling B4. Present Use: multi-unit residential

* B5. Architectural Style Italianate (modified)

*B6. Construction History
2142 15th Street was constructed in 1885. Ca. 1950 a new facade was placed in front of the original building, completely obscuring the original building.

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

*B8. Related Features none

B9a. Architect . Builder

*B10. Significance: Theme Gilded Age Merchant Builders Area: Duboce Triangle

Period of Significance 1870-1906 Property Type multi-unit residential 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 Gilded Age Merchant Builders context of the Historic Context Statement, Market & Octavia Neighborhood Plan Area, since it is both an identified building type (residential/flats) and dates from the Period of Significance (1870-1906) 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:
2142 15th Street was constructed in 1885, at which time a water tap for the building was established under the name William McCoy, a miner who resided at 13 Page Street. As constructed, the building was a flat front one-story over basement single-family dwelling. By 1894, the building was owned by William Nicol, a real estate agent and house broker. (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

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)

Nicol and his extended family lived at this address through at least 1909. By 1913, the Sanborn Map describes the building as a two-story dwelling over a basement, with a similar footprint. Circa 1950, a vernacular facade was constructed at the front of the building which completely obscures the earlier facade. The 1953 City Directory lists the building as vacant. The building, which was constructed as a single-family dwelling, now operates as a residential/flats building.

The development of Duboce Triangle as a residential district began in earnest after Upper Market Street was graded west of Dolores Street in the 1870s and the Market Street Cable Railway was extended from Market and Valencia streets to Castro Street in 1886. 2142 15th Street, with its 1885 construction date, original building typology (single family dwelling) and location proximate to Market Street, clearly reflect its association with this broad historical trend of development.

Integrity:

2142 15th Street has suffered a complete loss of integrity due to the addition of the contemporary vernacular facade. Aerial photographs reveal the front gable roof and the footprint of the original 1885 building. The building retains the setting and location aspects of integrity, but does not possess integrity of association, feeling, workmanship, design, or materials.

Conclusion:

2142 15th Street does not appear eligible for the National Register of Historic Places, California Register of Historical Resources or local designation under any criterion. Despite its 1885 construction date, original building typology (single family dwelling) and Duboce Triangle location, the complete alteration of the facade renders the building unable to express its association with the Gilded Age Merchant Builders period of significance.