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) 3450-3452 16th Street

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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 3450-3452 16th Street 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): 3558-016

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

3450-3452 16th Street is located on a 30' x 110' corner lot on the north side of 16th Street, between Sanchez and Sharon Streets. Built in ca. 1910, 3450-3452 16th Street is a 4-story, wood frame, multiple family and commercial dwelling designed in the Classical Revival style. The building contains one commercial space and 15 living units. The rectangular-plan building, clad in clapboard and drop wood siding, is capped by a flat roof. The foundation is not visible from the street. The primary façade faces south toward 16th Street and is 3 bays wide. A secondary elevation faces east toward Sharon Street and is 9 bays wide. The first floor of the façade features a recessed, arched entry in the left bay, containing a single modern wood door. The center and right bays contain a storefront with modern, metal frame doors and windows. The second floor has a squared bay window in the left bay, a semi-hexagonal bay window with hipped roof in the center bay, and a five-sided corner bay window in the right bay. The bay windows have spandrel panels with crossettes and pilaster surrounds. The upper two floors are characterized by semi-hexagonal windows in the left bay, single flush windows in the center bay, and five-sided corner bay windows in the right bay, all (continued)

*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 southeast
8/21/2006

*P6. Date Constructed/Age and Sources: ☒ Historic
1983, rev. date ca. 1910
SF Assessors Office

*P7. Owner and Address:
Murphy San Francisco LP
C/O Murphy Investments
1355 Valencia St
San Francisco, CA

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

*P9. Date Recorded:
8/21/2006

*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)

P3a. Description, continued.
with similar decoration. The east elevation has a secondary entrance on the first story in the fourth bay; the three end bays have garages. The upper stories are characterized by paired and single flush windows alternating with semi-hexagonal bay windows, all with similar trim to those on the façade. All windows have undivided, double-hung or sliding vinyl sash. Both elevations terminate in a wide frieze, dentils, egg and dart molding, and a modillion cornice. The building appears to be in good condition.

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) 3450-52 16th Street

B1. Historic Name Sylvia Apartments

B2. Common Name 3450-52 16th Street

B3. Original Use multi-unit residential over commercial B4. Present Use: multi-unit residential over

* B5. Architectural Style Classical Revival

*B6. Construction History
3450-52 16th Street was constructed ca. 1910. Commercial fenestration at the first story has been reconfigured and replaced with contemporary metal sash windows and doors within the past 50 years. Original wood windows at the upper stories have been replaced with vinyl sash windows in the last 25

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

*B8. Related Features none

B9a. Architect Willis L Gott designer . Builder unknown

*B10. Significance: Theme Gilded Age Merchant Builders Area: Eureka Valley/Castro

Period of Significance 1906-1929 Property Type residential over commercial Applicable Criteria 1

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

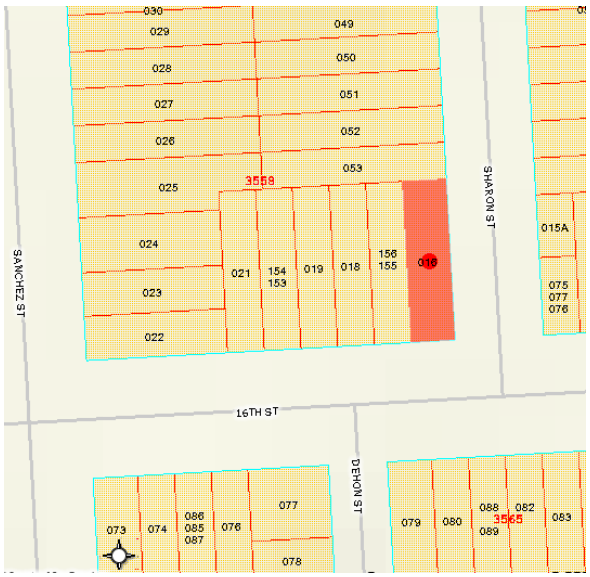
In regard to California Register Criterion 1 (History/Events) this property is considered under the Gilded Age Merchant Builders context of the Historic Context Statement, Market & Octavia Neighborhood Plan Area, since it is both an identified building type (residential/apartment building over commercial) and dates from the Period of Significance (1870-1929) of this context. Although the residential over commercial building type is not specifically addressed in the Historic Context Statement of the Market & Octavia Neighborhood Plan Area, it is clear from examples given under the Residential building type that this category was understood to include residential over commercial. Due to its age and appearance, the property is also considered for eligibility under 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).
(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
Edwards Abstracts, 6/15/1923, San Francisco City Directories, 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)

Criterion 1:

3450-52 16th Street was constructed between 1899 and 1905 by Willis L. Gott, a San Francisco carpenter described as the designer of this building. The building was constructed on land owned by William Beddig, a boilermaker with Southern Pacific. The 1906 City Directory describes the building as the Sylvia Apartments, with a grocer named F. A. Kaiser occupying the commercial storefront. In 1909, ownership of the building passed to Henry Ahlers. The 1910 Census lists fourteen families in residence. The 1936 City Directory lists the grocer Marco Montesano in the storefront and a mix of male and female tenants in the apartments. By 1950, the storefront was occupied by the By-Way Market. The building was constructed as a multi-unit residential over commercial space, a use which it maintains today.

The Eureka Valley neighborhood experienced intensive residential development after the opening of the Market & Castro Street Cable Car line in 1886, as well as an increase in the businesses which supported this development. 3450-3452 16th Street's circa 1899-1905 construction date combined with its building typology (residential/apartment building over commercial) and location proximate to Market Street reflect its association with this broad historical trend of residential development.

Criterion 3

3450 16th Street is a well-preserved and good example of a Classical Revival apartment building, although the original designer and builder, Willis Gott, appears to have been untrained. Nevertheless, the building embodies many characteristics of the Classical Revival style as applied to a relatively conventional wood-frame apartment building constructed during the first decade of the twentieth century.

The Classical Revival style began to emerge in the United States during the last quarter of the nineteenth century, particularly in the wake of the World's Columbian Exposition in Chicago in 1893. The style became popular during the Progressive Era for major public buildings and churches, gradually disseminating down to residential buildings during the first decade of the twentieth century. Characteristics of the Classical Revival style include symmetrical massing and façade arrangement, typically massive scale (for most non-residential buildings), masonry cladding or stucco scored to resemble masonry, and the incorporation of classically inspired elements derived from both Classical Roman and Italian Renaissance architecture, including segmental arched openings, full-height piers and pilasters rendered in one of the classical orders, quoins, prominent door and window hoods, classical entablatures and stringcourses, modillioned cornices, and details such as cartouches or garlands on the spandrels panels and friezes. For public assembly or civic buildings, full classical porticos or domes were often used. In San Francisco, the Civic Center was designed in a monumental Classical Revival style known as the "American Renaissance."

Integrity:

Alterations to the building include the partial reconfiguration of the commercial space on the first story with contemporary aluminum storefronts, a contemporary wood residential door, and vinyl sash windows on the upper stories. The building retains the rest of its character-defining features including: its height and massing; horizontal wood siding; recessed and arched entry porch; chamfered corner commercial entrance; squared, canted and five-sided bay windows with spandrel panels with crossettes; pilaster window surrounds; and a wide frieze with dentil and egg-and-dart moldings and a modillioned cornice. The building retains the following aspects of integrity: location and setting, and partially retains the aspects of workmanship, association, feeling and materials and design.

Conclusion:

3450-3452 16th Street appears eligible for listing in the California Register under Criterion 1 (Event) as a moderately well preserved residential/apartment building over commercial building constructed in the Eureka Valley/Castro neighborhood during the Gilded Age of Merchant Builders period of significance. The building clearly expresses its association with a broad pattern of San Francisco's history. The building also appears eligible under Criterion 3 (Design/Construction) as a well-preserved and good example of a Classical Revival-style apartment building constructed in the Eureka Valley neighborhood around the time of the 1906 Earthquake.(continued)

B10: Significance (continued)

Additionally, 3450-3452 16th Street has been identified as a contributing property located in the Mission Dolores Neighborhood Association survey area, adopted by the San Francisco Historic Preservation Commission on March 17, 2010.

Character Defining Features:

Character-defining features include its height and massing, horizontal wood siding, recessed and arched entry, chamfered corner commercial entrance, squared, canted and five-sided bay windows with spandrel panels with crossettes, pilaster window surrounds, and a wide frieze with dentil and egg and dart moldings and a modillioned cornice.