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) 702 14th 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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 702 14th 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): 3537-017

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

702 14th St. is located on a 25' x 100' lot on the north side of 14th Street, between Belcher and Church Streets. Built in 1906, 702 14th Street is a 3-story, wood frame, residential over commercial building. The rectangular-plan building, re-clad in smooth stucco, is capped by a flat roof. The primary façade faces south and is 3 bays wide. The first floor features a modern wood door in the left bay, and a storefront with a brick veneer base, fixed plate glass windows and a wood door with a molded surround and transom in the central bay. The right bay contains a secondary entrance with a modern wood door. The upper two floors are 2 bays wide and are characterized by bay windows with narrow replacement casement, aluminum-sash windows with molded surrounds and continuous wood sills. The primary façade terminates in a simple cornice. The building appears renovated and stripped of ornamentation.

The building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP6: 1-3 Story Commercial Building; 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
8/18/2006

*P6. Date Constructed/Age and Sources: ☒ Historic
1906
SF Assessors Office

*P7. Owner and Address:
Jaber Jimmie S & Rose Trust
2831 Arguello Dr
Burlingame, CA

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

*P9. Date Recorded:
8/18/2006

*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

 *Resource Name or # (Assigned by recorder) 702 14th Street

B1. Historic Name 702 14th Street

B2. Common Name 702 14th Street

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

* B5. Architectural Style Italianate

*B6. Construction History

702 14th Street was constructed between 1899 and 1913. Glazing and cladding at the commercial storefront have been altered since construction. The windows at the second and third stories have been replaced within the last 50 years.

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

*B8. Related Features none

B9a. Architect unknown . Builder unknown

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

Period of Significance 1870-1906 Property Type residential over commercial 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 of Merchant Builders context of the Historic Context Statement, Market & Octavia Neighborhood Plan Area, since it is both an identified building type (single-family dwelling converted to residential/flats over commercial) and dates from the Period of Significance (1870-1906) of that context. (Although the residential over commercial building type is not specifically identified 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.) 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).

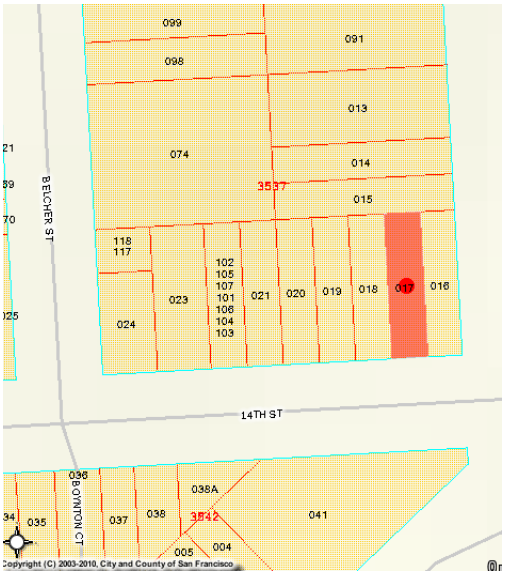
(continued)

B11. Additional Resource Attributes: (List attributes and codes) HP6: 1-3 Story Commercial Building; HP3:

*B12. References: Historic Context Statement, Market & Octavia Neighborhood Plan Area, Page & Turnbull, Inc. July 20, 2007
Sanborn Maps Edwards Abstracts, May 31, 1906

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:

702 14th Street was constructed circa 1887 as a two-story, single-family dwelling. The owner, and possibly builder, was an Irish immigrant named Patrick Gilbride. Gilbride had spent several years as a farmer in Mendocino before bringing his large family to San Francisco. By 1901, the property was owned by Jonathan Gilbride, son of Patrick. By 1905, the building had been raised to accommodate a ground floor commercial space, and the residential space divided into two flats. Further unspecified alterations took place in May 1906, likely earthquake damage repair. In 1926, the Gilbride family sold the property to Ruth Hagensen, who quickly sold it to Bill and Hector McNeill as well as Helen Laidlaw and Genevieve McIssac. The 1930 Census records renters at this address. The building was constructed as a single-family dwelling and now operates as residential/flats over commercial.

The development of Duboce Triangle as a residential district begin 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. 702 14th Street, with its circa 1887 construction date, original building typology (single-family dwelling) and location proximate to Market Street clearly reflects an association with this broad historical trend of residential development.

The circa 1905 alterations to the building include the raising of the building to include a first story commercial space and the conversion of the upper stories from a single-family dwelling to residential/flats. These changes reflect a broad historical trend, in which the neighborhood became more densely settled and commercial spaces which supported this new density flourished.

Integrity:

702 14th Street has undergone significant alterations both since construction and since the circa 1905 alterations. Alterations of the original building include the recladding of the facade in stucco, replacement of original upper story windows with aluminum fixed and casement windows, removal of any original ornament around the windows, and removal or covering of any ornamentation at the cornice. Alterations at the first story include the insertion of two modern pedestrian entrances, the removal of sections of the original storefront glazing and replacement with wood walls, and recladding of the bulkhead. Character-defining features include original primary commercial entrance, transom, and the surrounding panelwork. The building is joined on the block by others of a similar type and age, mostly Italianate-style residential flats over commercial storefronts. The building retains the following aspects of integrity: location and setting. The building does not retain the aspects of design, association, workmanship, material or feeling.

Conclusion:

702 14th Street does not appear to be eligible for the National Register of Historic Places, California Register of Historical Resources or local designation under any criterionAlthough the circa 1887 construction date, building location, and original building typology demonstrate an association with the Gilded Age of Merchant Builders period of significance, significant alterations to the building, both in typology and facade, diminish the building’s ability to accurately express this association. Additionally, alterations at the 1905 storefront diminish the ability of the building to accurately convey the specific spatial uses of the original commercial space.