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) 1967 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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 1967 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): 3557-054

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

1967 15th St. is located on a 25' x 100' lot on the south side of 15th Street, between Landers and Church Streets. Built in 1923, 1967 15th St is a 3-story, wood frame, multiple family building containing 2 flats designed in the Classical Revival style. The rectangular-plan building, clad in flush wood siding, is capped by a flat roof. The primary façade faces north and is 2 bays wide. The first story is clad in brick and contains a garage in the center of the façade, flanked by the main entry on the right and a door on the left accessing an interior courtyard. The two, paneled wood entry doors are sheltered in a small integral porch with pilaster and paneled lintel. The second and third stories feature identical bay windows in the left and right bays. The third story bay windows have spandrel panels and a pointed arch cap over the center window containing a cartouche ornament. The windows have wood, double-hung sash, with vertically divided four-over-one or two-over-one division patterns. The primary facade terminates in a stepped, false parapet with egg and dart molding. 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

P5b. Photo: (view and date)
View from north
8/23/2006

*P6. Date Constructed/Age and Sources: ☒ Historic
1923
SF Assessors Office

*P7. Owner and Address:
Albert S & Betty W Chan Rev
% Albert S Chan
1969 15th St
San Francisco, CA

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

*P9. Date Recorded:
8/23/2006

*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 3CS

*Resource Name or # (Assigned by recorder) 1967 15th Street

B1. Historic Name 1967 15th Street

B2. Common Name 1967 15th Street

B3. Original Use Residential/Flats B4. Present Use: Residential/Flats

* B5. Architectural Style Classical Revival

*B6. Construction History
1967 15th Street was constructed in 1922. The original garage door has been removed and replaced with a segmented overhead garage door at an unknown date.

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

*B8. Related Features none

B9a. Architect Martin A. Sheldon . Builder unknown

*B10. Significance: Theme 1906 Earthquake and Fire Reconstruction Area: Eureka Valley/Castro

Period of Significance 1906-1929 Property Type Residential/Flats 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 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/Flats) and dates from the Period of Significance (1906-1929) 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:

1967 15th Street was designed by architect Martin A. Sheldon and constructed in 1922 for Ambrose Furrer, the owner of the Eureka Dairy located at 1973 15th Street. Furrer resided in the flat above his store. Furrer appears to have used the subject property for rental income, as he is never listed as a resident here. City Directories from both 1953 and 1955 list Lorna Cutler, a telegraph operator, as a resident of this building. (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, 8/11/1922

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)

Martin A. Sheldon, the design architect, kept offices at 110 Sutter Street and designed several municipal sites in California, including the Bernal Heights School (1919) on Cortland Avenue between Andover and Moultrie Streets, and a large municipal swimming pool (1920) in Colusa, California, as well as privately owned buildings including 360-370 Turk Street (1922) for the Miller Moving and Storage Co.

Prior to construction of the extant building at 1967 15th Street, the lot was described as empty on both the 1899 and 1914 Sanborn Maps. The block at that time was characterized by single-family dwellings and residential flats. The building was constructed as residential flats, a use pattern which it retains today.

Eureka Valley escaped destruction in the 1906 Earthquake and Fire, with damage confined mainly to brick chimneys and foundations. The still-rural district filled an important role after the disaster, supplying much of the milk, vegetables, and meat consumed by homeless refugees filling the city's parks. However, the pastoral days of Eureka Valley came to an end in the following years, as thousands of earthquake refugees began purchasing lots and erecting cottages and flats in the steadily urbanizing area. Eureka Valley experienced a sharp upturn in building activity between 1906 and 1914. The momentum continued after the completion of the Municipal Railway's J-Church streetcar line in 1917 and Twin Peaks Tunnel in 1918.

Although constructed late during the period of rebuilding associated with the 1906 Earthquake and resultant fire, 1967 15th Street, with its 1922 construction date, Eureka Valley location, and rental flats building typology, expresses an association with a broad pattern of San Francisco history.

Integrity:

1967 15th Street has undergone no substantial alterations. Minor alterations include the removal of the original garage door and replacement with a modern segmented overhead door. The building retains integrity of association, feeling, workmanship, design, materials, location, and setting.

Conclusion:

1967 15th Street appears eligible for listing in the California Register of Historic Resources under Criterion 1 (Event) as a well-preserved example of a residential flats building constructed in the Eureka Valley/Castro area during the 1906 Earthquake and Fire and Reconstruction period of significance. The building retains adequate integrity to accurately convey its association with this broad pattern of San Francisco history.

Additionally, 1967 15th Street has been identified as a non-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 three-story height and rectangular massing, flush wood siding, first-story brick cladding, two paneled wood entry doors sheltered in a small integral porch, framed by pilasters and a paneled lintel,double-height canted bays featuring wood sash double-hung with vertically divided four-over-one or two-over-one division windows and spandrel panels, pointed arch caps over the center window with cartouche ornaments, and a stepped parapet with egg and dart molding.