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) 1977 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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 1977 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): 3557-052

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

1977 15th St. is located on a 25' x 100' lot on the south side of 15th Street, between Landers and Church Streets. Built in 1950, 1977 15th Street is a 3-story, wood frame, multiple family building containing 2 flats remodeled in the Moderne style. The rectangular-plan building, re-clad in stucco, is capped by a flat roof. The primary façade faces north and has two asymmetrical bays. The ground story features a garage in the left bay and a gated recessed, tunnel entrance in the right bay. The second and third stories have a slightly projecting wall plane in the right bay, with three part windows composed of sliding sash with transoms flanking a central picture window. The wall plane curves in the middle of the elevation into the recessed left bay. Two square, glass block windows are set on the curvature. The left bay contains paired windows on the second and third stories. The windows have metal, replacement sliding sash with transoms. The primary facade terminates in a plain roofline. The building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP 3. 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
1950
SF Assessors Office

*P7. Owner and Address:
Margaret A Lambdin Revoc Tr
% Margaret A Lambdin
555 Laurel Ave #327
San Mateo, 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 6Z

 *Resource Name or # (Assigned by recorder) 1977 15th Street

B1. Historic Name 1977 15th Street

B2. Common Name 1977 15th Street

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

* B5. Architectural Style Late Moderne

*B6. Construction History

1977 15th Street was constructed in 1950. The original windows have been removed and replaced with modern metal sliding sash windows with transoms at an unknown date.

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

*B8. Related Features none

B9a. Architect unknown . Builder Theodore DePass

*B10. Significance: Theme The Post-War Era Area: Eureka Valley/Castro

Period of Significance 1950-1961 Property Type Residential/Flats 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 Post-War Era 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 (1950-1961) 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:

1977 15th Street was designed by an unknown architect and constructed in 1950 for Theo DePass, a real estate developer. DePass was listed in City Directories as a realtor specializing in industrial properties, with an office at 365 4th Street. He resided at this building briefly: he was listed here in 1953, but by 1957 he had moved to Turk Street. (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, Daily Pacific Builder, 6/23/1950

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)

City Directories list Willis H. Lambdin, the vice president of L. & V. Refrigeration, and his wife Margaret, at this address from 1954 through 1967. This building is still owned by the Lambdin family. The building was constructed as residential flats, a use pattern which it retains today.

Prior to construction of the extant building, the 1899 Sanborn Map shows this lot empty, and the 1913 Sanborn Map shows a one-story store which did not span the width of the lot. This may have been a temporary structure, constructed to address the needs of earthquake refugees who flooded into this largely undamaged area. By 1950, the Sanborn Map again describes this lot as empty.

Unlike much of the Market and Octavia Survey Area, Eureka Valley did not initially undergo a significant demographic shift during the immediate postwar era. Likewise, it largely escaped both urban renewal and freeway construction, which affected other neighborhoods dramatically. However, even without major "push" factors at play, Eureka Valley gradually began losing residents to the newly opened suburban tracts of the Sunset District, Parkside and Daly City. Residents that stayed behind were often older retirees without children. During the late 1960s, the area started to become a predominately gay neighborhood.

1977 15th Street appears to be a privately funded infill construction job, and does not express an association with any broad pattern of San Francisco history.

Integrity:

Windows have been replaced with modern aluminum sash sliding windows with transoms. The building retains integrity of location, setting, association, workmanship and design, but only partial integrity of feeling and materials, due to the alteration at the windows.

Conclusion:

1977 15th Street does not appear to be eligible for the National Register of Historic Places, California Register of Historical Resources or local designation under any criterion of Historic Resources under any criterion. The building does not express a clear association with a broad trend of California history.