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) 2047 15th Street

P1. Other Identifier: 9-11 Sharon Street

*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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 2047 15th 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): 3558-067

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

2047 15th Street is located on a 25' x 100' lot on the southeast corner of side of 15th and Sharon Streets. Built in 1905, 2047 15th Street is a 2-story, wood frame, multiple family dwelling containing 4 units designed in the Classical Revival style. The rectangular-plan building, clad in flush wood siding, sits on foundation clad in molded concrete simulating ashlar masonry and is capped by a flat roof. The primary façade faces north, and a secondary elevation faces west along Sharon Street. The primary façade is 2 bays wide. The first floor features a recessed, arched entry porch in the left bay with Ionic pilaster surround and keystone. The entry shelters two paneled, wood entry doors with transoms. The right bay contains a rounded corner with a pair of windows with Ionic colonette surrounds. A belt course intermediate frieze and cornice separate the first and second stories. The second story has a continuous spandrel panel a single window in the left bay. The window has Ionic colonette surround and pointed pediment cap. The right bay has a rounded corner bay window with sculpted frieze and center scroll bracket. The Sharon Street elevation is 7 bays wide and has paired windows with quoined surrounds on the first story. The seventh bay of the story has paired, recessed unit entries addressed as 9 and 11 Sharon Street. The upper story has paired windows in the first third, fourth, and sixth bays with keystone surrounds and semi-hexagonal bay windows in the remaining bays. All windows have undivided, double-hung, wood sash. Both elevations terminate in a wide frieze, deeply projecting cornice on exposed joist ends and plain parapet wall. 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
8/22/2006

*P6. Date Constructed/Age and Sources: ☒ Historic
1905
SF Assessors Office

*P7. Owner and Address:
Lewis D Tadlock
P O Box 1936
Bandon, OR

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

*P9. Date Recorded:
8/22/2006

*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)

Detail, 15th Street entry

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Primary #
HRI No.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 3CS

Page 1 of 2 *Resource Name or # (Assigned by recorder) 2047 15th Street

B1. Historic Name 2047 15th Street

B2. Common Name 2047 15th Street

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

* B5. Architectural Style Classical Revival

*B6. Construction History
2047 15th Street was constructed in 1905.

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

*B8. Related Features none

B9a. Architect John & Zimmermann . Builder unknown

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

Period of Significance 1870-1906 Property Type multi-unit residential Applicable Criteria 1 & 3

(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. Based on its appearance, the building is also considered under California Register 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).

Criterion 1:

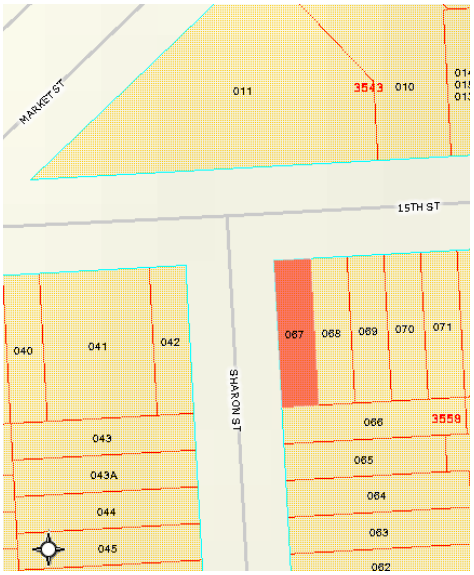
2047 15th Street was constructed on a previously vacant lot in 1905 by the architectural firm of John & Zimmerman. The new building contained four flats, one of which was occupied by a widow named Ottilie Eging, who is listed in the 1906 San Francisco Block Book as the owner of the lot. (continued)

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References: Historic Context Statement, Market & Octavia Neighborhood Plan Area, Page & Turnbull, Inc. July 20, 2007
SF Call, 11/16/1905, San Francisco Block Books, San Francisco City Directories

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)

In 1910, the Census recorded George Root, a druggist, and his wife renting at this address, as well as Eugene Pfaffle, a cigar dealer, and his family. The 1920 Census records two families renting. The 1936 and 1940 City Directories list Thomas Hatton renting, and by 1953, James Wright, a clerk with the Western Pacific Railroad, was renting. The building continues to be configured as a four-unit residential building.

The Eureka Valley/Castro neighborhood experienced intensive residential development after the opening of the Market & Castro Street Cable Car line in 1886. The 1905 construction date of the building combined with its building typology (residential/flats) and location proximate to Market Street reflect its association with this trend of residential development.

Criterion 3:

The firm of John & Zimmerman (Emil John and Robert Zimmerman) was located at 927 Market Street at the time they undertook the design and construction of 2047 15th Street. John was practicing as an architect in San Francisco as early as 1894. After the 1906 Earthquake and fire, the firm seems to have split, with both men listed as solo practitioners in 1908. Emil John is the architect of the Hotel Kinney (1907), at 410 Eddy Street.

The Classical Revival style enjoyed a high level of popularity in the United States from the mid-1890s until 1915. The style began to emerge during the last quarter of the 19th Century as a reaction against the excessive and undisciplined nature of the "picturesque" Queen Anne style. The Classical Revival became especially popular in San Francisco and the rest of California between 1900 and 1910, where the Victorian-era styles had perhaps been carried to their extreme. Prominent architectural features of the style include: bold neoclassical porticos supported by fluted Corinthian columns, Palladian and oval windows, dormers, shutters and large classically detailed cornices visually supported by modillions. Frequently ornamental plaster ornaments in the form of neoclassical motifs, such as a cartouche, are placed in the upper portion of gables or on the spandrel panels of bay windows.

2047 15th Street is a well preserved example of the Classical Revival style, applied to the residential/flats building typology. The building has no major alterations and retains adequate character defining features which accurately convey the type, period and method of construction.

Integrity:

The facades appear unchanged, and retains all of their character defining features. The building retains all aspects of integrity: location, design, setting, feeling, association, materials and workmanship.

Conclusion:

2047 15th Street appears eligible for listing in the California Register under Criterion 1 (Event) and Criterion 3 (Design/Construction) as a well-preserved example of a Classical Revival residential/flats building constructed in the Eureka Valley/Castro neighborhood during the Gilded Age Merchant Builders period of significance. The building clearly expresses its association with a broad pattern of San Francisco's history, and embodies the distinctive characteristics of its type, period and method of construction.

Additionally, 2047 15th 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 two-story height and rectangular massing, flush wood siding, arched entry porch, Ionic pilasters, colonettes and molded surrounds with keystones, paneled wood entry doors with transoms, a continuous spandrel panel, a rounded corner bay window with a sculpted frieze, double-hung wood sash windows and a deeply projecting cornice.