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) 2019-2025 15th 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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 2019-20515th 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): 3558-072

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

2019-2025 15th Street is located on a 38' x 100' lot on the south side of 15th Street, between Church and Sharon Streets. Built in ca. 1890, 2019-2025 15th Street is a 3-story, wood frame, multiple family building containing 4 flats designed in the Stick style. The square-plan building, clad in wood shiplap siding, is capped by a flat roof. The primary façade faces north and is 4 bays wide. The ground story features a garage in both the left and right bays and wood stairs with turned balustrades occupy the middle two bays. The stairs lead to four recessed, glazed, paneled entry doors with transoms and pilaster surrounds. The paneled entry is sheltered by a bracketed hood with paneled frieze, dentil cornice, and center gable. Square bay windows occupy the left and right bays on the second and third stories. The bay windows on the second story have stick work spandrel panels, molded stop surrounds with keystones, paneled friezes, bracketed cornices and pent roofs clad in fish scale wood shingles. The third-story bay windows have similar window surrounds, a fretwork frieze, and pent roof membrane roofing. The single, flush windows in the center bays of the third story have similar surrounds and pediment window hood with brackets. Windows are undivided, wood, double-hung sash. The primary facade terminates with a paneled frieze and bracketed cornice with dentils. 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
8/22/2006

*P6. Date Constructed/Age and Sources: ☒ Historic
1900; rev. ca. 1890
SF Assessor; Sanborn maps

*P7. Owner and Address:
Dennis Wong & Andrew R Wong
179 Brighton Ave
San Francisco, CA

*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, entry

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 2 *Resource Name or # (Assigned by recorder) 2019-2025 15th Street

B1. Historic Name

B2. Common Name 2019-2025 15th Street

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

* B5. Architectural Style Stick/Eastlake

*B6. Construction History
2019-2025 15th Street was constructed in 1890. Two single car garages have been inserted at the first story.

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

*B8. Related Features none

B9a. Architect unknown . Builder Gottfried Knort

*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:

2019-2025 15th Street was constructed in 1890 by Gottfried Knort for Alexander Bouick. Bouick was born in 1856 in Arbroath, Scotland. He left Scotland at age 21 and arrived in San Francisco in 1880. After settling here, Bouick returned to Arbroath where he married Jane Lindsay Shepherd. (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, 9/26/1890, San Francisco City Directories, www.sananselmohistory.com

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 1890, Bouick was working as a draftsman in the Risdon Iron Works. In 1892, he was hired as "janitor" (likely groundskeeper) by the San Francisco Theological Seminary and moved his family to a farmhouse on the new campus of the Seminary in San Anselmo, Marin County. Bouick eventually became the Superintendent of Grounds and Buildings for the Seminary, a position he held until his death in 1922.

When Bouick moved to San Anselmo, this became a rental property. The 1900 Census records two families at the address, one headed by a machinist. In 1906, the Block Book shows ownership had passed to William J. Carlin, a gauger for the U.S. Internal Revenue who did not reside at this address. In 1910, the Census again records the building occupied by renters as well as lodgers, and in 1920, there were three families renting at this address. In 1936, the City Directory records Inez Dodson, Mrs. H. Hermosilla, and Mrs R. Sweeney at this address. In 1953, Ciry Directory records a facilityworker named Jose Esparza, a laborer named Felipe Garcia, a janitor named Genaro Robleto, and a painter named Phillip Flores at this address.

The building was constructed as four flats, a use pattern which it maintains today. The Eureka Valley/Castro neighborhood experienced intensive residential development after the opening of the Market & Castro Street Cable Car line in 1886. The 1890 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:

In San Francisco, the Stick/Eastlake style was primarily an ornamental style applied to the already well-established urban rowhouse prototype. Nearly identical in proportion to the bay-windowed Italianate, the San Francisco Stick/Eastlake style dwelling was usually two stories and the façade was two bays in width. The façade of the San Francisco Stick/Eastlake style rowhouse is typically dominated by a two-story, rectilinear bay window. The style is primarily distinguished by the enthusiastic application of flat strips of wood around windows and doors and elsewhere to express the underlying structural frame. The ornamental detailing is much more imaginative and non-naturalistic, incorporating so-called "Eastlake" millwork detailing such as sunburst-motif brackets, rosettes, florid vegetal motifs and even more excessive imagery. Most of the exterior detailing was obtained from local mills or ordered from catalogs. The roofline of the San Francisco Stick/Eastlake typically received a great deal of attention, with applied ornamental trusswork and false gable roofs. San Francisco Stick/Eastlake style dwellings were constructed in San Francisco between roughly 1880 and 1890.

2019-2025 15th Street is a well preserved example of the Stick/Eastlake style, and is slightly unusual in its configuration as a conjoined double building. The building retains character defining features, described below, which accurately convey the type, period and method of construction.

Integrity:

Alterations include the insertion of two single car garages at the first story. Otherwise, the facade appears unchanged. The building retains all aspects of integrity: location, design, setting, feeling, association, materials and workmanship.

Conclusion:

2019-2025 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 Stick/Eastlake 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.

Character Defining Features:

Character defining features include height and massing, horizontal wood shiplap siding, ornamented corner boards, paneled entry porch with original or acceptable replacement entry doors, exuberant door and window hood detail, double hung wood sash windows, double height squared bays, paneled frieze and bracketed cornice.