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) 2146 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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 2146 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): 3541/105

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

2146 15th St. is located on a 25' x 115' lot on the north side of 15th Street, between Noe and Sanchez Streets. Built ca. 1890, 2146 15th Street is a three-story, wood frame, multiple family building. The remodeled rectangular-plan building, clad in modern staggered wood shingles, sits on a concrete perimeter foundation and is capped by a flat roof. The primary façade, which is two bays wide, faces south. The first floor features a recessed pedestrian entry and modern garage door in the left bay and another garage door in the right bay. The upper two floors are characterized by a grid comprised of four large wood picture windows with flanking operable casements. The primary facade terminates in a simple wood cornice.

The building appears to be in good condition, but has been substantially altered and no lonter gives any clue to its age.

*P3b. Resource Attributes: (list attributes and codes) 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
8/14/2006

*P6. Date Constructed/Age and Sources: ☒ Historic
Ca. 1890
Sanborn maps

*P7. Owner and Address:
Vik, Tanya C.
2208 15th St
San Francisco, CA

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

*P9. Date Recorded:
8/14/2006

*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
DEPARTMENT OF PARKS AND RECREATION

Primary #
HRI No.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

Page 1 of 2 *Resource Name or # (Assigned by recorder) 2146 15th Street

B1. Historic Name 2146 15th Street

B2. Common Name 2146 15th Street

B3. Original Use single family dwelling B4. Present Use: residential/flats

* B5. Architectural Style International

*B6. Construction History

2146 15th Street was constructed in 1885. The building has been completely renovated since 1950, including the addition of the third story and the reconfiguration of the facade.

*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/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 Gilded Age Merchant Builders context of the Historic Context Statement, Market & Octavia Neighborhood Plan Area, since it is both an identified building type (original building type: residential/single family dwelling) and dates from the Period of Significance (1870-1906) 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:

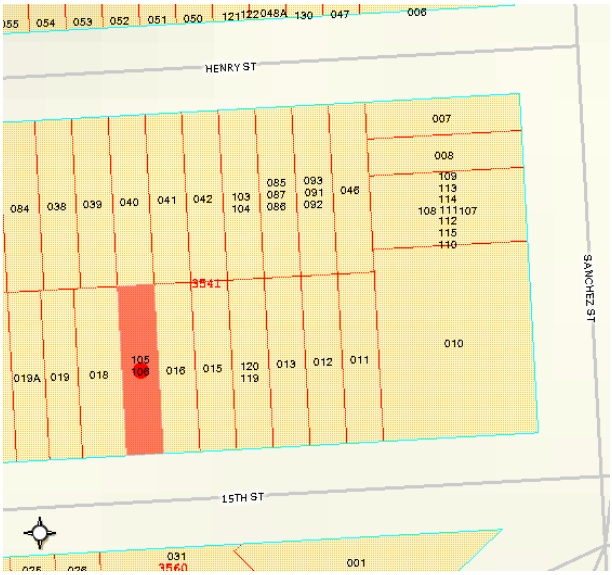
2146 15th Street was constructed in 1885, when a butcher named Jacob Hans established a water tap for what was then addressed as 828 15th Street. As constructed, the building was a single family dwelling, one story over a basement, with a setback at the left and a canted bay at right. By 1894, ownership of the property had passed to George Hans, and in 1900, the Census recorded a renter, Bradley Keeler, a contractor, and his family at this address. (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

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)

By 1904, the property was owned by Xavier Theiller, who in 1905 sold the property to Catherine Theiller. The 1940 City Directory lists Dr. David Jonos and J.G.H. Stahl at this address, and the 1953 City Directory lists Paul Hriscles at this address. The 1950 Sanborn Map continues to describe this building as a one-story over basement single-family dwelling with a setback at left and a canted bay at right. Sometime after 1950, either the building was torn down and replaced with the three-story flat front extant building, or the building was raised to its three-story height and the facade completely renovated. The building, which was constructed as a single-family dwelling, is now in use as residential/flats.

The 1869 Coast Survey map indicates that Duboce Triangle was comprised of small farmsteads as late as 1870. The development of the area as a residential district did not begin in earnest until Upper Market Street was graded west of Dolores Street in the 1870s and the extension of the Market Street Cable Railway from Market and Valencia streets to Castro Street in 1886. The provision of mass transit to the Upper Market area ushered in successive waves of residential building in Duboce Triangle. Data from the 1886 Sanborn maps suggest the neighborhood was approximately fifty percent developed. 2146 15th Street, with its 1885 construction date, original building typology, and location proximate to Market Street, has an association with this broad pattern of San Francisco history.

Integrity:

2146 15th Street has no integrity to its 1885 origins. The property retains the location and setting aspects of integrity, but does not retain the aspects of association, feeling, workmanship, design or materials.

Conclusion:

2146 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 under any criterion. Although the building's putative 1885 construction date, original building typology (residential/single family dwelling) and location proximate to Market Street indicate association with the Gilded Age of Merchant Builders, alterations or replacement have reduced the building's integrity and rendered it no longer able to accurately reflect that association.