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) 1919-23 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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 1919-23 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): 3557/062

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

1919-1923 15th St. is located on a 35' x 71' lot on the south side of 15th Street, between Dolores and Landers Streets. Built in ca. 1910, 1919-23 15th Street is a two-and-a-half-story-over-basement, wood-frame, three-unit multiple-family dwelling designed in the Classical Revival style. The rectangular-plan building, clad in stucco scored to resemble masonry, sits on a perimeter foundation and is capped by a hip roof. The primary façade, which is two bays wide, faces north. Set above a partial above-grade basement embellished with a rusticated stucco pattern, the first floor features a chamfered bay window in the left bay and a recessed entry porch sheltered beneath a portico in the right bay. The bay window features wood double-hung windows with flared moldings. The portico feature four fluted composite columns and a modilloned entablature. The porch contains three glazed wood panel doors. The second floor features a tripartite modified Palladian window in the left bay and an arched window in the right bay. The windows feature elaborate moldings, including Composite columns, a broken entablature, finials and a scroll motif. The façade terminates with an acanthus leaft bracketed cornice with pendant-like cartouches and a hip roof with modillion cornice. A hip-roofed dormer punctuated by two casement windows sits atop the roof. The building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) Multiple Family

*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
1900; rev. date ca. 1910
SF Assessors Office/Sanborn Maps

*P7. Owner and Address:
Pina, Sally W.
1919 15th St.
San Francisco, CA

*P8. Recorded by:
Page & Turnbull, Inc. (CvP)
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

Page 1 of 2 *Resource Name or # (Assigned by recorder) 1919-1923 15th Street

B1. Historic Name 1921-1923 15th Street

B2. Common Name 1919-1923 15th Street

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

* B5. Architectural Style Classical Revival

*B6. Construction History
1919-1923 15th Street was constructed in 1900. The building has possibly been reclad in stucco. The windows in the dormer have been replaced within the past 50 years.

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

*B8. Related Features none

B9a. Architect unknown . 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 and 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 (multi-unit residential) 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).

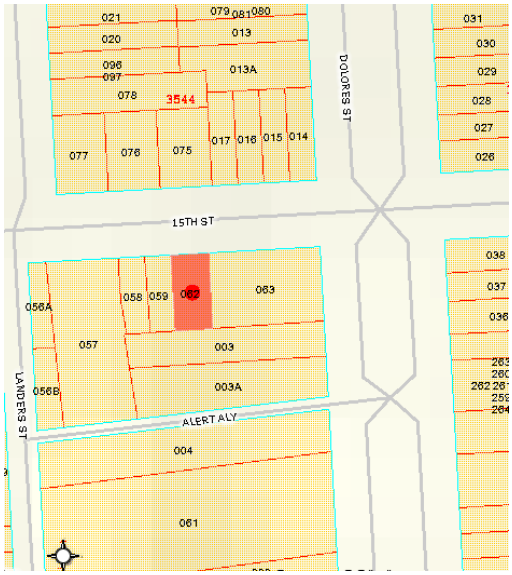
Criterion 1:
1919-1923 15th Street was constructed in 1900 on previously vacant land. The water tap was requested by the building's original owner, Reverend C. J. E. Haterius. Reverend Hatterius was pastor of the Swedish Evangelical Lutheran Ebenezer Church, located at the corner of Dolores Street and 15th Street, adjacent to this property. (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)

Reverend Haterius resided at 1328 Mission Street, and there is no evidence that the building at 1919-1925 15th Street was used as a residence for pastors of the church. By 1904, the Block Book lists the property as owned by William A. Harvey, a physician and surgeon. In 1909, ownership had transfered to Herman Jacobs, a roofer who resided at the property with his wife Anna and family. The 1910 Census notes that in addition to the Jacobs family, the Twomey family also resides at this address. The younger Twomey men are listed as teamsters. In 1920, the property was still owned by the Jacobs family, and in 1936, the City Directory lists H.T. Jacobs, of the California Roofing Co. at this address, as well as a renter named Albert Wells. In 1953, the building was occupied by a roofer named Harry Campbell, an inspector for Southern Pacific named Jack Machado, and Mrs. Eliza Wells.

The Eureka Valley/Castro neighborhood experienced intensive residential development after the opening of the Market & Castro Street Cable Car line in 1886. The 1900 construction date of the building combined with its building typology (residential/flats) and location proximate to Market Street reflect its association with this historic trend of residential development.

Criterion 3:

Although there is no architect of record for 1919-1923 15th Street, the relatively sophisticated design suggests that the building was constructed by an experienced builder.

The Classical Revival style began to emerge in the United States during the last quarter of the nineteenth century, and became especially popular in San Francisco and the rest of California after the turn of the twentieth century. The Classical Revival rowhouse typically encountered in urban districts of San Francisco does not depart significantly from the standard San Francisco rowhouse prototype in overall form and façade articulation. Typical examples are two or three stories in height; two bays in width, with one bay containing a chamfered bay window. Characteristics of the Classical Revival style include ornamental plaster in the form of neoclassical motifs, such as a cartouche and garlands in the upper portion of gables or on the spandrels panels of bay windows, neoclassical pilasters at the corners or on the bay windows, bold neoclassical porticos supported by fluted Corinthian columns, and large classically detailed cornices visually supported by modillions.

1919-1923 15th Street is a well preserved example of the Classical Revival style applied to the residential/flats building typology. The building has few alterations and retains adequate character defining features which accurately convey the type, period and method of construction.

Integrity:

This building appear essentially intact. It retains all aspects of integrity: location, design, setting, feeling, association, materials and workmanship.

Conclusion:

1919-1923 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 the Classical Revival style as applied to a residential/flats building typology 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, 1919-1923 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- and one-half-story over exposed basement, height and rectangular massing, recessed entry porch, glazed wood panel doors, portico with four fluted composite columns and a modilloned entablature, canted bay window with double-hung wood sash windows, flared surrounds, tripartite Palladian window group and arched single window, all with elaborate surrounds, including composite columns, a broken entablature, finials and a scroll motif, and an acanthus leaf bracketed cornice with pendant-like cartouches, hipped roof with modillion cornice, and prominent hipped dormer.