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) 2035 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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 2035 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): 3558-070

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

2035 15th Street is located on a 25' x 100' lot on the south side of 15th Street, between Church and Sharon Streets. Built in 1927, 2035 15th Street is a 4-story, wood frame, multiple family building containing 6 flats designed in the Mediterranean Revival style. The rectangular-plan building is capped by a flat roof and is clad in scored stucco simulating ashlar masonry on the main façade and drop wood siding on the side elevations. The primary façade faces north and is 2 bays wide. The first floor features a garage in the center of the elevation, the main entrance in the right bay, and a secondary, basement entry door in the left bay. The arched, recessed entry shelters a single wood entry door. The upper 3 floors are characterized by semi-hexagonal bay windows in both bays with cartouche and framed plaque ornament on the spandrels and hipped roofs clad in red clay tile. The windows have six-over-one double-hung sash on the side window openings and four-over-one, casement sash on the center window opening. The primary facade terminates in a parapet wall with gable peaks above each bay and red clay tile coping. Side elevations have undivided, double-hung, wood sash windows.

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
1927
SF Assessors Office

*P7. Owner and Address:
William Riedstra Living Trust
1319a 4th 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)

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) 2035 15th Street

B1. Historic Name 2035 15th Street

B2. Common Name 2035 15th Street

B3. Original Use Residential/Apartment Building B4. Present Use: Residential/Apartment Building

* B5. Architectural Style Mediterranean Revival

*B6. Construction History
2035 15th Street was constructed in 1927. The original garage door has been removed and replaced by a modern segmented overhead wood garage door at an unknown date.

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

*B8. Related Features none

B9a. Architect Henry Shermund . Builder unknown (possibly owner)

*B10. Significance: Theme 1906 Earthquake and Fire Reconstruction Area: Eureka Valley/Castro

Period of Significance 1906-1929 Property Type Residential/Apartment Building Applicable Criteria 1

(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 1906 Earthquake and Fire Reconstruction context of the Historic Context Statement, Market & Octavia Neighborhood Plan Area, since it is both an identified building type (Residential/Apartment Building) and dates from the Period of Significance (1906-1929) 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:
2035 15th Street was designed by architect Henry Shermund and constructed in 1927 by The McCarthy Real Estate Co. and Theo H. Johanns, a carpenter who resided across the street. Shermund was a locally active architect, with an office in the Mills Building through the 1910s and 1920s, who primarily focused on residential projects, although he did construct a 50x120 reinforced concrete garage building on Ocean Avenue in 1917. (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, San Francisco Block Books,

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)

The Shermund-designed building at 1432 Fifth Avenue, the former residence of Dr. Edmund D. Keefe, was found to be potentially eligible for listing in the California Register under Criterion C (Design/Construction) as a fine and distinctive example of Craftsman architecture.

Prior to construction of the extant building at 2035 15th Street, the lot was vacant in both the 1899 and the 1913 Sanborn maps. The block was nearly fully developed in 1913, characterized by two- and three-story residential flats and single-family dwellings. 2035 15th Street was one of the last buildings constructed on the block. The 1953 City Directory lists Allen E. Crouch, a shipping clerk, and his wife Norma, R.E. Lee, Ralph Takakjian, Raymond Hughes, H.L. Tarwater, and Ralph Raphael at this address. The building was constructed as an apartment building. It still continues in that use.

Eureka Valley escaped destruction in the 1906 Earthquake and Fire, with damage confined mainly to brick chimneys and foundations. The still-rural district filled an important role after the disaster, supplying much of the milk, vegetables, and meat consumed by homeless refugees filling the city's parks. However, the pastoral days of Eureka Valley came to an end in the following years, as thousands of earthquake refugees began purchasing lots and erecting cottages and flats in the steadily urbanizing area. Eureka Valley experienced a sharp upturn in building activity between 1906 and 1914. The momentum continued after the completion of the Municipal Railway's J-Church streetcar line in 1917 and Twin Peaks Tunnel in 1918.

2035 15th Street is an example of an apartment building, a type of building that became common in this area during the first decades of the twentieth century. Apartment buildings are generally located on a large lot with an arrangement of multiple living units on each floor, all accessed through a common lobby. The majority of apartment buildings constructed at this time were designed in Revival styles, including Classical, Mediterranean, Mission, and Spanish Colonial Revival, as well as in the Craftsman style.

Although it was constructed in the later years of the 1906 Earthquake and Fire and Reconstruction period of significance, 2035 15th Street, with its 1927 construction date, Eureka Valley/Castro location, and apartment building typology, expresses a clear association with a broad pattern of San Francisco history.

Integrity:

2035 15th Street has undergone only minor alterations since construction, including the removal of the original garage door and replacement with a segmented overhead wood garage door. The building retains integrity of association, feeling, workmanship, design, materials, location, and setting.

Conclusion:

2035 15th Street appears eligible for listing in the California Register of Historic Resources under Criterion 1 (Event) as a well-preserved and intact example of an apartment building constructed in the Eureka Valley/Castro area during the 1906 Earthquake and Fire and Reconstruction period of significance. The building retains adequate integrity to accurately convey its association with this broad pattern of San Francisco history.

Additionally, 2035 15th Street has been identified as a non-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 four-story height and C-shaped massing, ashlar-scored stucco cladding (side elevations are drop wood), arched, recessed entry sheltering a single wood entry door, triple-height canted bays featuring six-over-one double-hung wood sash windows on the side facets and four-over-one, casement wood sash windows at the center facet, cartouche and framed plaque ornament on the spandrels, hipped roofs at the top of the bays clad in red clay tile, and a parapet wall with gable peaks above each bay and red clay tile coping.