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) 741 14th 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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 741 14th 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): 3542-037

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

741 14th Street is located on an irregularly-shaped 26' x 98' lot on the south side of 14th Street, between Church and Belcher Streets. Built in 1929, 741 14th Street is a 4-story, wood frame, 6-unit apartment building designed in the Mediterranean Revival style. The rectangular-plan building, clad in stucco scored to simulate masonry and shiplap wood siding, is capped by a flat roof. The primary façade faces north and is 3 bays wide. The first floor features an basement entrance with wood door in the right bay and an integral garage in the center bay. A Tudor arched entrance in the left bay of the first floor leads to a recessed entry and two entrances. The entrances have paneled, glazed wood door with sidelights. The upper three floors are characterized by bay windows with six-over-one, wood casement windows and double-hung, six-over-one, wood-sash windows. Cartouches are located in the spandrel panel, and a metal fire escape crosses the central bay. The bay windows on the fourth floor are capped by a red clay tile roof hipped roofs. The primary facade terminates in a false parapet with pointed arches over the bay windows. The side elevations are clad in wood shiplap siding and have light wells at the center of the elevation. The building appears to be in fair condition.

*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 north
8/17/2006

*P6. Date Constructed/Age and Sources: ☒ Historic
1929
SF Assessors Office

*P7. Owner and Address:
Germano Clorinda Family Par
c/o Clorinda Germano
571 S El Monte Ave
Los Altos, CA

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

*P9. Date Recorded:
8/17/2006

*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) 741 14th Street

B1. Historic Name 741 14th Street

B2. Common Name 741 14th Street

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

* B5. Architectural Style Mediterranean Revival

*B6. Construction History
741 14th Street was constructed in 1929. The original garage door has been replaced with a multi-panel overhead garage door in the past 40 years.

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

*B8. Related Features none

B9a. Architect unknown . Builder Theodore H. Johanns

*B10. Significance: Theme 1906 Earthquake and Fire Reconstruction Area: Market Street Corridor/Duboce Triangle

Period of Significance 1906-1929 Property Type multi-unit residential 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 1906 Earthquake and Fire Reconstruction context of the Historic Context Statement, Market & Octavia Neighborhood Plan Area, since it is both an identified building type (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).

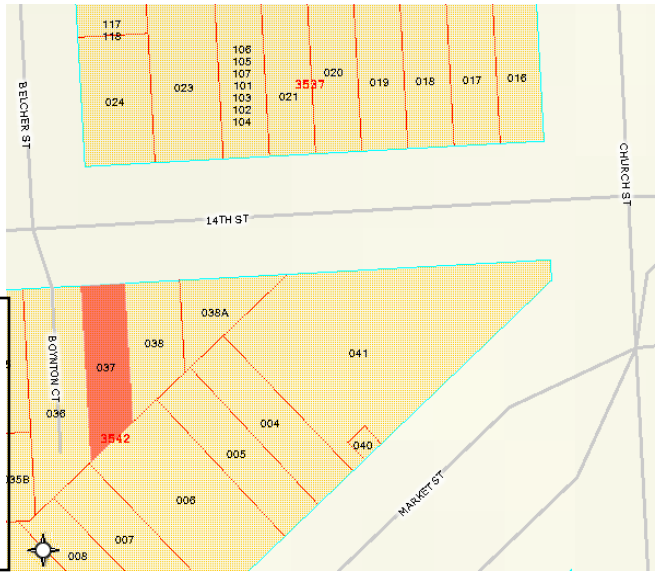
Criterion 1:
741 14th Street was constructed in 1929 on formerly vacant land by a builder named Theodore H. Johannes. Johannes was alternately listed in city directories as a carpenter and a contractor and lived with his wife Rosine several blocks away at 1515 15th Street while he completed construction of 741 14th Street. (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
Edwards Abstracts, 1/29/1929

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 1931, he and his family were living in the new building, along with three other families, headed by a chemist, a salesman, and a carpet layer. By 1936, the City Directory lists a mixture of men and women residing at this address, and in 1940, although the gender mix remained about the same, the tenants were all new. In 1955, the building was rented by families headed by a hotel bellman, a Municipal Railway clerk, and a foreman at the city parks department. As constructed, 741 14th Street contained six apartments, a use pattern which it maintains today.

The Duboce Triangle and its main commercial corridor (upper Market Street) survived the Earthquake largely intact, and escaped the ravages of the resultant fire completely. In the aftermath of the disaster the neighborhood became crowded with refugees. As refugees began seeking permanent housing, the neighborhood underwent a transformation from largely single-family dwellings to more dense residential housing, including flats and apartment buildings.

Although 741 14th Street's location and building typology suggest a general association with the 1906 Earthquake and Fire and Reconstruction period of significance, the 1929 construction date places the building outside of the primary scope of the period of significance and renders it unable to accurately embody this broad pattern of San Francisco's history.

Integrity:

Alterations include the replacement of the original garage door at the first story with a contemporary overhead garage door. Otherwise, the facade appears unchanged and retains character defining features including four story height and rectangular massing, scored stucco cladding, Tudor arched entrance, common entrance with paneled glazed wood doors with sidelights, canted bay windows with six-over-one wood sash casement windows, cartouche ornaments at the spandrel panels, cast iron fire escape balconies, red clay tile roof hipped roofs at the bay termini, and a shaped parapet. The building retains all aspects of integrity: feeling, workmanship, design, materials, location and setting, and association.

Conclusion:

741 14th Street does not appear eligible for listing in the National Register of Historic Places, the California Register of Historical Resources or local designation under any criterion. Although the building location and typology reflect an association with the 1906 Earthquake and Fire and Reconstruction period of significance, the 1929 construction date places the building outside of the primary scope of this broad pattern of San Francisco's history and renders it unable to accurately embody this broad pattern of San Francisco's history. Additionally, although the building is largely intact, it does not rise to the level of a building that embodies the "distinctive characteristics of a type, period or method of construction." Nor is it the work of a master, nor does it possess high artistic values.