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

 ***Resource name(s) or number**(assigned by recorder) 2118 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 Location:** ☐ Not for Publication ☒ Unrestricted ***a. County:** San Francisco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: 2118 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): 3541/011

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

2118 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, 2118 15th Street is a two-story, wood-frame, single-family dwelling designed in the Italianate style and remodeled in the Craftsman style. The roughly rectangular-plan building, clad in stucco, sits on a perimeter foundation and is capped by a gable roof concealed behind a false parapet. The primary façade, which is two bays wide, faces south. The first floor features a double-leaf, swinging wood garage door in the left bay, and the right bay contains a terrazzo stair. The upper floor features a projecting rectangular bay window containing a wood pivot sash window surmounted by a transom in the left bay, and a projecting portico sheltering an arched window and the primary entrance in the right bay. The primary facade terminates in a plaster molding and a coved soffit capped by a projecting parapet. The dwelling was extensively remodeled in the Craftsman style, ca. 1910. Surviving Italianate elements include the arched window surround, portico, and false parapet roof; all other original cladding and detailing has been removed.

The building appears to be in good condition.

***P3b. Resource Attributes:** (list attributes and codes) HP2: Single 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
1900; rev. ca. 1890
1893 Sanborn Map

***P7. Owner and Address:**
Bernyl L. & Anna K. Reed
Anna K. Reed, Trustee
2118 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)

Primary entrance, 2118 15th Street

State of California The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI No.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

Page 1 of 2 *Resource Name or # (Assigned by recorder) 2118 15th Street

B1. Historic Name 810 15th Street

B2. Common Name 2118 15th Street

B3. Original Use single family dwelling B4. Present Use: multi-unit residential

* B5. Architectural Style modified Italianate

*B6. Construction History

2118 15th Street was built in 1885. A one car garage has been inserted at the first story. The facade has been reclad in stucco. The windows original windows were replaced with Craftsman-style windows ca. 1910.

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

*B8. Related Features none

B9a. Architect unknown . Builder unknown

*B10. Significance: Theme Gilded Age Merchant Builders Area: Duboce Triangle

Period of Significance 1870-1906 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 Gilded Age Merchant Builders context of the Historic Context Statement, Market & Octavia Neighborhood Plan Area, since it is both an identified building type (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:

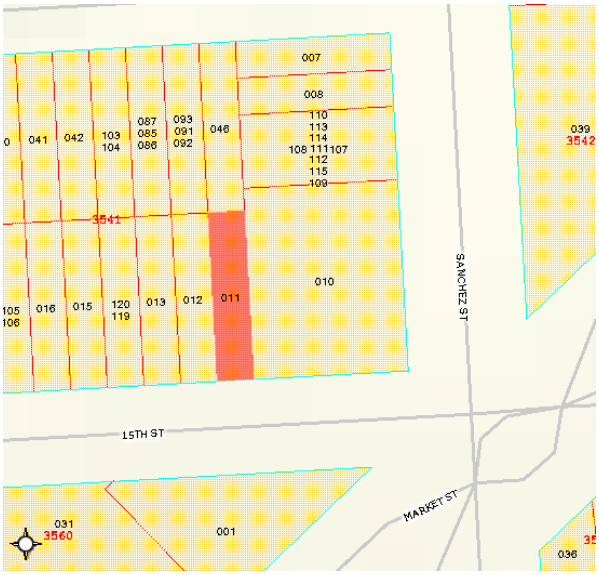
2118 15th Street was built in 1885, at which time a water tap was established for the building in the name of John B. Griffith, a painter and a paperhanger. According to the Sanborn maps, by 1893 this block of 15th Street, which was at that time the 800 block, was nearly built out with structures of similar size and footprint. (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
San Francisco Water Tap Records
Sanborn Maps

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 1900, the Census recorded a renter, James Igo, a clerk at a wholesale grocer, residing at this address with his wife, children, and sister-in-law. In 1906, John Griffith sold this property to Margaret Nicol, the daughter of William Nicol, a real estate agent who resided a few doors away at 2142 15th Street. Circa 1910, the facade of 2118 15th Street was completely altered in the Craftsman style. The building was constructed as a single family dwelling and is now used as a residential/flats building.

The development of Duboce Triangle as a residential district begin in earnest after Upper Market Street was graded west of Dolores Street in the 1870s and the Market Street Cable Railway was extended from Market and Valencia streets to Castro Street in 1886. 2118 15th Street, with its 1885 construction date, original building typology (single-family dwelling) and location proximate to Market Street, is associated with this broad historical trend of development.

Integrity:

Alterations include the insertion of a one car garage at the first story, recladding in stucco, reconfiguration of the bay window and replacement with a single pane pivot window under a fixed multi-lite transom, and enclosure of the cornice. The building retains only the location and setting aspects of integrity, and does not retain the aspects of association, feeling, workmanship, design or materials.

Conclusion:

2118 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 1885 construction date, original building type (single family dwelling) and proximity to Market Street all indicate an association with the Gilded Age of Merchant Builders period of significance, the extensive ca. 1910 Craftsman-style alterations have rendered the building unable to accurately express this association.