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) 2128-30 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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 2128-30 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): 3541/013

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

2128-2130 15th St. is located on a 25' x 115' lot on the north side of 15th Street, between Noe and Sanchez Streets. Built in 1902, 2128-30 15th Street is a 3 1/2-story, wood-frame dwelling remodeled ca. 1920 in the Mission Revival style. The rectangular-plan building, clad in stucco, sits on a perimeter foundation and is capped by a gable roof. The primary façade, which is two bays wide, faces south. The first floor features a pedestrian entry and a modern garage in the left bay, and a pedestrian entry with a red-clay tile roof and terrazzo stair the right bay. The upper two floors are characterized by generally similar arrangement with a chamfered bay window with aluminum sliding windows in the left bay; the right bay of the second floor contains a recessed porch containing a pair of modern wood doors. Above this, on the third floor level, is an infilled porch containing a Gothic arch cut out and a modern aluminum sliding window. The primary facade terminates in projecting stucco band and a fourth-floor consisting of a blank wall of stucco containing a recessed aluminum sliding window capped by a gable. The primary façade was heavily remodeled at some point and retains virtually none of its original cladding or detailing.

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 South
8/14/2006

*P6. Date Constructed/Age and Sources: ☒ Historic
1902
SF Assessors Office

*P7. Owner and Address:
Berg, Daryl M. & Calkins, Mari
157 Lunado Way
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 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) 2128-30 15th Street

B1. Historic Name 2128-30 15th Street

B2. Common Name 2128-30 15th Street

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

* B5. Architectural Style Queen Anne

*B6. Construction History

2128-30 15th Street was constructed in 1887. A garage and a pedestrian entrance have been inserted at the first story. The facade has been reclad in stucco. The windows have been replaced within the past 50 years. The shape of the facade and the roofline were altered between 1899 and 1913. The

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

*B8. Related Features none

B9a. Architect _____ . Builder _____

*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 (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). 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:

2128-30 15th Street was constructed in 1887, at which time a water tap was established for the building in the name of T. F. Lawton. No information about T. F. Lawton is available. The 1893 Sanborn Map describes this building as two-story dwelling with a canted bay at the first story, addressed as 814 15th 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

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 1899, the Sanborn Map shows that the entire 800 block of 15th Street has been built out with homes and multi-unit residential buildings of similar footprint to that of 2128-2130 15th Street. By 1913, the facade had been altered to its current flat configuration, and the building is described as a multi-unit residential building, which is its current use.

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. 2128-30 15th Street, with its 1887 construction date, original building typology (single-family dwelling) and location proximate to Market Street, is associated with this broad historical trend of development.

Integrity:

In regard to integrity, 2128-2130 15th Street has undergone significant alterations since it was constructed in 1887 and retains very few of its character defining features. Alterations include build out and reconfiguration of the primary facade, the application of stucco cladding, insertion of a garage and pedestrian entrance at the first story, the reconfiguration of a single-family dwelling into a multi-unit residential building, the reconfiguration of the residential entrances and the use of contemporary replacement doors, alteration of the roofline, insertion of red tile-clad intermediate cornices, and replacement of original windows with contemporary aluminum sash windows. The building retains integrity of location and setting, but has lost integrity of feeling, design, workmanship, materials, and association.

Conclusion:

2128-30 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 1887 construction date of the building associates it with the theme of the Gilded Age Merchant Builders, the extensive alterations to the facade have rendered the building unable to express either its association with this era of the city's history or the distinctive characteristics of its original type or method of construction