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) 2124-2126 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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 2124-2126 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): 3541/012

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

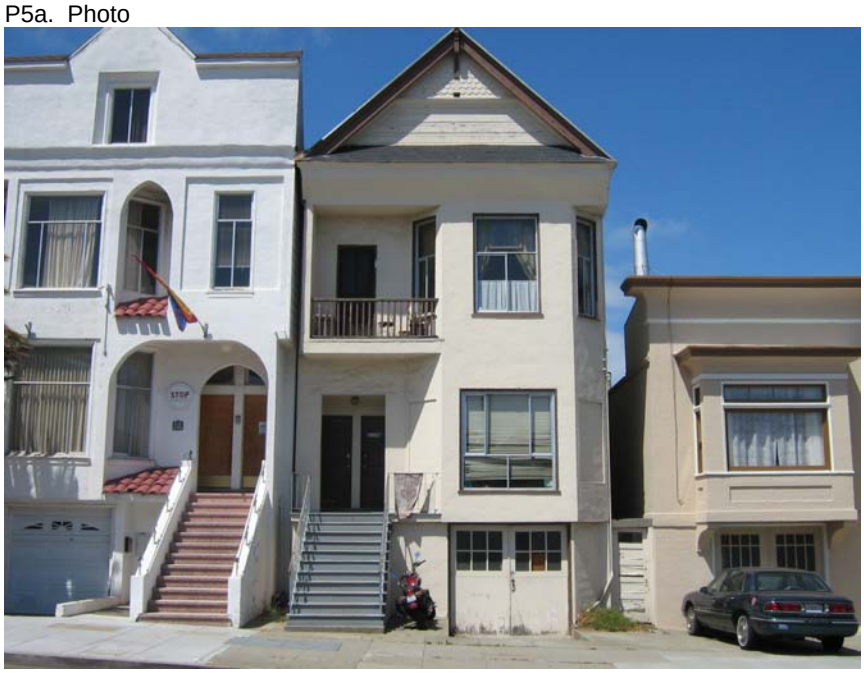
2124-2126 15th St. is located on a 25' x 115' lot on the north side of 15th Street, between Noe and Sanchez Streets. Built ca. 1895, 2124-2126 15th Street is a heavily remodeled, three-and-a-half-story, wood frame, multiple family dwelling originally designed in the Queen Anne style. The rectangular-plan 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 wood stair in the left bay, and the right bay contains a double-leaf wood garage door. The second floor contains a recessed entry porch containing two doors in the left bay. Above it, on the third floor level, is a balcony with a wood door. The right bay is comprised of a chamfered bay window containing aluminum sliding windows that extends to the intermediate cornice. Above the intermediate cornice, the primary facade terminates in an enclosed gable clad in drop siding, with the apex clad in fishscale shingles. With the exception of the gable, the entire façade has been stripped of its original cladding and 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
Ca. 1895
Sanborn maps

*P7. Owner and Address:
Lim Yuk Nam Vandeverg Lilli
1020 Paradise Way
Palo Alto, 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
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) 2124-2126 15th Street

B1. Historic Name 2124-2126 15th Street

B2. Common Name 2124-2126 15th Street

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

* B5. Architectural Style Queen Anne

*B6. Construction History

Constructed 1886. Garage inserted before 1940. Partially reclad in stucco and windows replaced and reconfigured within the past 40 years. Third story balcony added at an unknown date.

*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 (multiple-unit residential) 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:

2124-2126 15th Street was constructed before 1900, most likely in 1886. The original owner was Thomas Kirby, owner of the Phoenix Brewery on Noe Street. By 1890 the two-family dwelling belonged to Richard H. Kavanaugh, of the Kavanaugh Bothers, merchant tailors located at 6 New Montgomery Street.

(continued)

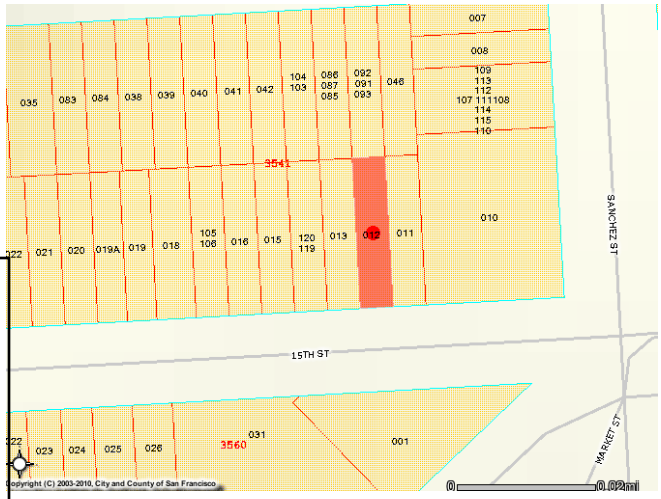
B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References: Historic Context Statement, Market & Octavia Neighborhood Plan Area, Page & Turnbull, Inc. July 20, 2007
1900 Block Book
Sanborn Maps

(Sketch Map with north arrow required.)

B13. Remarks

*B14. Evaluator Kelley & VerPlanck
*Date of Evaluation 5/1/2010



(This space reserved for official comments)

B10: Significance (continued)

The development of Duboce Triangle as a residential district did not begin in earnest until Upper Market Street was graded west of Dolores Street in the 1870s and the extension of the Market Street Cable Railway from Market and Valencia streets to Castro Street in 1886. The provision of mass transit to the Upper Market area ushered in successive waves of residential building in Duboce Triangle. Data from the 1886 Sanborn maps suggest that Duboce Triangle neighborhood was approximately fifty percent developed. Outside Market Street, most of the neighborhood was residential, consisting primarily of older single-family houses and two-and three-story flats.

Integrity:

2124-2126 15th Street has undergone significant alterations since it was constructed ca. 1886. A garage with prominent doors was inserted before 1940, probably when the house was raised. The facade was reclad with stucco and the second-story windows reconfigured, blinded, or replaced with aluminum sliders. At the third story, the windows in the bay window have been replaced with aluminum sash, a balcony inserted at the left, and a window opening converted to a doorway. Any original trim or ornamentation has been removed within the last 40-50 years. At the apex of the gable, the building retains its original fish scale shingle cladding and projecting raking cornice. Although the building does seem to have had some original relation to the building at 2128 15th Street, that building has also been significantly altered and consequently the two buildings no longer appear related. The building partially retains the character-defining features of height and massing, as well as a fish scale clad front gable. The original cladding may still be extant beneath the stucco. The building retains the following aspects of integrity: location and setting, and partially retains the aspects of workmanship and association.

Conclusion:

2124-2126 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 construction of the building does fall under the significance theme of the Gilded Age Merchant Builders, its late construction date and the fact that it was the last of its kind built on this block lessen its impact as an example of this period. Additionally, the high level of alteration greatly reduces the integrity of the building. The building lacks integrity of design and feeling, and largely lacks integrity of workmanship, materials, and association.