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) 3489 16th 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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 3489 16th 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): 3565-074

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

3489 16th Street is located on a 25' x 90' lot on the south side of 16th Street, between Sharon and Sanchez Streets. Built in 1885, 3489 16th Street is a 3-story, wood-frame, multiple family and commercial building originally designed in the Italianate style. The building contains one commercial space and 2 living units. The rectangular-plan building, re-clad in wood shingle siding, is capped by a flat roof. The foundation is not visible from the street. The primary façade faces north and is 2 bays wide. The first floor features a storefront across most of the elevation and a recessed entry to the residential units in the right bay. The storefront has a brick water table and wood frame plate glass windows; the recessed entry is set off-center and has a glazed wood door and transom. The paneled residential entry is framed by fluted pilasters and has two wood doors with transoms. A flat signage area tops the first story. The upper two floors are characterized by a rectilinear bay window in the left bay and single, flush windows in the right bay. The windows have undivided, double-hung wood sash. The primary facade terminates in an architrave, frieze with diamond shingle siding, and bracketed cornice.

The building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple family property; HP6. 1-3 story commercial building

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other

P5b. Photo: (view and date)
View from northwest
8/21/2006

*P6. Date Constructed/Age and Sources: ☒ Historic
1885
SF Assessors Office

*P7. Owner and Address:
Summit Land Company
P.O. Box 591087
San Francisco, CA

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

*P9. Date Recorded:
8/21/2006

*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) 3489 16th Street

B1. Historic Name 3439 16th Street

B2. Common Name 3489 16th Street

B3. Original Use multiple-family residential over B4. Present Use: multiple-family residential over

* B5. Architectural Style Italianate

*B6. Construction History
3489 16th Street was constructed in 1891. The facade has been reclad in wood shingles. The area of the facade below the commercial windows has been reclad in glazed ceramic tile. The original residential entry doors have been replaced with solid wood doors.

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

*B8. Related Features none

B9a. Architect Caspar Zwierlien . Builder unknown

*B10. Significance: Theme Gilded Age Merchant Builders Area: Eureka Valley/Castro

Period of Significance 1870-1906 Property Type multi-family residential over 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 (residential over commercial) and dates from the Period of Significance (1870-1906) of that context. (Although the residential over commercial building type is not specifically identified in the Historic Context Statement of the Market & Octavia Neighborhood Plan Area, it is clear from examples given under the Residential building type that this category was understood to include residential over commercial.) There is no indication that the property is eligible for listing in the California Register under Criterion 2 (Important Persons), Criterion 3 (Design/Construction), or Criterion 4 (Information Potential).
(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
CABN Mar-1891, San Francisco City Directories, San Francisco Chronicle, 10/25/1928

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)

Criterion 1:

3489 16th Street was designed by the architect Caspar Zwierlien and constructed in 1891 for Eberhard Ast, a barber, later a chiropodist. At construction, the building consisted of a commercial space on the first story and two stories of flats above. It is unclear if Ast operated his practice out of the first floor storefront, but he did reside in one of the upstairs flats. Ast owned the building through at least 1906. The 1936 and 1940 San Francisco City Directories list Jean Bell as a resident.

Architect Caspar Zwierlien was born in Bavaria in 1858, came to the United States in 1881 and settled in San Francisco in 1884. He was involved in the building of the Northern Pacific Railroad and helped build the Lick Observatory.

The Eureka Valley/Castro neighborhood experienced intensive residential development after the opening of the Market & Castro Street Cable Car line in 1886. The 1891 construction date of the building combined with its location in the Eureka Valley/Castro neighborhood one block south of Market Street reflect its association with this historic trend of residential development.

Integrity:

Alterations include the recladding of the facade in wood shingle, the loss of original window ornament and the replacement of original residential doors with contemporary replacement residential doors. The building retains the following aspects of integrity: location and setting, and partially retains the aspects of association, design, feeling, workmanship and materials.

Conclusion:

3489 16th 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's construction date, location and typology reflect an association with the Gilded Age of Merchant Builders, alterations to the facade, including the recladding of the facade in wood shingle, the removal of original window surrounds, and the replacement of original doors with modern wood doors, render the building no longer able to accurately express that association. Nor does the building embody the distinctive characteristics of a type, period or method of construction. It is not the work of a master, nor does it possess high artistic values.