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 2 *Resource name(s) or number (assigned by recorder) 2043 15th 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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 2043 15th 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): 3558-068

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

2043 15th Street is located on a 25' x 100' lot on the south side of 15th Street, between Church and Sharon Streets. Built ca. 1890, 2043 15th Street was originally constructed as a single-family residential-over-commercial building. As currently configure, the building is a 2-story, wood frame, multiple-family dwelling containing 2 units designed in the Stick/Eastlake style. The former storefront has been in-filled with a second unit entrance, windows, and garage door. The rectangular-plan building, clad in wood, shiplap siding, sits on a brick, perimeter foundation and is capped by a flat roof. The primary façade faces north and is 2 bays wide. The first floor features a recessed entry with bracketed door hood and single wood door with transom in the left bay. Two windows are set immediately right of the entry, separating it from a second, recessed entry with wood steps and modern wood door. A continuous cornice runs along the top of the windows and central entry. It appears the bay entry accesses an interior courtyard behind the building, which contains a second structure with a gable roof and ventilator, possibly a former carriage barn. The upper story has a single window in the left bay with molded stop surround; arched, incised transom board, (continued)

*P3b. Resource Attributes: (list attributes and codes) HP2. Single 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 north
8/22/2006

*P6. Date Constructed/Age and Sources: ☒ Historic
1900; rev. ca. 1890
SF Assessor; Sanborn maps

*P7. Owner and Address:
Joseph C Jr & Liese Sand Lv
Sand, Joseph C Jr & Liese S
7 Belvedere Court
Burlingame, CA

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

*P9. Date Recorded:
8/22/2006

*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)

P3a. Description, continued.
and paneled frieze. The right bay contains a rectilinear bay window with spandrel panels and similar window surrounds. The windows have undivided, double-hung, wood sash. The primary facade terminates in a paneled frieze, bracketed cornice, and pent roof clad in wood shingles. The bay window has an articulated hipped pent roof. The building appears to be in good condition.

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Primary #
HRI No.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 3CS

Page 1 of 2 *Resource Name or # (Assigned by recorder) 2043 15th Street

B1. Historic Name 2043 15th Street

B2. Common Name 2043 15th Street

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

* B5. Architectural Style Stick/Eastlake

*B6. Construction History
Constructed circa 1890. First story reconfigured to include secondary pedestrian entry, and contemporary wood door. Three story front gable addition at rear, not visible from street.

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

*B8. Related Features none

B9a. Architect unknown . Builder unknown

*B10. Significance: Theme Gilded Age Merchant Builders Area: Mission Dolores

Period of Significance 1870-1906 Property Type multi-unit residential Applicable Criteria 1 and 3

(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 (original 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.) Based on its appearance, the building is also considered under California Register Criterion 3 (Design/Construction). There is no indication the property is eligible for listing in the California Register under Criterion 2 (Important Persons) 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
Sanborn Maps, San Francisco City Directories, San Francisco Block Books

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:

2043 15th Street was constructed circa 1890. The first owner was Alfred Sayner, who in 1893 was operating his coal and wood business out of the first story of the building and residing on the second story with his wife Mary and their daughter. By 1899, the Sanborn Map had changed its description of the first story to wagon storage, with a dwelling on the second story. In 1906, Alfred Sayner still resided here, but now operated a merchant dairy in the first story. In 1910, the Census recorded a renter, W. C. Fuller, operating the dairy. In 1920, Mary Sayer owned the building, and it was rented by Edward Wilberg, an auto repairman. The 1936, 1940, and 1953 City Directories all list Gertrude Blackwell as a resident of the building. The building, which was constructed as a dwelling over a commercial storefront, now functions as a multi-unit residential building.

The Eureka Valley/Castro neighborhood experienced intensive residential development after the opening of the Market & Castro Street Cable Car line in 1886, as well as an increase in the businesses which supported this residential development. The 1890 construction date of the building combined with its original building typology (residential over commercial) and location proximate to Market Street reflect its association with this trend of residential development.

Criterion 3:

In San Francisco, the Stick/Eastlake style was primarily an ornamental style applied to the already well-established urban rowhouse prototype. Nearly identical in proportion to the bay-windowed Italianate, the San Francisco Stick/Eastlake style dwelling was usually two stories and the façade was two bays in width. The façade of the San Francisco Stick/Eastlake style rowhouse is typically dominated by a two-story, rectilinear bay window. The style is primarily distinguished by the enthusiastic application of flat strips of wood around windows and doors and elsewhere to express the underlying structural frame. The ornamental detailing is much more imaginative and non-naturalistic, incorporating so-called "Eastlake" millwork detailing such as sunburst-motif brackets, rosettes, florid vegetal motifs and even more excessive imagery. Most of the exterior detailing was obtained from local mills or ordered from catalogs. The roofline of the San Francisco Stick/Eastlake typically received a great deal of attention, with applied ornamental trusswork and false gable roofs. San Francisco Stick/Eastlake style dwellings were constructed in San Francisco between roughly 1880 and 1890.

2043 15th Street is a moderately well preserved example of the Stick/Eastlake style. Despite alterations to the first story, the building retains adequate character defining features which accurately convey the type, period and method of construction.

Integrity:

Alterations include the conversion of a commercial entrance into a residential entrance on the first story facade, and the alteration of the historic wagon shed/coal and wood storage opening at the right of the first story. The building retains the following aspects of integrity: location, materials, and setting; and partially retains the aspects of design, feeling, workmanship and association.

Conclusion:

2043 15th Street appears eligible for listing in the California Register under Criterion 1 (Event) and Criterion 3 (Design/Construction) as a moderately well-preserved example of a Stick/Eastlake residential over commercial flats building constructed in the Eureka Valley/Castro neighborhood during the Gilded Age Merchant Builders period of significance. The building clearly expresses its association with a broad pattern of San Francisco's history, and embodies the distinctive characteristics of its type, period and method of construction. Additionally, 2043 15th Street has been identified as a contributing property located in the Mission Dolores Neighborhood Association survey area, adopted by the San Francisco Historic Preservation Commission on March 17, 2010.

Character Defining Features:

Character defining features include two-story height and rectangular massing, horizontal wood shiplap siding, exuberantly detailed door and window hoods and surrounds, rectilinear bay window, double-hung, wood sash windows, paneled frieze, bracketed cornice, and pent parapet.