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) 10-12 Sharon 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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 10-12 Sharon Street City: San Francisco Zip: 94114

d. UTM: Zone: 10 mE/ mN (G.P.S.)

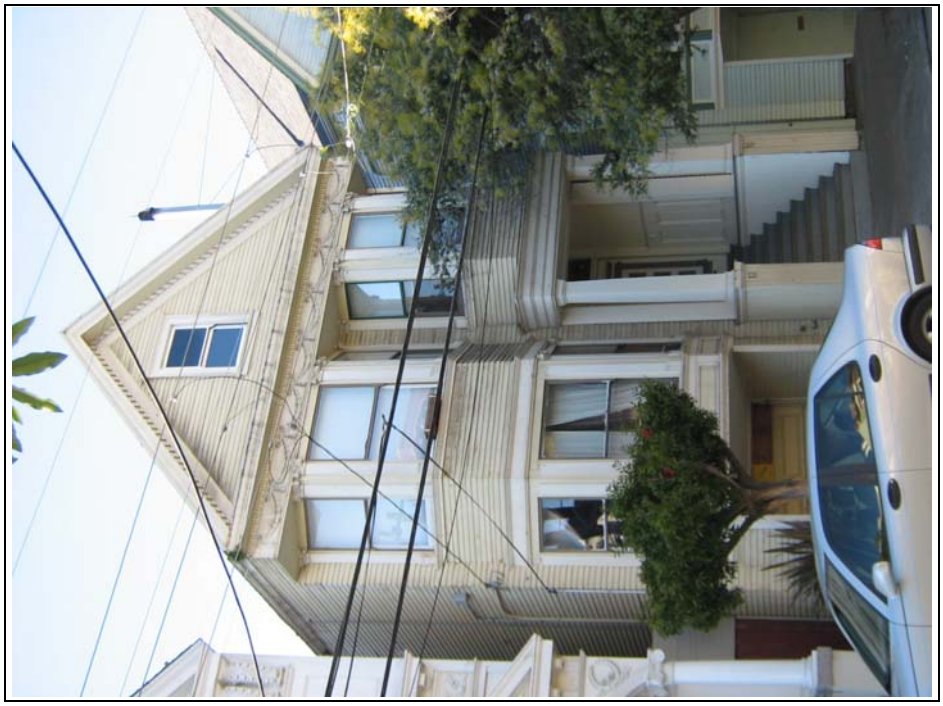
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 3558-043A

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

10-12 Sharon Street is located on a 3,123 square-foot lot on the west side of Sharon Street, between 16th and 15th Streets. Built in 1905, 10-12 Sharon Street is a 3.5-story, wood frame, multiple-family residential building containing 2 flats designed in the Queen Anne style. The rectangular-plan building, clad in clapboard siding, sits on a reinforced concrete, perimeter foundation and is capped by a gable roof. The primary façade faces east and is two bays wide. The ground level has an integral garage in the left bay and a wood stairway in the right bay leading up to the main entrance on the second floor. The main entrance is sheltered inside an integral porch with a portico formed by squared columns and entablature. The porch shelters two glazed, wood doors with transoms and pilaster divider. Above the garage, the left bay features a two-story bay window with double-hung wood windows, spandrel panels, Ionic pilaster surrounds, and intermediary frieze and cornice. A similar bay window is set in the right bay of the third story. The gable half story is separated from the lower stories by a frieze with garland ornament and egg-and-dart cornice. The half story features a single, centered, double-hung wood window. All windows have double-hung, wood sash. The roofline has a dentil cornice. The building appears to be in good condition, and is identical to the adjacent property at 8 Sharon Street.

*P3b. Resource Attributes: (list attributes and codes) HP3: Multiple family property

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



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

*P6. Date Constructed/Age and Sources: ☒ Historic
1905
SF Assessors Office

*P7. Owner and Address:
Khostovan Fatemah & Ali
506 Craig Rd
Hillsborough CA 94010

*P8. Recorded by:
Page & Turnbull, Inc. (CM)
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 Primary #
DEPARTMENT OF PARKS AND RECREATION HRI No.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 3CS

Page 1 of 3 *Resource Name or # (Assigned by recorder) 10-12 Sharon Street

B1. Historic Name 10-12 Sharon Street

B2. Common Name 10-12 Sharon Street

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

* B5. Architectural Style Queen Anne

*B6. Construction History

10-12 Sharon Street was constructed in 1904. A one car garage has been inserted at the first story.

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

*B8. Related Features none

B9a. Architect unknown . Builder unknown

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

Period of Significance 1870-1906 Property Type multi-unit residential Applicable Criteria 1 & 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 (residential/flats) 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/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).

Criterion 1:

10-12 Sharon Street was constructed in 1904 on land that had previously been occupied by the Troy Nursery. The first identified owner was a policeman named Joseph Nolan, who signed up for water service in June 1904. Nolan lived nearby on Walter Street with the carpenter William Nolan, who may have participated in the construction of 10-12 Sharon 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
San Francisco Water Department Service Pipe 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)

The Nolans never lived at this address, instead leasing the two units to various renters. In 1905, renters included John Libby, a drayman, and Mrs. M. Overstreet, a widow. The property was purchased by A. S. Pembroke in 1906, who did not reside at the address and likely rented it out. By 1920, the property belonged to Kate L. Bailey, who also owned the property at 8 Sharon Street and did not reside at this address. Kate Bailey may have had a relation to the original owner of 8 Sharon Street, a carpenter named Warren Bailey. The 1953 City Directory lists Mercedes Venegas at 10 Sharon Street and Nicholas Venegas at 12 Sharon Street. The building was constructed as a two-story dwelling containing two flats, a use which it retains today.

The Eureka Valley/Castro neighborhood experienced intensive residential development after the opening of the Market & Castro Street Cable Car line in 1886 and continued to grow gradually over the next 15 years until the 1906 Earthquake when development took off. The 1904 construction date of the building combined with its location proximate to Market Street, its building typology as residential/flats, and the presence of an identical building directly to the north reflect its association with this trend of residential development.

Criterion 3:

Although there is no architect of record for 10-12 Sharon Street, the relatively sophisticated design suggests that the building was constructed by an experienced builder.

The Queen Anne style originated in England in the 1870s with the work of Richard Norman Shaw, although the name refers to the architecture produced during the reign of Queen Anne of England (1702-14), a mode characterized by a blend of late medieval forms and classical ornament. Shaw's much-published English country houses proved to be very influential on American architects and builders during the last decade of the nineteenth century. Similar to the Stick/Eastlake style, the Queen Anne style first caught in the United States after the Centennial Exposition of 1876, at which the British government put up two half-timbered buildings to house their on-site staff. The Queen Anne or "Free Classic" style took America by storm, particularly in the design of large summer residences. With its picturesque turrets, porches and dormers, the Queen Anne was well-suited to large lots and it became very popular in semi-rural commuter suburbs surrounding Boston, New York, Philadelphia and Chicago. Gradually, speculators brought the style to the masses in the form of urban rowhouses and larger dwellings for the middle and upper-middle urban residents.

The Queen Anne style is principally about asymmetry, picturesque massing and a variety of color and materials. In San Francisco, the Queen Anne style was gradually adapted to both large freestanding residences as well as the more common standardized 25' wide urban rowhouse. Similar to the Eastlake style, virtually all of the ornament was placed on the primary façade, particularly on the bay windows and around the primary entrance. In contrast to earlier styles, Queen Anne style rowhouses in San Francisco typically have gable-end roofs, large recessed porches supported by elaborately turned columns and embellished with spindle screens. In addition to the standard rustic channel siding, many San Francisco Queen Annes featured a variety of exterior cladding and finishes, including decorative shingles, flush wood siding, and decorative plaster finishes. More elaborate examples have turrets, decorative tile work and chimneys, integral balconies and other quintessentially Queen Anne details. In San Francisco, the Queen Anne style also manifested itself in smaller speculative cottages built for the working classes, many of which can be found in the City's outlying neighborhoods.

10-12 Sharon Street is a well preserved example of the Queen Anne style, applied to the residential/flats building typology. The building has no major alterations and retains adequate character defining features which accurately convey the type, period and method of construction.

(continued)

B10: Significance (continued)

Integrity:

Alterations include the insertion of a single car garage at the first story. Otherwise, the facade appears unchanged, and retains the majority of its character-defining features, including its three-and-a-half story height and rectangular massing, clapboard siding, glazed wood doors with transoms, entry portico featuring squared Ionic columns and entablature, canted bays with spandrel panels, double-hung wood windows, frieze with garland ornament and egg and-dart cornice, and molded raking cornice with dentil molding. The building retains all of the aspects of integrity, including location, design, setting, feeling, association, materials and workmanship.

Conclusion:

10-12 Sharon Street appears eligible for listing in the California Register under Criterion 1 (Event) as a property associated with the initial development of the Eureka Valley neighborhood during the Gilded Age Merchant Builders period of significance. It also appears eligible under Criterion 3 (Design/Construction) as a very well-preserved and excellent example of a Queen Anne-style residential/flats building constructed in the Eureka Valley/Castro neighborhood during the pre-1906 Earthquake era. 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, 10-12 Sharon 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 the building's height and rectangular massing, asymmetrical second story arrangement, clapboard siding, glazed wood doors with transoms, entry portico featuring squared Ionic columns and entablature, canted bays with spandrel panels, double-hung wood windows, frieze with garland ornament and egg and-dart cornice, and molded raking cornice with dentil molding.