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) 115 Gough 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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 115 Gough St. City: San Francisco Zip: 94102

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 0838-005

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

115 Gough St. is located on a 60' x 105' lot on the southwest side of Gough and Lily Streets. Built in 1925, 115 Gough Street is a 5-story, concrete frame apartment building designed in the Classical revivial style. The rectangular-plan building, clad in scored stucco, is capped by a flat roof. The foundation is not visible from the street. The primary façade faces east toward Gough Street and is 5 bays wide. The first story is clad in rusticated stucco and features a centered main entrance sheltered inside a recessed entry porch. The porch entrance has a surround composed of Corinthian pilasters, a cornice with dentils and acanthus leaves, and a cartouche and vine ornament. The porch has a marble steps and interior walls and shelters a double-leaf, glazed wood door with sidelights. The left bays of the first story contain a secondary entrance with flush wood door and three double-hung, wood windows. Two of the windows have a vertically-divided, 3-over-1 division pattern. The right bays contain two fixed, wood sash with divided top lights and two bottom lights. The upper four stories are clad in stucco scored to look like ashlar masonry. An intermediary cornice divides the fourth and fifth stories. The stories are characterized by semi-hexagonal bay windows in the first, third and fifth bays with wood casement sash with divided top lights and divided transoms. The third through fifth-story (continued)

*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 east
10/31/2006

*P6. Date Constructed/Age and Sources: ☒ Historic
1925
SF Assessors Office

*P7. Owner and Address:
Manfred & Sheila C Angstenb
1407 5th Ave
San Francisco CA

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

*P9. Date Recorded:
10/31/2006

*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.
bay windows have a cartouche ornament on the center spandrel and the fifth-story windows have molded frieze with long oval motif. The second bay has two casement sash windows with divided transoms, while the fourth bay has a single identical window and a single-sash casement with divided top lights. The primary facade terminates in a dentil molding, a sculpted projecting cornice, and parapet. The secondary elevation facing east along Lily Street is 7 bays wide and has the same stucco patterning as the façade. The first story features 8 garages while the upper stories have alternating semi-hexagonal bay and flush windows with the same decorative elements and sash as the façade. The building appears to be in good condition.

Detail, entrance

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Primary #
HRI No.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 3CS

Page 1 of 3 *Resource Name or # (Assigned by recorder) 115 Gough Street

B1. Historic Name Yosemite Annex Apartments

B2. Common Name 115 Gough Street

B3. Original Use Multiple Family Property B4. Present Use: Multiple Family Property

* B5. Architectural Style Classical Revival

*B6. Construction History
115 Gough Street was constructed in 1925.

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

*B8. Related Features none

B9a. Architect John Hladik . Builder E. V. Lacey

*B10. Significance: Theme 1906 Earthquake and Fire Reconstruction Area: Hayes Valley

Period of Significance 1906-1929 Property Type Residential/apartment building Applicable Criteria 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 1906 Earthquake and Fire Reconstruction context of the Historic Context Statement, Market & Octavia Neighborhood Plan Area, since it is both an identified building type (Residential/apartment building) and dates from the Period of Significance (1906-1929) of that context. It is also being evaluated under Criterion 3 (Design/Construction) as an example of a 1920s-era Classical Revival apartment building. 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:

115 Gough Street was designed by John C. Hladik and constructed in 1925 by E. V. Lacey for the first owner, a laborer named Henry Wiedeman.

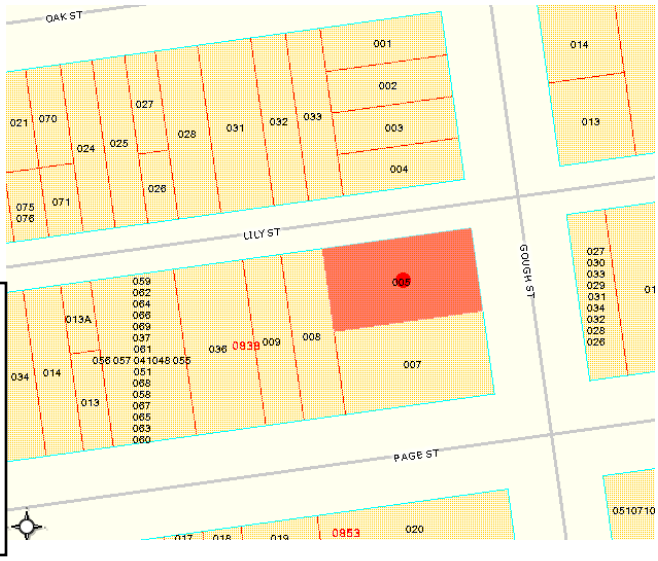
(continued)

B11. Additional Resource Attributes: (List attributes and codes) HP3. Multiple Family Property

*B12. References: Historic Context Statement, Market & Octavia Neighborhood Plan Area, Page & Turnbull, Inc. July 20, 2007 Original Building Permit #136470, 3/11/1925

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)

Prior to construction of the extant building, the lot was occupied, according to the 1899 Sanborn Map, by two small single story dwellings. The lot was owned, both in 1906 and 1909, by the Dinklespiel Estate Company. This block burned in the fire following the 1906 earthquake, and the 1913 Sanborn Map describes this block as vacant. Wiedeman purchased the lot from the Dinklespiel family in January of 1925 and construction of this extant building began shortly thereafter. Wiedeman sold this property in 1928 to John and Olive Swanson. The building was constructed as an apartment building, a use it retains today.

The majority of the Hayes Valley area escaped the fire which followed the 1906 Earthquake. Following the earthquake, the neighborhood became crowded with refugees. Demand for permanent housing fueled the construction of apartment buildings and flats throughout the neighborhood.

Although 115 Gough Street's building typology and Hayes Valley location reflect a general association with the 1906 Earthquake and Fire and reconstruction period of significance, the 1925 construction date places the building outside of the primary scope of the period of significance and renders it unable to accurately embody this broad pattern of San Francisco's history.

Criterion 3:

John C. Hladik (d. 1928) was born in Prague and came to San Francisco as a young man where he worked as an architect specializing in apartment design. Among his best known buildings are the 16-story Crown Tower Apartments (1926) and a Spanish Revival high rise apartment building (1925), both located near Union Square. During his career, Hladik kept offices in the Monadnock Building. He died while on vacation in Guerneville, Sonoma County in 1928.

Edward V. Lacey was a building contractor responsible for constructing several apartment buildings in the Classical or Renaissance Revival style in Hayes Valley during the mid-1920s. Lacey was also an active builder in the Uptown Tenderloin District, where he frequently acted as owner and builder on a number of apartment buildings in that area, often without using an architect.

The Classical Revival style began to emerge in the United States during the last quarter of the nineteenth century, particularly in the wake of the World’s Columbian Exposition in Chicago in 1893. The Classical Revival style became especially popular in San Francisco and the rest of California between 1900 and 1910, where the Victorian-era styles had perhaps been carried to their extreme. Many of the ornate Italianate, Eastlake and Queen Anne flats and residences destroyed in the 1906 Earthquake and Fire were rebuilt in the more chaste and simplified Classical/Colonial Revival style. In San Francisco, the style became popular for both important public buildings as well as speculative apartment buildings and flats. Not dissimilar from the Renaissance Revival style, the Classical Revival is distinguished by its incorporation of rusticated brick or stone construction, applied ornamentation, including pilasters, window and doors hoods and casings, and prominent cornices supported by modillions and brackets. 115 Gough Street has many elements of the style, including a rusticated stucco base, scored stucco shaft symmetrically divided into clusters of bay windows and recessed flat areas, restrained Classical Revival ornament, including applied crests, and a prominent cornice. 115 Gough Street retains sufficient character defining features which allow it to embody the Classical Revival type, period and method of construction.

Integrity:

115 Gough Street appears to have undergone no significant exterior alterations. It retains character-defining features including height and massing; rusticated and scored stucco cladding; Classical Revival decorative elements including Corinthian pilasters, a cornice with dentils and acanthus leaves, and cartouches and vine ornament; recessed entry with marble steps and interior walls, a double-leaf, glazed wood door with sidelight; fenestration pattern with semi-hexagonal bay windows in the first, third and fifth bays; wood casement sash with divided top lights and divided transoms; dentil molding, a sculpted projecting cornice, and parapet; and flat roof. The property retains the following aspects of integrity: location, design, setting, materials, workmanship, feeling, and association.

Conclusion: (continued)

B10: Significance (continued)

115 Gough Street Street appears to be eligible for listing in the California Register of Historical Resources under Criterion 3 (Design/Construction) as an intact and well-preserved example of a Classical Revival apartment building. The building retains sufficient character defining features which enable it to embody the "distinctive characteristics of a type, period, region or method of construction."

Character Defining Features:

Character-defining features included: its height and massing; rusticated and scored stucco cladding; Classical Revival decorative elements including Corinthian pilasters, a cornice with dentils and acanthus leaves, and cartouches and vine ornament; recessed entry with marble steps and interior walls, a double-leaf, glazed wood door with sidelight; fenestration pattern with semi-hexagonal bay windows in the first, third and fifth bays; wood casement sash with divided top lights and divided transoms; dentil molding, a sculpted projecting cornice, and parapet; and flat roof.