

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) 20-22 Henry 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 Location:  Not for Publication  Unrestricted \*a. County: San Francisco  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: 20-22 Henry 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): 3541-049

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
20-22 Henry Street is located on a 115' x 25' lot on the north side of Henry Street between Noe and Sanchez Streets. Built in 1903, 20-22 Henry Street is a 3-story, 2-unit, wood-frame building of flats designed in the Stick/Eastlake style. The rectangular plan building clad in wood channel siding, has a flat roof. The primary façade faces south and is 2 bays wide. The ground story features a garage in the left bay and terrazzo and brick steps with iron railings in the right bay. The paired main entrances are set in the left bay on the first story inside a shallow entry porch with squared opening. The entries are fitted with glazed, paneled, wood doors. A semi-hexagonal bay window with paneled spandrel, drip moldings, and a frieze with bulls eye motifs is set opposite the entrance. This window continues on the second story and terminates with a hipped roof. A smaller bay with similar design is set above the entry on the second story. The building has one-over-one, double-hung, wood sash. The elevation terminates in a parapet with a band of bulls eye motif decoration, a cornice, and stepped roofline.

The building appears to be in good condition and contributes to the potential Duboce Triangle Historic District (see DPR 523 D form).

\*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  
8/15/2006

\*P6. Date Constructed/Age and Sources:  Historic  
1903  
SF Assessors Office

\*P7. Owner and Address:  
Williams Abraham J&Kirby Fr  
2o Henry St  
San Francisco, CA

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

\*P9. Date Recorded:  
8/15/2006

\*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)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 1 of 2 \*NRHP Status Code 3CS  
\*Resource Name or # (Assigned by recorder) 20-22 Henry Street

B1. Historic Name None  
B2. Common Name 20-22 Henry Street  
B3. Original Use multiple-family residential B4. Present Use: multiple-family residential  
\* B5. Architectural Style Stick/Eastlake

\*B6. Construction History  
20-22 Henry Street was constructed in 1891. The building was raised for the insertion of a single car garage.

\*B7. Moved?  No  Yes Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features none

B9a. Architect none . Builder W W Rednall

\*B10. Significance: Theme Gilded Age Merchant Builders Area: Duboce Triangle

Period of Significance 1870-1906 Property Type multi family 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:**

20-22 Henry Street was constructed in 1891 by the builder W. W. Rednall. The building was constructed as two-story flats, a use which it maintains today. The first identified owner was Michael Mulcahey, who was employed as a watchman at the time the building was constructed. Mulcahey continued to reside at this address with his wife Helena through 1906. (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  
SF Chronicle, 04/03/1891  
Sanborn Maps,

B13. Remarks

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

**(This space reserved for official comments)**

(Sketch Map with north arrow required.)



CONTINUATION SHEET

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Resource Name or # (Assigned by Recorder) 20-22 Henry Street

\*Recorded by: Kelley & VerPlanck

Date 5/1/2010

Continuation  Update

**B10: Significance** (continued)

In 1906, ownership changed hands to the W. G. Hind Import Co. By 1909, the Block Book records G. M. Freeman as the owner of the lot. By 1920, the lot was owned by Louise Helen. In 1936 and 1940, the City Directories list patent draftsman Alfred Thibodeau and auto painter Thomas Coll at this address. In 1953, the City Directory lists janitor Alex Lektorsky and Harry Garabedian at this address.

The development of Duboce Triangle as a residential district began in earnest after Upper Market Street was graded west of Dolores Street in the 1870s and the Market Street Cable Railway was extended from Market and Valencia streets to Castro Street in 1886. 20-22 Henry Street, with an 1891 construction date, building typology (residential/flats) and location proximate to Market Street, clearly reflect its association with this broad historical trend of development.

**Criterion 3:**

The builder W. W. Rednall is first listed in the San Francisco City Directories in 1881, as a young millhand at Jason Springer & Co. Over the next few years, Rednall worked his way up to being a joiner and, in 1886, began to advertise himself as a builder. Rednall was involved in the erection of electric arc lights at the crossing of Filbert Street and Scott Street in 1897 and, later in his career, was involved in the construction of a number of homes at Ashby Terrace in 1913.

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 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.

20-22 Henry Street appears to have been reconstructed as an amalgam of Victorian-era stylistic features and detailing. Although Stick/Eastlake is the dominant stylistic influence, the facade also has Queen Anne detailing (bullseye moldings) and even Gothic/Edwardian features (drip moldings around the windows). The varied stylistic influences combined with the nearly pristine condition of the facade suggests that this building may have been imaginatively restored. This may have occurred as early as 1903, which the Assessor's Office gives as a date of construction. Thus, the alterations may have acquired historicity in their own right.

**Integrity:**

Alterations include the insertion of a single car garage at the exposed basement. Otherwise, the primary facade retains many of its character defining features, including its original two-story height and L-plan massing, wood channel siding, original and appropriate replacement paired main entrance doors. Otherwise, the facade may be largely a reconstruction, including the canted bay windows with paneled spandrels, drip moldings, and a frieze with bulls eye motifs, one-over-one, double-hung, wood sash windows, a parapet with a band of bulls eye motif decoration, and a molded cornice. 20-22 Henry Street retains integrity of location, design, setting, materials, workmanship, feeling, and association.

**Conclusion:**

20-22 Henry Street appears eligible for listing in the California Register under Criterion 1 (Event) and Criterion 3 (Design/Construction) as a well-preserved example of a residential/flats Stick/Eastlake style building constructed and possibly modified in the Duboce Triangle area during the Gilded Age of Merchant Builders period of significance. The building clearly expresses its association with that broad pattern of San Francisco history.

**Character Defining Features:**

Character defining features include two-story height and L-plan massing, wood channel siding, original or appropriate replacement paired main entrance doors, canted bay windows with paneled spandrel, drip moldings, and a frieze with bulls eye motifs, one-over-one, double-hung, wood sash windows, a parapet with a band of bulls eye motif decoration, and a molded cornice.