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) 237 Sanchez 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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 237 Sanchez 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): 3558-031

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

237 Sanchez St. is located on a 3,125 foot-square lot on the east side of Sanchez Street, between Market and 16th Streets. Built in ca. 1890, 237 Sanchez St. is a 1-story, wood frame, single family building originally designed in the Stick/Eastlake style and later remodeled in the Mediterranean Revival style. The rectangular-plan building, clad in stucco and drop siding, sits on a reinforced concrete, perimeter foundation and is capped by a flat roof. The primary façade faces west and is 2 bays wide. The below-grade, exposed basement level, located behind a retaining wall along the sidewalk, features a chamfered bay window in the right bay with a single, centered, fixed wood window with divided lights. The far left bay of the first story includes an arched entryway leading to a recessed, partially below-grade off-set block retaining original drop wood siding and trim. The elevation of the off-set block contains a paneled wood door below-grade capped by a pent roof clad in red clay tile. The first story features a window with Stick/Eastlake trim, one-over-one, double-hung, arched wood sash, pilasters, and pediment cap. The entry to the offset bay is immediately adjacent to a slightly taller arched entryway. Both entries are joined by an asymmetrical gable cap with red clay tiles. The entry accesses an integral porch containing a paneled wood door. A triangulated, fluted relief is set above the entry. The right bay is characterized by a chamfered bay window capped by a molded stucco, fluted frieze and a hipped roof clad in red clay tile. (continued)

*P3b. Resource Attributes: (list attributes and codes) HP2. Single Family Property

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

P5a. Photo

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

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

*P7. Owner and Address:
Larry R Hooper
237 Sanchez St
San Francisco, CA

*P8. Recorded by:
Page & Turnbull, Inc.; CL, TS
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)

P3a. Description (continued)
The primary façade terminates in a false parapet with a pent roof clad in Spanish tile featuring a dog toothed relief and cornice. All windows feature one-over-one, double-hung wood sashes with divide lights in the upper sash and molded surrounds unless noted otherwise. The side facades are clad in drop siding. The building appears to be in good condition.

Detail, entry to off-set block

Detail, window on off-set block

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Primary #
HRI No.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

Page 1 of 2 *Resource Name or # (Assigned by recorder) 237 Sanchez Street

B1. Historic Name 237 Sanchez Street

B2. Common Name 237 Sanchez Street

B3. Original Use Single Family Dwelling B4. Present Use: Residential/Flats

* B5. Architectural Style Stick/Eastlake/Mediterranean Revival (remodel)

*B6. Construction History

237 Sanchez Street was constructed in 1886. The building has been completely remodeled in the Mediterranean Revival style, including the removal of original windows and replacement with wood sash divided casement windows, removal of the original cornice, and stucco recladding, at an unknown

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

*B8. Related Features none

B9a. Architect unknown . Builder unknown

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

Period of Significance 1870-1906 Property Type Residential/Flats 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 of Merchant Builders context of the Historic Context Statement, Market & Octavia Neighborhood Plan Area, since it is both an identified building type (Single Family Dwelling) and dates from the Period of Significance (1870-1906) of that context. There is no indication the property is eligible for listing in the California Register under Criterion 2 (Important Persons), Criterion 3 (Design/Construction), or Criterion 4 (Information Potential).

Criterion 1:

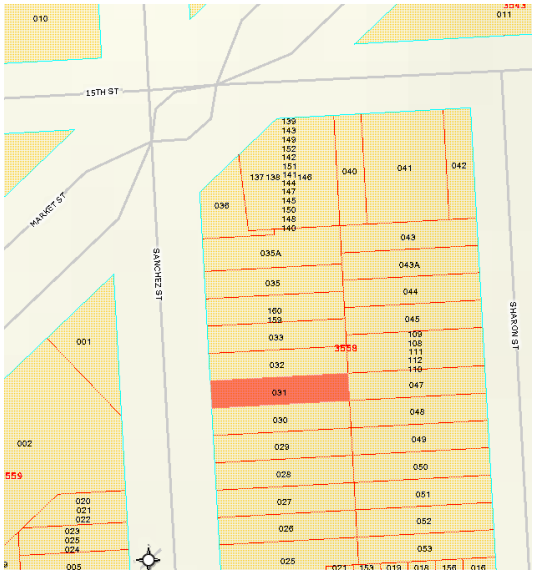
237 Sanchez Street was constructed in 1886 for George Cucuel, who was with Whittier, Fuller & Co. wholesale dealers of paint, oil and glass. Cucuel established a tap for this address with the Water Department in December of that year. Although he did reside at this address for several years, by 1895 he had moved to an address on Taylor Street. In the 1930s, the facade of this building received a complete renovation in the Mediterranean revival style. (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, San Francisco Tap Records

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)

This renovation was possibly instigated by the 1934 occupant, Manuel Corvello, a laundry-worker who resided here with his wife Mary. Mary Corvello was still in residence here in 1967. Although the footprint of the building remains identical on the Sanborn Map from 1889 through 1950, at some point a rear addition was built, accessed via a below-grade entrance at the left setback. The building was constructed as a single family dwelling and is currently used as residential flats.

The Eureka Valley/Castro neighborhood experienced intensive residential development after the opening of the Market & Castro Street Cable Car line in 1886. 237 Sanchez Street, with its 1886 construction date, location proximate to Market Street and building typology, expresses a clear association with this broad pattern of San Francisco history.

Integrity:

237 Sanchez Street has undergone extreme alteration since it was constructed in 1886. The majority of original Stick/Eastlake ornament has been removed, including original cladding, fenestration and surrounds, and cornice. The facade has been reclad in stucco, the windows have been replaced with six-over-one windows, and the cornice now features egg and dart molding and a pent roof clad in red Spanish tile. The building retains integrity of location and setting, but does not retain integrity of association, feeling, workmanship, design, or materials, due to the facade alterations.

Conclusion:

237 Sanchez Street does not appear to be eligible for the National Register of Historic Places, California Register of Historical Resources or local designation under any criterion of Historic Resources under any criterion. Although the 1886 construction date, Eureka Valley/Castro location, and building typology all express an association with the Gilded Age of Merchant Builders period of significance, facade alterations have rendered the building no longer able to accurately express that association.