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) 253 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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 253 Sanchez St. City: San Francisco Zip: 94114

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

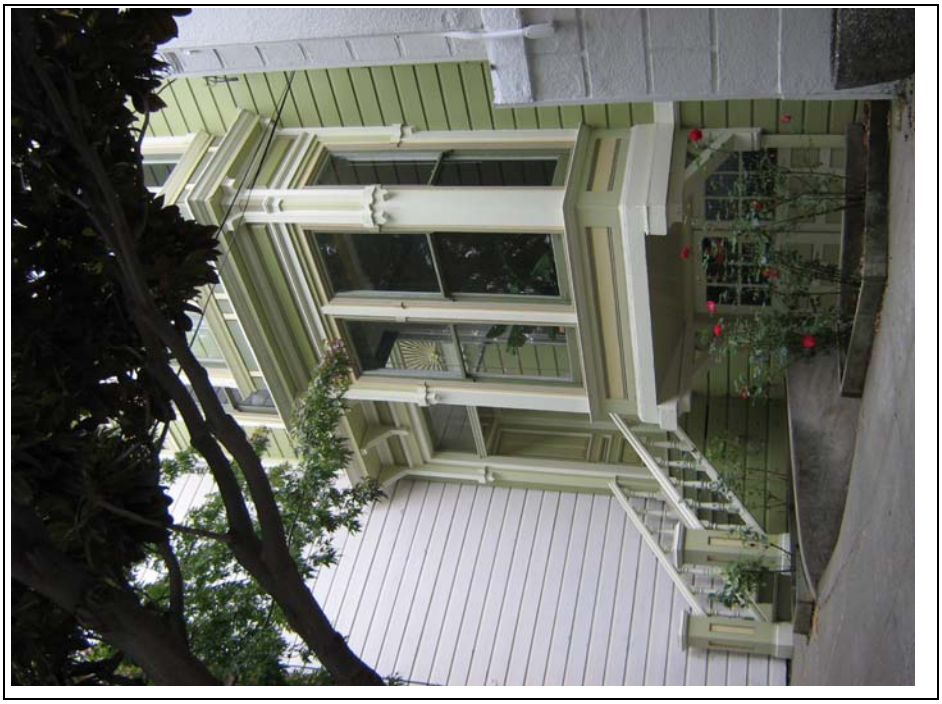
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 3558-029

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

253 Sanchez St. is located on a 3,125 square-foot lot on the east side of Sanchez Street, between Market and 16 Streets. Built in ca. 1890, 253 Sanchez St. is a 2-story, wood frame, single family dwelling designed in the Stick/Eastlake style, now split into 2 units. The rectangular-plan building, clad in wood, shiplap siding, is capped by a flat roof. The foundation is not visible from the street. The primary façade faces west and is 2 bays wide. The slightly raised basement story has a straight flight of wood steps with turned balustrade in the left bay, and a below-grade garage in the right bay with double-leaf, glazed, paneled wood doors. The first floor features the recessed main entry in the left bay, and the right bay contains a rectilinear bay window on large braces. The recessed entry has a transom light, and a shallow, flat door hood with brackets. The paneled interior features double-leaf, paneled doors. The bay window has spandrel panels, a paneled frieze and bracketed cornices with bracket extensions along the window jambs. A sunburst ornament wood plaque is set between the entry and window. The upper story is characterized by a similar bay window in the right bay and a single, flush window with similar trim in the left bay. The primary facade terminates in a paneled frieze and bracketed cornice. The building appears to be in good condition.

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

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



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

*P6. Date Constructed/Age and Sources: ☒ Historic
1900; rev. ca. 1890
SF Assessors Office

*P7. Owner and Address:
Kahoe & Yonekura Family Trust
8692 Bader Rd
Elk Grove, CA

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

Additional view of facade

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #
HRI No.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 3CS

Page 1 of 3 *Resource Name or # (Assigned by recorder) 253 Sanchez Street

B1. Historic Name 215 Sanchez Street

B2. Common Name 253 Sanchez Street

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

* B5. Architectural Style Stick/Eastlake

*B6. Construction History
253 Sanchez Street was constructed in 1888. A single car garage has been inserted at the below grade basement level.

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

*B8. Related Features There is a one-story structure at the rear of the lot.

B9a. Architect unknown . Builder William Pluns

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

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 Era 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. 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).

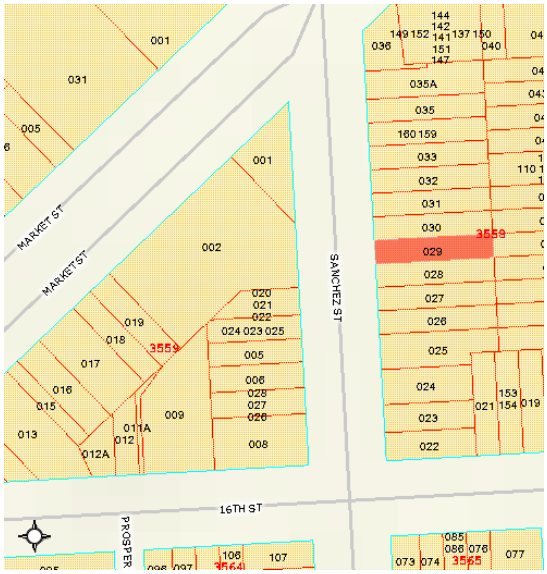
Criterion 1:
253 Sanchez Street was constructed in 1888 on formerly vacant land by the builder William Pluns. The first owner was a drover named August Goetze, who continued to reside with his family at this address through 1910. The Goetze family owned the adjacent lot and built a second family home there addressed as 255 Sanchez Street in 1933. (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 Chronicle, 8/17/1888
San Francisco City Directories

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)

In 1936, and again in 1940, the City Directory lists H.W. Lehrke as a resident of the building, and by 1953, the building was occupied by Gertrude Connell. 253 Sanchez Street was constructed as a single-family dwelling. At an indeterminate date it was converted to a multi-family residential building containing two flats. The conversion has been done with sensitivity to the facade and does not negatively impact the integrity of the building.

The Eureka Valley/Castro neighborhood experienced intensive residential development after the opening of the Market & Castro Street Cable Car line in 1886. The 1888 construction date of the building combined with its building typology and location proximate to Market Street reflect its association with this trend of residential development.

Criterion 3:

Although there is no architect of record for 253 Sanchez Street, the relatively sophisticated design suggests that the building was constructed by an experienced builder.

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 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.

253 Sanchez Street is a very well-preserved example of the Stick/Eastlake style applied to the single-family rowhouse typology. The building has no major alterations and retains adequate character defining features which accurately convey the type, period and method of construction.

Integrity:

Alterations include the insertion of a single car garage below street grade at the exposed basement. Otherwise, the facade appears unchanged, and retains character-defining features including its height and massing, horizontal wood shiplap siding, straight entry stairs with turned balustrade, paneled entry porch, double glazed wood doors with a transom window and a bracketed hood, double-height rectilinear bay window with spandrel panels, bracket extensions along the window jambs, sunburst ornaments, double-hung wood sash windows, and a paneled frieze and bracketed cornice. The building retains all aspects of integrity: location, design, setting, feeling, association, materials and workmanship.

Conclusion:

253 Sanchez Street appears eligible for listing in the California Register under Criterion 1 (Event) as a building associated with the residential development of the Upper Market Area after the opening of the Market Street Railroad's Castro line. The building appears eligible under Criterion 3 (Design/Construction) as a well-preserved and excellent example of a Stick/Eastlake-style single family dwelling 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, 253 Sanchez 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.

(continued)

B10: Significance (continued)

Character Defining Features:

Character-defining features include height and massing, horizontal wood shiplap siding, straight entry stairs with turned balustrade, paneled entry porch, double glazed wood doors with a transom window and a bracketed hood, double-height rectilinear bay window with spandrel panels, bracket extensions along the window jambs, sunburst ornaments, double-hung wood-sash windows, and a paneled frieze and bracketed cornice.