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) 315 Sanchez St.

P1. Other Identifier: 3495-3497 16th Street

*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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 315 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): 3565-073

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

315 Sanchez St. is located on a 30' x 90' corner lot on the southeast corner of Sanchez and 16th Streets. Built in 1885, 315 Sanchez St is a 3-story, wood frame, Italianate style, multiple family building with 4 residential units and commercial space in the ground floor. The rectangular-plan building, clad in wood shingles and flush wood siding, is capped by a flat roof. The primary façade faces north toward 16th Street and a secondary elevation faces west toward Sanchez Street. The facade is 3 bays wide. A recessed entrance to the residential units is set in the left bay of the first story, and has two entrances fitted with solid wood doors and transoms. The remainder of the first story has a storefront with wood-frame plate glass windows, brick water table, and recessed corner entry. The entry has modern, double-leaf, glazed doors with sidelights. The storefront continues on the Sanchez Street elevation. A wide signage frieze separates the first and upper stories on both elevations. The upper stories of the façade contain a rectilinear bay window in the left bay, a single flush window in the center bay, and a chamfered corner window in the right bay. The corner window has small balconies with turned posts and French doors with transoms accessing the balconies. The Sanchez Street elevation a recessed entry to the residential units in the fifth bay, and a second storefront with brick water table and wood frame plate glass windows in the fifth and sixth bays. The upper stories have rectilinear bay windows in the first and fourth bays, alternating with paired flush windows. Except where noted, all windows on the upper stories have undivided, double-hung, wood sash. The primary rooflines end in a deeply projecting cornice.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple Family Property, HP6. 1-3 Story Commercial Building

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

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

*P6. Date Constructed/Age and Sources: ☒ Historic
1885
SF Assessors Office

*P7. Owner and Address:
Melvin & Margaret Scheinman
3566 Jackson St
San Francisco, CA

*P8. Recorded by:
Page & Turnbull, Inc.
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
DEPARTMENT OF PARKS AND RECREATION

Primary #
HRI No.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

Page 1 of 2 *Resource Name or # (Assigned by recorder) 315 Sanchez Street

B1. Historic Name 315 Sanchez Street

B2. Common Name 315 Sanchez Street

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

* B5. Architectural Style Italianate

*B6. Construction History
315 Sanchez Street was constructed between 1889 and 1892. The building has been reclad in wood shingle. The corner balconies at the second and third stories are reconfigured from original bay windows. The residential and commercial entrance doors have been replaced with contemporary doors.

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

*B8. Related Features 315 Sanchez Street appears to be two conjoined buildings, a larger building at the north of the lot and a smaller building at the south of the lot.

B9a. Architect _____ . Builder _____

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

Period of Significance 1870-1906 Property Type residential over commercial 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 Merchant Builders context of the Historic Context Statement, Market & Octavia Neighborhood Plan Area, since it is both an identified building type (residential over commercial) and dates from the Period of Significance (1870-1906) of that context. Although the residential over commercial building type is not specifically identified in the Historic Context Statement of the Market & Octavia Neighborhood Plan Area, it is clear from examples given under the Residential building type that this category was understood to include residential over commercial. 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).

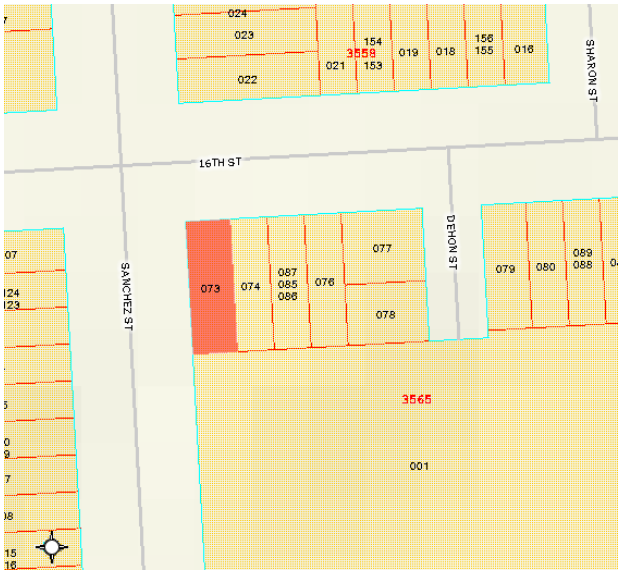
Criterion 1:
315 Sanchez Street was constructed between 1889 and 1892 on an undeveloped parcel owned by Anna Meyer, a widow. (continued)

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 City Directories
"The Bay of San Francisco," Vol. 1, page 535, Lewis Publishing Co, 1892.

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)

At the time of its construction, the three-story building consisted of commercial space at the first story and residential units above. Anna Meyer was listed in the San Francisco City Directory as residing at this address in 1892. In 1900, the first story was operating as a store and a saloon, and there were still residential units above. Anna Meyers and her son Charles continued to reside at this address in 1900. By 1906 the property had been sold to John Hadeler, who was still in ownership of the property in 1920. The building continues in this use pattern, with a restaurant and a commercial storefront at the first story and apartments above.

Architect George Voelkel was born in Russia in 1848. He received his education in France and Germany, pursuing his literary and professional studies at the Ecole Imperiale des Beaux Arts in Paris and the German Academy at Berlin. After graduating he served as a government architect in Germany, in Panama asan engineer, and with the German and Japanese Pacific coast survey. Due to ill health he moved from Panama to San Francisco in 1880 and subsequently opened an architectural practice. Voelkel specialized in grand residential buildings, most of which were destroyed in the 1906 Earthquake and Fire. Voelkel later relocated to Los Angeles, where his notable buildings include the Murdock Residence, which is listed as Los Angeles Historic Cultural Monument #778.

The Eureka Valley/Castro neighborhood experienced intensive residential development after the opening of the Market & Castro Street Cable Car line in 1886, as well as an increase in businesses that supported this residential development. The construction date of the building, combined with its location in the Eureka Valley/Castro neighborhood, one block south of Market Street, reflect its association with this historic trend of residential development.

Integrity:

Alterations include the recladding of the facade in wood shingles, the possible loss of original window ornament, reconfiguration of the corner window bays into balconies, and the addition of French doors at the balconies, the alteration of the cornice, and the replacement of original residential and commercial doors with contemporary replacement doors. The facade does retain certain character-defining features, including its height, massing, wood-sash, double hung windows, rectangular double-height bays, and paneled residential entries. Additionally, the building displays continuity of use. The building retains the following aspects of integrity: location and setting, and partially retains the aspects of materials, feeling, association and workmanship. The building no longer retains integrity of design.

Conclusion:

315 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 under any criterion. The building has been extensively remodeled and no longer retains its visual association with the Gilded Age Merchant Builders period of significance.