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) 245 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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 245 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): 3558-030

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

245 Sanchez St. is located on a 3,125 square-foot lot on the east side of Sanchez Street, between Market and 16th Streets. Built in 1920, 245 Sanchez St. is a 2-story, wood frame, 6-unit, multiple family building designed in the Colonial Revival style. The rectangular-plan building, clad in brick, 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 first floor features an integral porch in the left bay containing a glazed wood door with sidelights and molded surround. The right bay contains a double-leaf, wood garage door. A window with sliding metal sash, stucco sill and stucco paneled spandrel is set between bays. The first story is capped by an entablature featuring a simple frieze and cornice. The brick-clad upper story is characterized by three-part windows in each bay featuring a central fixed sash flanked on both sides by casement sashes with divided lights. The primary façade terminates in an entablature with egg-and-dart molding and cornice. The side facades are clad in drop siding. The building appears to be in good condition.

*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 west
8/21/2006

*P6. Date Constructed/Age and Sources: ☒ Historic
1920
SF Assessors Office

*P7. Owner and Address:
James C Moora, John C Losh
8 Gaviota Way
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)

Detail, first story

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 2 *Resource Name or # (Assigned by recorder) 245 Sanchez Street

B1. Historic Name 245 Sanchez Street

B2. Common Name 245 Sanchez Street

B3. Original Use Residential/Apartment Building B4. Present Use: Residential/Apartment Building

* B5. Architectural Style Colonial Revival

*B6. Construction History
Constructed in 1920. Replacement metal sash ground floor sliding window. Upper story replacement modern vinyl sash windows with false muntins at unknown date.

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

*B8. Related Features none

B9a. Architect Samuel C. Herman . Builder unknown

*B10. Significance: Theme 1906 Earthquake and Fire Reconstruction Area: Mission Dolores

Period of Significance 1906-1929 Property Type Residential/Apartment Building Applicable Criteria 1

(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. 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:

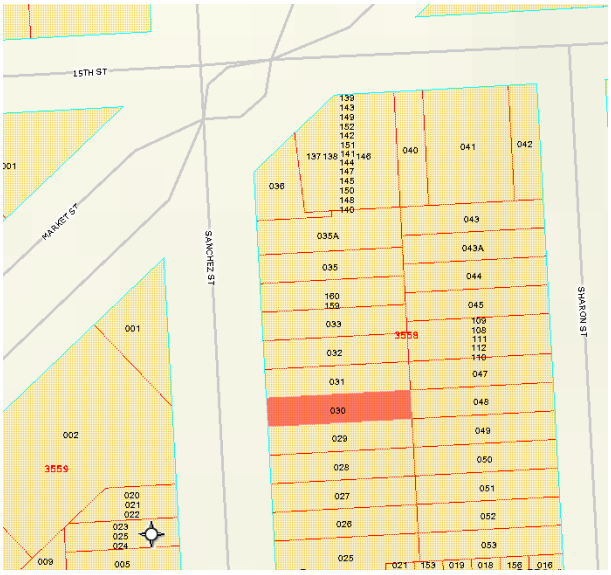
245 Sanchez Street was designed by Samuel C. Herman and constructed by an unknown builder in 1920 for Silvio Zambelli, a partner in Zambelli and McLean refreshments, which was located a few doors away at 2199 Market Street. The Zambelli family had a significant presence on this block of Sanchez; in addition to the refreshment business at 2199 Market Street, the family patriarch, Walter P. Zambelli and his wife lived at 201 Sanchez Street. (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,

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)

Samuel C. Hermon did not have an architectural office in San Francisco and research has revealed no further information about him.

Prior to construction of the extant building, this lot had stood vacant since at least 1899. The 1913 Sanborn map shows it as one of the last remaining vacant lots on the block. Silvio Zambelli resided here through at least 1945, at which time he was operating a restaurant downtown. The 1950 Sanborn Map describes the building as a two-story over basement apartment building containing five apartments, with a garage at the rear of the lot. The 1953 City Directory lists tenants including Florence Wolf, a secretary with Dildge-Koren Paint, H. E. Evans, Toshia Krishtol, Nera Amulio Della, W. J. Wilson, and Mrs. Sarah L. Munson, an office clerk. The building was constructed as an apartment building, a usage that continues today.

Eureka Valley escaped major damage in the 1906 Earthquake and Fire. The still-rural district filled an important role after the disaster, supplying much of the milk, vegetables, and meat consumed by homeless refugees filling the city's parks. However, the pastoral days of Eureka Valley came to an end in the years afterward as thousands of earthquake refugees began purchasing lots and erecting cottages, flats and small apartment buildings in the steadily urbanizing area. Eureka Valley experienced a sharp upturn in building activity between 1906 and 1914. The momentum continued after the completion of the Municipal Railway's J-Church streetcar line in 1917 and Twin Peaks Tunnel in 1918.

245 Sanchez Street is an example of an apartment building, a building type widespread in the survey area during the first decades of the twentieth century. Apartment buildings are generally located on large lots and configured with multiple living units on each floor, all accessed through a common lobby. The majority of apartment buildings constructed at this time were designed in the Classical Revival style. Other popular styles included Craftsman, Mission, and Spanish Colonial Revival.

245 Sanchez Street, with its 1920 construction date, Eureka Valley/Castro location, and apartment building typology, expresses a clear association with a broad pattern of San Francisco history.

Integrity:

245 Sanchez Street has undergone some alterations since construction. At the first story, an original window has been removed and replaced with a metal sash sliding window. At the upper stories, original windows have been removed and replaced with modern vinyl sash windows with false muntins. The building retains integrity of location, association, setting, feeling, design, and workmanship, as well as partial integrity of materials.

Conclusion:

245 Sanchez Street appears eligible for listing in the California Register of Historic Resources under Criterion 1 (Event). The building's 1920 construction date, Eureka Valley/Castro location and apartment building typology express an association with the 1906 Earthquake and Fire Reconstruction period of significance.

Additionally, 245 Sanchez Street has been identified as a non-contributing property located in the Mission Dolores Neighborhood Association survey area, adopted by the San Francisco Historic Preservation Commission on March 17, 2010.

Character Defining Features:

Character defining features include the building's height and rectangular massing, integral entry porch with glazed wood door, sidelights, and molded surround, first-story entablature featuring a simple frieze and cornice. and terminating entablature with egg-and-dart molding and cornice.