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) 119-121 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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 119-121 Sanchez St. City: San Francisco Zip: 94118

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 3542-043

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

119-121 Sanchez St. is located on a 25' x 125' lot on the east side of Sanchez Street, between 14th and Market Streets. Built in 1929, 119-121 Sanchez St. is a 4-story, wood frame, apartment building with twelve units, designed in the Mediterranean Revival style. This building is mirror to 125 Sanchez Street (APN 3542-042). The rectangular-plan building, clad in stucco, sits on a reinforced concrete foundation and is capped by a flat roof. The primary façade faces west, is 2 bays wide. The first floor features garage entries with double-leaf, glazed, paneled, wood doors in the left and center bays, and a recessed entry in the right bay. This entry is framed in yellow brick and has a single entrance with a wood door and sidelights. The upper three stories are characterized by semi-hexagonal bay windows in each bay with metal-sash casement windows with transoms on each face. The bay windows are further articulated with continuous vertical twisted cord molding at the corners, connecting the cornices at the top and bottom of the feature. A metal fire escape runs from the second floor to the roof between the two bay windows. The primary façade terminates in a wide frieze, egg-and-dart and acanthus molding, and a cornice. 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

P5a. Photo

P5b. Photo: (view and date)
View of west façade
8/17/2006

*P6. Date Constructed/Age and Sources: ☒ Historic
1929
SF Assessors Office

*P7. Owner and Address:
Molly J. Elliott
2858 Diamond St
San Francisco CA

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

*P9. Date Recorded:
8/17/2006

*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) 119-121 Sanchez Street

B1. Historic Name 119-121 Sanchez Street

B2. Common Name 119-121 Sanchez Street

B3. Original Use multiple-unit residential B4. Present Use: multiple-unit residential

* B5. Architectural Style Mediterranean-Revival

*B6. Construction History

119-121 Sanchez Street was constructed in 1929. The windows were replaced within the last 50 years.

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

*B8. Related Features none

B9a. Architect none known . Builder C.C. W. & H.H. Haun

*B10. Significance: Theme 1906 Earthquake and Fire Reconstruction Area: Duboce Triangle

Period of Significance 1906-1929 Property Type multi-unit residential 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 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:

119-121 Sanchez Street and 125 Sanchez Street were constructed concurrently on a single large lot in 1929 by the building firm of C. C. W. and H. H. Haun for the owner Emile Staude. Staude, who had purchased this lot when it was still vacant in 1923, is described in the City Directory as a janitor residing at 50 Sanchez Street. (continued)

B11. Additional Resource Attributes: (List attributes and codes) HP3: multiple-family property

*B12. References: Historic Context Statement, Market & Octavia Neighborhood Plan Area, Page & Turnbull, Inc. July 20, 2007
San Francisco Water Department Service Pipe Records, Sanborn Maps, San Francisco Sales Ledgers,

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)

Staude shared partial ownership of the building from its date of construction with Mrs. Harriet Richardson. In 1937, Emile Staude sold his percentage of ownership to Edward W. Gray. In 1977, Gray sold the building to Edward Hamm and Molly Elliot. In 1981, the lot was split and the buildings acquired separate parcel numbers. The building at 119-121 Sanchez Street contains 12 apartments.

The Duboce Triangle neighborhood was not heavily damaged by the 1906 Earthquake and it escaped the fires that ravaged so much of the city. Immediately following the quake, refugees from other areas of the city flooded the neighborhood. As these people began to seek permanent housing, Duboce Triangle was transformed from a middle-class neighborhood of single-family homes before the quake into a more densely populated area of multi-family apartments and flats.

Although 125 Sanchez Street's location and building typology reflect a general association with the 1906 Earthquake and Fire and Reconstruction period of significance, the building's location outside of the fire zone as well as its 1929 construction date place the building outside of the primary scope of this broad pattern of San Francisco's history.

Integrity:

Alterations include the replacement of the original windows at the second, third and fourth floor with aluminum sash casement windows. The building retains the majority of its character-defining features, including its original hinged glazed wood garage doors, original or appropriate replacement glazed wood entry doors with sidelights and transoms at the recessed entrance, three-story height canted bays, window ornamentation including continuous three-story height vertical twisted cord molding, wide frieze, egg-and-dart and acanthus molding, centrally located metal fire escape, and terminating cornice. The building retains the following aspects of integrity: location, setting, workmanship, design, feeling and association, and partially retains integrity of materials.

Conclusion:

119-121 Sanchez Street does not appear eligible for listing in the National Register of Historic Places, the California Register of Historical Resources or local designation under any criterion. Although the building location and typology reflect a general association with the 1906 Earthquake and Fire and Reconstruction period of significance, the 1929 construction date and location place the building outside of the primary scope of this broad pattern of San Francisco's history. Additionally, although the building is largely intact, it does not rise to the level of a building that embodies the "distinctive characteristics of a type, period or method of construction." Nor is it the work of a master, nor does it possess high artistic values.