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) 255 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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 255 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): 3558-028

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

255 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 1933, 255 Sanchez St. is a 2.5-story, wood frame, single family buildling designed in the Mediterranean Revival style. The rectangular-plan building, clad in scored stucco and wood 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 story, clad in rusticated stucco, features a central integral arched entry porch containing a wood door with a molded surround. There is a grated pedestrian entrance in the far right bay of the building accessing an off-set rear block. The second story is clad in smooth stucco, and is characterized by a full-height, arched window in each bay. Each window features a pair of ogee-arched wood casement sash with divided lights, capped by an arched transom with divided lights. The windows have separate, rounded iron balconies on a single, massive stuccoed scroll modillion flanked by foils. The corners of the upper story are chamfered and clad in rusticated stucco. The primary facade terminates in a mansard parapet roof with a rosette and vegetal panel cornice. The asphalt-clad roof features a barreled dormer in each bay with arched, wood casement sash with divided lights. The side elevations are clad in drop siding with metal coping around the perimeter of the roof. The building drops down to a single story toward the rear elevation. 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 west
8/21/2006

*P6. Date Constructed/Age and Sources: ☒ Historic
1933
SF Assessors Office

*P7. Owner and Address:
Eric Hansen & Vir Rodriguez
255 Sanchez Street
San Francisco, 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)

Detail, dormer windows

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #
HRI No.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 3CS

*Resource Name or # (Assigned by recorder) 255 Sanchez Street

B1. Historic Name 255 Sanchez Street

B2. Common Name 255 Sanchez Street

B3. Original Use single family residential B4. Present Use: single family residential

* B5. Architectural Style Mediterranean Revival

*B6. Construction History
255 Sanchez Street was constructed in 1933.

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

*B8. Related Features none

B9a. Architect unknown . Builder Henry Doelger

*B10. Significance: Theme Depression, World War II and Postwar Aftermath Area: Eureka Valley/Castro

Period of Significance 1929-1950 Property Type single family residential Applicable Criteria 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 Depression, World War II and Postwar Aftermath 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 (1929-1950) of that context. Based on its appearance, the building is also considered under California Register Criterion 3 (Design). 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:

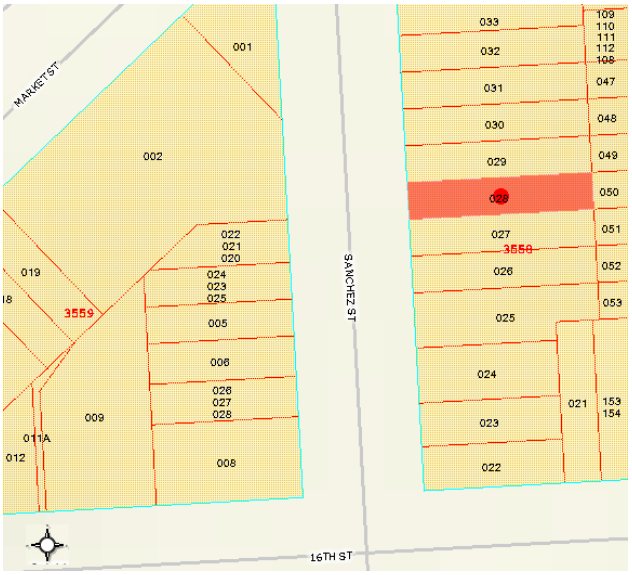
255 Sanchez Street was constructed on vacant land in 1933 by well-known local builder named Henry Doelger. The first owner was a dentist named Ernest A. Goetze. Goetze had a dental office on Post Street, and both owned and resided at the adjacent property at 253 Sanchez Street since 1888. (continued)

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References: Historic Context Statement, Market & Octavia Neighborhood Plan Area, Page & Turnbull, Inc. July 20, 2007
Edwards Abstracts, 7/10/1933
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)

* Required Information

B10: Significance (continued)

In 1936, the City Directory lists John Goetze, the son of Ernest A. Goetze, residing at 255 Sanchez Street. The 1953 City Directory lists B. Fortunio residing at the building. The building was constructed as a single-family dwelling and and at an indeterminate date was converted to a residential building containing two flats. The conversion has been done with sensitivity to the facade and does not impact the integrity of the building.

Eureka Valley had been generally built out by 1929, largely due to the residential building trend associated with the opening of the Market & Castro Street Cable Car line in 1886 along Market Street to Castro Street. Residential construction is not generally associated with the Depression, World War II and Postwar Aftermath period of significance in Eureka Valley.

Criterion 3:

The builder Henry Doelger is primarily known as a housing developer associated with the development of San Francisco's Sunset District and Daly City's Westlake District. Doelger grew up in the Inner Sunset at the corner of 7th Avenue and Hugo Street. Doelger ran a hot dog stand on the corner of Seventh Avenue and Lincoln Way and used most of his profits to buy land in the Sunset District. In the 1920, he and his brother Frank, formed the Doelger Brothers and began building and selling homes. The Doelgers built their first homes, about 25 of them, on 39th Avenue in 1926. Henry Doelger is best known for the houses he built in a large concentrated area, approximately from 27th to 39th Avenues between Kirkham and Ortega Streets. This area was sometimes called "Doelger City." Because of the newly-created Federal Housing Administration and the affordable homes built by Doelger, purchasing a home became realistic for middle-income buyers. Doelger also built more expensive, larger homes in Golden Gate Heights including his own house at 1995 15th Avenue, and a house for William Saroyan's family at 1821 15th Avenue. Doelger constructed homes in the Richmond District, Golden Gate Heights, and along MacArthur Boulevard in Oakland. During World War II, Doelger put up over 3,000 units of defense housing in the East Bay and South San Francisco. After the war he was responsible for building the Westlake subdivision in Daly City.

Part of a general return to traditionalism that occurred in housing between the two world wars, the Mediterranean Revival style is an eclectic mode that was first introduced in the United States around the turn of the 20th Century and came into prominence in the 1920s and 1930s. The style reflects the architectural influences of the Mediterranean coast, including Italian, Byzantine, French, and Moorish themes from southern Spain. In San Francisco, the Mediterranean Revival was often adapted to fit the urban rowhome typology in a simplified manner, with a garage opening at street level, a row of windows that nearly spans the width of the façade at the first floor, and an entrance set to the side of the main elevation. Facades are sometimes spare in detailing, or ornamentation can incorporate historicist details. The Mediterranean Revival style is generally characterized by stuccoed wall surfaces, flat or low-pitched roofs with terra cotta or red tile rood elements, arched openings and fenestration, scrolled or tile-capped parapet walls and articulated door and window surrounds with applied decoration. Balconies and other elements made of cast iron are also typical.

255 Sanchez Street is a well preserved example of the Mediterranean Revival style applied to the single family dwelling building typology. The building has no major alterations and retains adequate character-defining features which accurately convey the type, period and method of construction.

Integrity:

In regard to integrity, 255 Sanchez Street has undergone minimal visible alterations and retains all of its character-defining features. Alterations include replacement of original garage doors with a contemporary overhead garage door. Otherwise, the facade appears unchanged, and retains its character - defining features including its two-and-a-half story height and rectangular massing, scored stucco cladding, full-height ogee-arched wood casement windows with rounded iron balconies, barreled dormers with arched wood casement windows, and a mansard parapet roof with a rosette and vegetal panel cornice. The building retains the following aspects of integrity: location, design, setting, feeling, association, materials and workmanship.

(continued)

B10: Significance (continued)

Conclusion:

255 Sanchez Street appears eligible for listing in the California Register under Criterion 3 (Design/Construction) as a well-preserved example of a Mediterranean Revival single family building constructed by the well known San Francisco builder Henry Doelger. The building embodies the distinctive characteristics of its type, period and method of construction. It does not appear eligible for listing under Criterion 1 (Event). Because Eureka Valley was essentially fully built out by 1929, this isolated later building is not associated with important pattern of events related to the development of the area.

Character Defining Features:

Character-defining features include its two-and-a-half story height and rectangular massing, scored stucco cladding, full-height ogee-arched wood casement windows with rounded iron balconies, barreled dormers with arched wood casement windows, and a mansard parapet roof with a rosette and vegetal panel cornice.