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) 227 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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 227 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): 3558-033

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

227 Sanchez St. is located on a 3,123 square-foot lot on the east side of Sanchez Street, between Market and 16th Streets. Built in 1925, 227 Sanchez St. is a 3-story, wood frame, 10-unit, multiple family building designed in the Mediterranean Revival style. The rectangular-plan building, clad in stucco, brick and wood shiplap siding, sits on a reinforced concrete foundation and is capped by a flat roof. The primary façade faces west and is 2 bays wide. The first floor, clad in brick, features an integral entry porch in the left bay featuring a stucco-clad, shouldered Tudor arch and a mosaic floor. The porch shelters a glazed wood door with sidelights. A single, paneled, wood door is set immediately left of the entry. The right bay includes a garage entryway with a paneled overhead door. The upper two stories are characterized by a square bay window in each bay with three-part, metal-frame picture windows with sliding side sash. The windows have stucco cartouches and garlands ornament on the spandrel panels between the second and third stories. The bay windows in the third story are capped by cartouche ornament and lobed parapets with metal coping. The façade terminates in a false parapet with gable peaks over each bay, lined with ogee coping. The side elevations are clad in shiplap siding. The building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP 3: Multiple Family Property

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

P5a. Photo

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

*P6. Date Constructed/Age and Sources: ☒ Historic
1925
SF Assessors Office

*P7. Owner and Address:
547 Madison Ave LLC
P O Box 1420
Long Beach, 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, main entry.

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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) 227 Sanchez Street

B1. Historic Name 227 Sanchez Street

B2. Common Name 227 Sanchez Street

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

* B5. Architectural Style Mediterranean Revival

*B6. Construction History
Constructed in 1925. Garage door replaced with a modern segmented overhead garage door at an unknown date. Windows on the second and third story replaced with modern metal sash at an unknown date.

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

*B8. Related Features none

B9a. Architect John C. Hladik . Builder unknown (possibly owner)

*B10. Significance: Theme 1906 Earthquake and Fire Reconstruction Area: Eureka Valley/Castro

Period of Significance 1906-1929 Property Type Residential/Apartment Building 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:

227 Sanchez Street was designed by architect John C. Hladik and constructed in 1925 for H. F. Krauskopf, a builder. Krauskopf, who resided at 1862 19th Avenue in 1926, may have participated in the construction of the building. The architect John C. Hladik was born in Prague and came to San Francisco as a young man where he worked as an architect specializing in apartment design. (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, Edwards Abstracts, 6/22/1925.

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)

During his career, Hladik kept offices in the Monadnock Building. He died while on vacation in Guerneville, Sonoma County in 1928.

Prior to the construction of the extant building, this lot long held a single-story dwelling with a generous setback; that one-story dwelling is visible on the 1893, 1899 and 1914 Sanborn Maps. The 1953 City Directory lists tenants including painter Hugo Lane, wholesalesman Mitchell Petkovich, Examiner employee John Urrutia and his wife Freida, Mrs. Gertrude Price, Francis Boone, bookkeeper Margaret McGowan, and Edward Carvin at this address. The building was constructed as an apartment building, a use pattern which it retains today.

Eureka Valley escaped destruction in the aftermath of the 1906 Earthquake and Fire, mostly limited to brick chimneys and foundations. 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 following period 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.

227 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 Revival styles, including Classical, Mission, and Spanish Colonial Revival, as well as the Craftsman Style.

The building, with its 1925 construction date, Eureka Valley/Castro location, and apartment building typology, expresses a clear association with a broad pattern of San Francisco history.

Integrity:

227 Sanchez Street has undergone alterations, including the removal of the original garage door and replacement with a modern segmented overhead garage door and the removal of original windows at the second and third stories and replacement with modern metal frame windows. The building retains integrity of association, feeling, design, location and setting, but only partial integrity of materials and workmanship, due to the facade alterations.

Conclusion:

227 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 of Historic Places under any criterion. Despite retention of many character defining details, as well as a construction date, location and building typology which express an association with the 1906 Earthquake and Fire and Reconstruction context, the building is not a particularly important exemplar of that context.