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) 151 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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 151 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): 3542-049

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

151 Sanchez St. is located on a 25' x 125' lot on the east side of Sanchez Street, between 14th and Market Streets. Built in 1940, 151 Sanchez St. is a 3-story, wood frame, multiple family residence with two flats, designed in the French Provincial style. The rectangular-plan building, clad in scored stucco and wood channel 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 a recessed area spanning most of the length of the elevation containing a recessed unit entry, garage entry, and entry to the second-floor unit. A single casement window is set immediately right of the recessed area. The recessed area has arched pedestrian and bay openings. The upper two stories are characterized by a two-story, shallow bay window capped by a hipped parapet roof in the left bay, and casement windows in the right bay. The bay window has scored stucco quoining on the second story and chamfered edges on the third story. Both stories of the bay window have three-part windows. The second story window has an iron balustrade on exposed joist ends. The primary façade terminates in a parapet with a pent roof clad in asphalt shingles. The building appears to be in good condition and is nearly identical to 145-147 Sanchez St. (APN 3542-24A).

*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
1940
SF Assessors Office

*P7. Owner and Address:
Joel A. Bubeck
151 Sanchez 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 Primary #
DEPARTMENT OF PARKS AND RECREATION HRI No.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

Page 1 of 2 *Resource Name or # (Assigned by recorder) 151 Sanchez Street

B1. Historic Name 151 Sanchez Street

B2. Common Name 151 Sanchez Street

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

* B5. Architectural Style French Provincial

*B6. Construction History

151 Sanchez Street was constructed in 1940. The original garage door has been replaced with a multipanel contemporary door within the past 25 years.

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

*B8. Related Features none

B9a. Architect D E Jaekle . Builder _____

*B10. Significance: Theme Depression, World War II and Postwar Aftermath Area: Duboce Triangle

Period of Significance 1929-1950 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 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 (residential/flats) and dates from the Period of Significance (1929-1950) 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:

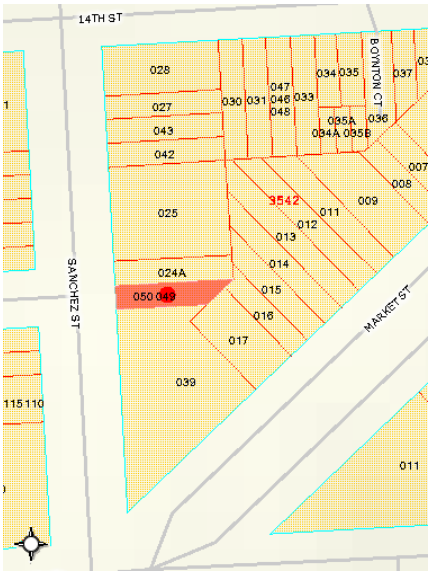
151 Sanchez Street was constructed in 1940 on vacant land by the architect Donnell E. Jaekle. The building is nearly identical to the adjacent building at 145-147 Sanchez Street. Jaekle (1902-1972) was born in Napa and was working in San Francisco by the 1930s. Notable San Francisco properties designed by Jaekle include a Zig-Zag Moderne service station at Larkin and Pacific (relocated to Market Street), and the Jones House (1937), a sleek Moderne single family residence. (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
http://www.sjredevelopment.org/PublicationsPlans/SanJoseModernismJune2001.pdf
Sanborn Maps

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)

Jaekle relocated to San Jose in the mid-1940s, and worked mostly on apartment and shopping complexes, as well as the Builders' Exchange Building (PAL Building) at 460 Park Avenue (1950).

The first owner of 151 Sanchez Street was Lloyd J. Cosgrove, a member of the San Francisco Public Utilities Commission at the time the building was constructed. Cosgrove, however, did not reside at the building. At the close of 1941, Cosgrove sold the property to Richard Wellman, a driver for Sibley Grading and Teaming Co., who lived at the property with his wife Alfreda. Wellman was still the owner and resident of this property in 1953. The building was constructed as a residential/flats building, a use which it maintains today.

Duboce Triangle had been generally built out by 1929, due to successive waves of residential building associated with the opening of the Market & Castro Street Cable Car line in 1886 along Market Street to Castro Street and the post-1906 trend of conversion from single family dwellings to multi-family apartments and flats. Residential construction is not generally associated with the Depression, World War II and Postwar Aftermath period of significance in Duboce Triangle.

Integrity:

151 Sanchez Street has undergone minimal visible alterations and retains nearly all of its character-defining features. Alterations include the replacement of the original single panel garage door with a metal overhead replacement garage door. Otherwise, the facade appears unchanged, and retains character-defining features including its height and massing, stucco cladding, arched entry recesses, shallow rectangular bay window with scored stucco quoining and chamfered edges capped by a hipped parapet roof, three-part wood sash casement windows, iron balustrade on exposed joist ends, and a parapet with a pent roof clad in asphalt shingles. The property retains all of the the aspects of integrity, including location, setting, design, materials, workmanship, feeling, and association.

Conclusion:

151 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. Although a modest well-preserved example of a French Provincial-style multi-unit residential building constructed in the Duboce Triangle neighborhood during the Depression, World War II and Postwar Aftermath period of significance, 151 Sanchez Street is not associated with a broad pattern of local history. Sharing much in common with speculative development underway in the Sunset District, 151 Sanchez is somewhat of a non-sequitor in the largely Victorian and Edwardian-era Duboce Triangle neighborhood. Furthermore, 151 Sanchez Street does not embody notably distinctive characteristics of a type, period or method of construction, nor is it the work of a master and it does not possess high artistic values.