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) 310-312 Church 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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 310-312 Church 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): 3558-001

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

310-312 Church Street is one of two buildings located on a 2,500 square-foot corner lot on the west side of Church Street, between 16th and 15th Streets. The adjacent corner building at 300-308 Church Street shares the lot. As originally constructed, these buildings were a single structure containing 6 flats and 2 commercial spaces. The buildings were separated by 1950, and later infilled with a modern egress stair tower. Built in 1906, 310-312 Church Street is presently configures as a three-story, wood frame, 2-unit multiple-family residential over commercial building designed in the Spanish Colonial Revival style. The rectangular-plan building, clad in flush wood siding and stucco, is capped by a flat roof. The primary façade faces east toward Church Street and is 3 bays wide. The first floor of the primary façade features a storefront with plate-glass windows across most of the elevation. A gated, recessed residential entrance with shouldered arched opening and glazed, paneled wood door with transom is set at the right end of the elevation. The upper two stories are characterized by rectilinear bay windows with shed roofs clad in red clay tile in the left and center bay. The left bay window has two windows on the front face with double-hung wood sash featuring four-over-one sash on the first story and diamond pane top sash on the second story. A small parapet wall with a pent roof clad in red clay tile extends above (continued)

*P3b. Resource Attributes: (list attributes and codes) HP3: Multiple family properrty / HP6: 1-3 Story commercial building

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

P5b. Photo: (view and date)
View from east
8/22/2006

*P6. Date Constructed/Age and Sources: ☒ Historic
1906
SF Assessors Office

*P7. Owner and Address:
Samuel & Gladys N Yeramian
% Samuel&Gladys N Yeramian
183 Alpine Ter
San Francisco, CA 94117

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

*P9. Date Recorded:
8/22/2006

*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)

P3a. Description, continued.

the roofline at this window. The bay window in the center bay has three-part windows with similar division patterns. The bay window has a roof with corbelled cornice and a parapet wall rises above the roofline with a gable roof and center quatrefoil window. The right bay has single, flush windows with four-over-one, double-hung wood sash and cornice caps, topped with a small fixed window with quatrefoil surround. 310-312 Church Street is connected to the adjacent corner building at 300-308 Church Street by a three-story, wood-frame stair tower clad in stucco. The connector has a service door on the first story and wood-frame, fixed windows on the upper stories. The tower terminates in a shed roof clad in red clay tile. The building appears to be in good condition.

State of California The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI No.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6L

Page 1 of 2 *Resource Name or # (Assigned by recorder) 310-312 Church Street

B1. Historic Name 310-312 Church Street

B2. Common Name 310-312 Church Street

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

* B5. Architectural Style Spanish Colonial Revival

*B6. Construction History

3Constructed in 1908. Part of a single larger structure divided in 1950. Modern egress tower constructed within past 50 years. Commercial storefront replaced.. Portions of the first story reclad in stucco.

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

*B8. Related Features 310-312 Church Street is connected by an egress tower to the building on the same lot which is addressed 300-308 Church Street.

B9a. Architect Kidd & Anderson . Builder Lange & Bergstrom

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

Period of Significance 1906-1929 Property Type residential over commercial 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 over commercial) and dates from the Period of Significance (1906-1929) of that context. Based on its appearance, the building is also considered under California Register Criterion 3 (Design/Construction). 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:

310-312 Church Street was constructed in 1908 on formerly vacant land by the architectural firm of Kidd & Anderson, and built by contractors Lange & Bergstrom. It formed the southern portion of a larger building which was later divided both physically and legally to create this building and its neighbor to the north, 300-308 Church 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
Edwards Abstracts, 3/21/1908
Sanborn Maps, 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)

B10: Significance (continued)

The first owner of the original building was Edwin W. Bennett, proprietor of E.W. Bennett & Co. manufacturers of metal polish, who resided at 140 Divisadero Street. The 1913 Sanborn Map describes the original building as six flats over two stores. Renters through these years included restaurant keepers, boilermakers and bookkeepers. By 1920, ownership of the building had passed to Henry Gardiner, vice-president of McGraw-Hill Co. of California (publishers), who resided in San Mateo.

As constructed, the original building contained six flats and two commercial spaces. That was divided into two buildings by 1950, and the space between the separated buildings was later infilled with a modern egress stair tower.

The Eureka Valley neighborhood survived the 1906 Earthquake largely intact and escaped the ravages of the resultant fire completely. The largely 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. As refugees began seeking permanent housing, the neighborhood quickly lost its rural nature and became crowded with residential housing development. Rapid construction of cottages, flats, and multi-unit residential buildings, and the businesses that supported the increased population, characterized the neighborhood after 1906. The 1908 construction date of the building, combined with its building typology (residential/apartment building over commercial) and Eureka Valley location clearly reflect its association with this broad historical trend of residential development.

Criterion 3:

Despite the retention of many character defining features, 310-312 Church Street can not be considered eligible for listing in the California Register under Criterion 3 (Design/Construction) because of a significant alteration to the footprint and design of the building.

Integrity:

Alterations include the separation of the building from its original structure and the insertion of an egress tower, the insertion of an additional residential entry at the first story, the replacement of original commercial doors with contemporary metal frame doors, and the recladding of the commercial storefront with stucco and glazed ceramic tile. The building retains integrity of setting and location, and retains partial integrity of materials, workmanship, feeling and association. It does not retain integrity of design

Conclusion:

310-312 Church 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 the building's 1908 construction date, building typology and location suggest an association with the 1906 Earthquake and Fire and Reconstruction context, extensive alterations render the building unable to accurately convey its association with this period. Despite the retention of many character defining features, 310-312 Church Street can not be considered under Criterion 3 (Design/Construction) because of a significant alteration to the design of the building. Despite reduced integrity due to this alterations, the building retains sufficient character defining features to merit special consideration in local planning.

Character Defining Features:

Character-defining features include three-story height and rectangular massing, rectilinear bay windows with shed roofs clad in red clay tiles, parapet with pent roof clad in red clay tiles, and flat roof.