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) 124 Church St.

P1. Other Identifier: 124-130 Church Street

*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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 124-130 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): 3537-007

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

124-130 Church St. is located on a 48' x 125' lot on the west side of Church Street, between 14th Street and Duboce Avenue. Built between 1899 and 1913, 124-130 Church St. is a 3-story, wood frame, multiple family residence with three units, designed in a modified Italianate style. The rectangular-plan building, clad in wood shingles, is capped by a flat roof. The foundation is not visible from the street. The primary façade faces east and is 3 bays wide. The first floor features a wood shingle-clad one-story addition in the left and center bays that projects forward from the building. This addition is currently boarded up, but may be a commercial space. A single entrance is located in the right bay of the first floor, adjacent to the addition. Marked by a metal security door, the door provides the only access to the interior from the street. The upper two floors are characterized by two-story, semi-hexagonal bay windows in the left and right bays. The bay windows have arched double-hung, wood-sash windows with molded surrounds and shallow wood sills on each face. The center bay of the features two recessed entryways on the second story with interior wood paneling, glazed wood-panel doors with arched transoms, and molded surrounds. The center bay of the third floor features two arched, double-hung wood-sash windows. The primary façade terminates in an paneled frieze and bracketed 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 east façade
8/18/2006

*P6. Date Constructed/Age and Sources: ☒ Historic
Ca. 1905
Sanborn maps

*P7. Owner and Address:
Watthika Chea
1731 Earl Avenue
San Bruno CA

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

*P9. Date Recorded:
8/18/2006

*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) 124 Church Street

B1. Historic Name 124-130 Church Street

B2. Common Name 124 Church Street

B3. Original Use residential/flats B4. Present Use: residential/flats over commercial

* B5. Architectural Style Italianate

*B6. Construction History
Constructed between 1899 and 1905. Altered to include one-story commercial addition built within the past 50 years. The facade has been stripped and reclad in wood shingles at an unknown time.

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

*B8. Related Features none

B9a. Architect unknown . Builder unknown

*B10. Significance: Theme Gilded Age Merchant Builders Area: Duboce Triangle

Period of Significance 1870-1906 Property Type residential/flats over 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 Gilded Age Merchant Builders context of the Historic Context Statement, Market & Octavia Neighborhood Plan Area, since it is both an identified building type (mixed use residential and commercial) and dates from the Period of Significance (1870-1906) 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:

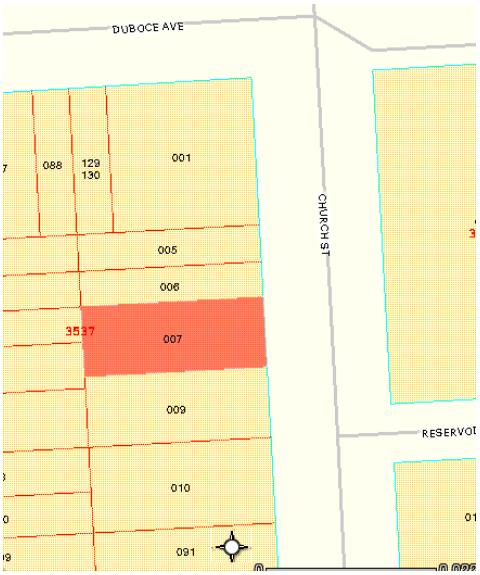
124 Church Street was constructed in 1902 on vacant land owned by Union Investment Co. At the time of construction it was described as two stories and containing four flats. By 1905, the building was described on the Sanborn Map as a three-story building. The one-story commercial addition (possibly originally used as a garage) built at the front of the lot was constructed very early in the building's history, possibly in 1905 by Union Paving. (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 Block Books

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 building was owned by Union Investment Co. through 1920. The 1954 City Directory lists cabinet-maker John Miramontes at this address. The building was constructed as residential/flats and now operates as residential/flats over commercial.

The development of Duboce Triangle as a residential district began in earnest after Upper Market Street was graded west of Dolores Street in the 1870s and the Market Street Cable Railway was extended from Market and Valencia streets to Castro Street in 1886. 124 Church Street, with its 1902 construction date, original building typology (residential/flats), and location proximate to Market Street clearly reflects an association with this broad historical trend of residential development.

Integrity:

A one-story commercial addition at the front of the lot has significantly altered the building's original massing and proportions and its relationship to the street. The building retains some of its character-defining features, including its arched double-hung, wood-sash windows with molded surrounds, as well as its entry porch with its molded wood paneling, glazed wood-panel doors with arched transoms, and molded surrounds. Additionally, the building terminates with its original paneled frieze and bracketed cornice, which wraps around the building and is visible at the secondary elevations. However, wood shingles cover the original cladding of the building and all other ornament appears to have been stripped. As such, the building retains only the character-defining features of height, massing, and some ornamentation. The building retains the following aspects of integrity: location, setting and association, while partially retaining the aspects of design, workmanship, materials, and feeling.

Conclusion:

124 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 1902 construction date, original building typology (residential/flats) and Duboce Triangle location reflect an association with the Gilded Age of Merchant Builders period of significance, alterations have diminished the building's integrity and the building no longer accurately expresses its connection to the period.