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) 326-328 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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 326-328 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): 3558-003

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

326-328 Church Street is located on a 25' x 140' lot on the west side of Church Street between 16th and 15th Streets. Built in ca. 1890, 326-328 Church Street is a 3-story, wood-frame, 5-unit, multiple-family building designed in the Italianate style. The rectangular-plan building, re-clad in asbestos shingles, is capped by a flat roof. The primary façade faces east and is 3 bays wide. The building has a deep setback from Church Street, and the setback has been filled with a single-story, concrete, 2-car garage addition set flush with the street line. The roof of the garage functions as outdoor living space, and has a lattice balustrade. The right bay features gated concrete steps leading to an integral entry porch on the second story. The porch shelters two paneled, wood doors with transoms. A single-story addition with flat roof is set immediately right of the entry porch and has a glass block window. The left bay features the second level of a two-story, rectilinear bay window. The bay window continues in the left bay of the third story, set opposite a single flush window in the right bay. The windows have one-over-one, double-hung, wood sash. The primary façade terminates in an entablature with a paneled frieze, projecting cornice, and brackets. A metal chimney projects from the roofline. The building appears to be in good condition, though most original architectural ornament has been removed.

*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 from east
8/22/2006

*P6. Date Constructed/Age and Sources: ☒ Historic
1900; rev. ca. 1890
SF Assessor; Sanborn maps

*P7. Owner and Address:
Ruth McGrath
4439 17th St
San Francisco, CA

*P8. Recorded by:
Page & Turnbull, Inc.
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)

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

 *Resource Name or # (Assigned by recorder) 326-328 Church Street

B1. Historic Name 326-328 Church Street

B2. Common Name 326-328 Church Street

B3. Original Use multiple-family property B4. Present Use: multiple-family property

* B5. Architectural Style Italianate

*B6. Construction History

Constructed in 1887. Garage addition constructed at the front of the lot and an enclosed vestibule built at the second story at unknown times. Reclad in Transite asbestos siding in the last 50 years.

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

*B8. Related Features none

B9a. Architect unknown . Builder Henry. J. McLerie

*B10. Significance: Theme gilded Age Merchant Builders Area: Eureka Valley/Castro

Period of Significance 1870-1906 Property Type 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 Gilded Age Merchant Builders 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 (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:

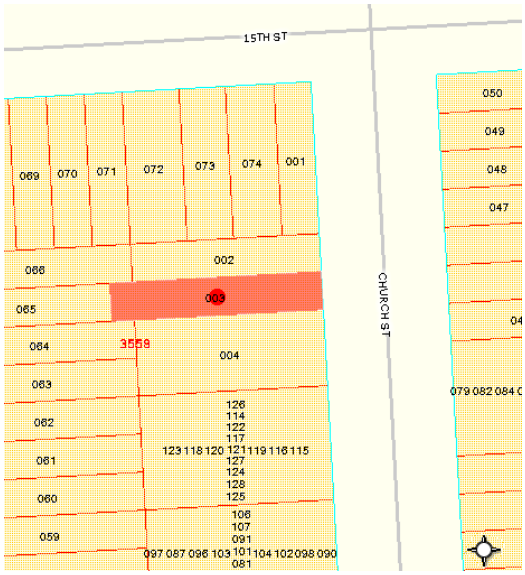
326-328 Church Street was constructed in November of 1887 by the contractor and owner Henry J. McLerie. City directories and Block Books indicate that the McLerie family remained in ownership of and in residence at this building through the 1950s. In 1940, the Directories begin to list additional renters in units within the building. (continued)

B11. Additional Resource Attributes: (List attributes and codes) HP3: Multiple-family property

*B12. References: Historic Context Statement, Market & Octavia Neighborhood Plan Area, Page & Turnbull, Inc. July 20, 2007
San Francisco Water Department Service Pipe Records.

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)

In 1940, there was one additional unit leased to Kinsey Mars, and in 1953 there were two additional units. The building was constructed as a single-family dwelling and is currently configured as a residential/flats building.

The Eureka Valley/Castro neighborhood experienced intensive residential development after the opening of the Market & Castro Street Cable Car line in 1886. The 1887 construction date of the building combined with its location in the Eureka Valley/Castro neighborhood one block south of Market Street reflect its association with this historic trend of residential development.

Integrity:

Alterations include the excavation of the lot for the addition of a two-car garage which sits in front of the building at left, construction of a small addition at the second story which includes additional entrances to the building and obscures a portion of the second story facade, covering of the original cladding with asbestos shingles, removal of the original entry doors and replacement with modern multi-panel wood doors, and removal of any original window or door ornamentation. The facade does retain some character-defining features, including its two-story height and rectangular massing, two-story squared bay window, double-hung wood sash windows and a molded projecting cornice with wood brackets. The building has been surrounded by larger contemporary multi-unit residential buildings, changing the setting considerably. The building retains the location aspect of integrity, partially retains the aspects of association, design and materials, and does not retain the aspects of setting, feeling, or workmanship.

Conclusion:

326-328 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. While the building's 1887 construction date, building typology (single-family residential) and location proximate to Market Street suggest an association with the Gilded Age Merchant Builders period of significance, extensive alterations render the building unable to clearly convey its association with this period.