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) 140 Church St.

P1. Other Identifier: 140-142 Church St

*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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 140-142 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): 3537-009

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

140-142 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, 140-142 Church St. is a 3-story, wood frame, extensively remodeled, multiple family residence with six units and one-story commercial addition. The rectangular-plan building, clad in stucco, sits on a reinforced concrete foundation and is capped by a flat roof. The primary façade faces east and is 5 bays wide. The first-story commercial addition contains a central wood sectional garage door flanked by modern storefronts. Staircases leading to the integral entry porches on the second story are set at either end of the addition. The entrances have modern wood doors. The upper two floors are characterized by two rectilinear bay windows with fixed picture windows in the center bays. The primary façade terminates in an unadorned parapet. The building appears to be in good condition, though it appears to have been extensively remodeled.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple family property; HP6. 1-3 story commercial building

*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:
St Francis Lutheran Church
152 Church St
San Francisco 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) 140 Church Street

B1. Historic Name 140 Church Street

B2. Common Name 140 Church Street

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

* B5. Architectural Style Italianate (modified)

*B6. Construction History

140 Church Street was constructed in 1890. In 1954 the facade was reclad in stucco and the entrance was rebuilt and stairs were clad in terrazzo. In 1954 a permit was granted to convert from apartments to apartments above two commercial storefronts, and the apartments in the basement were

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

*B8. Related Features none

B9a. Architect Thomas Welsh . Builder James Campbell

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

Period of Significance 1870-1906 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 Gilded Age Merchant Builders context of the Historic Context Statement, Market & Octavia Neighborhood Plan Area, since it is both an identified building type (residential/flats over commercial) and dates from the Period of Significance (1870-1906) of that context. (Although the residential over commercial building type is not specifically identified in the Historic Context Statement of the Market & Octavia Neighborhood Plan Area, it is clear from examples given under the Residential building type that this category was understood to include residential over commercial.) 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).

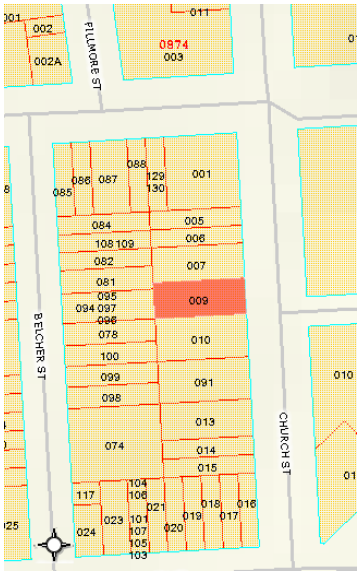
(continued)

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References: Historic Context Statement, Market & Octavia Neighborhood Plan Area, Page & Turnbull, Inc. July 20, 2007,
1998 B Form

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)

Criterion 1:

140 Church Street was designed by architect Thomas Welsh and constructed in 1890 by the builder James Campbell. Thomas Welsh was born in Australia in 1845 moved to San Francisco with his family when he was a child. He received his architectural training while working as a draftsman at the firms of George Boardwell and Kenitzer & Farquharson. Welsh opened his own practice in 1872 and later partnered with architect John W. Carey. For much of his career, Welsh held the position of chief architect for the San Francisco Board of Education. In this capacity he designed several school buildings, the only surviving example being the Irving M. Scott School (1895) at 1060 Tennessee Street in the Potrero District. He also served as the primary architect for the Catholic Archdiocese of San Francisco. He designed a total of 16 catholic churches in San Francisco of which three remain: Sacred Heart Church (1898) at Fillmore and Fell streets, St. Agnes Church (1905) on Masonic and Page streets, and the reconstructed St. Mary's Cathedral at California Street and Grant Avenue. He was also a prolific designer and builder of Victorian-era dwellings throughout San Francisco, including two City Landmarks, the Burr Residence (1878) at Vallejo and Franklin streets and the McMorry-Lagan House (1884) at Haight and Laguna Streets, both Italianate in design with mansard roofs. Welsh's surviving commercial work includes the wood-frame Pioneer Trunk Factory (1902) at 18th and Folsom streets and the Hotel Vendome (1907) on Columbus Avenue. Welsh continued working with Carey until his death in 1918.

140 Church Street, originally a two story building containing four flats, was constructed for Ann Shattuck, a dealer in second hand clothing. Shattuck was never listed at this address and appears to have used the property for rental income. The 1900 Census records three families renting at this address: Eustace Geilow, a captain on bay steamer, and family, George Newman, a dry goods salesman, and family, and Archibald Hamill, a police officer, and family. Shattuck owned the property through at least 1909. By 1913 the building contained six flats. In 1954 the building was converted to residential/flats over commercial, a use pattern which continues today.

The development of Duboce Triangle as a residential district begin 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. 140 Church Street, with its 1890 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:

140 Church Street has been significantly altered since its 1890 construction and retains very few of its character defining features. Alterations include recladding the facade in stucco and removal of all fenestration ornament, replacement of original wood windows with aluminum sash, replacement of original doors with contemporary wood doors, and reconfiguration of the first story to include commercial storefronts. The building retains integrity of location and setting only. It does not retain integrity of association, feeling, workmanship, design or materials.

Conclusion:

140 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 its 1890 construction date, Duboce Triangle location and residential/flats building typology show an association with the Gilded Age Merchant Builders period of significance, the building has been significantly altered and no longer accurately conveys that association. Although Thomas Welsh was a well known and active San Francisco architect, the building no longer expresses his work, and does not possess high artistic values or represent the work of a master.