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) 178 Church St.

P1. Other Identifier: 178-180 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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 178-180 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): 3537-015

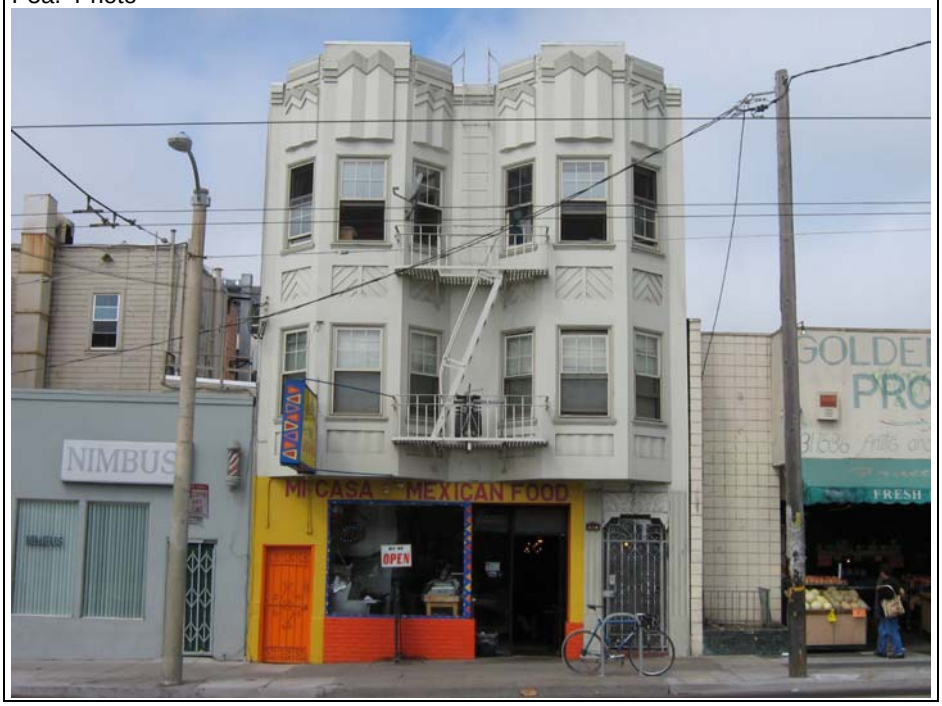
*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

178-180 Church St. is located on a 25' x 125' lot on the west side of Church Street, between 14th Street and Duboce Avenue. Built in 1938, 178-180 Church St. is a 3-story, wood frame, multiple family apartment complex with five units and a ground floor commercial space designed in the Art Deco style. The rectangular-plan building, clad in stucco, is capped by a flat roof. The foundation is not visible from the street. The primary façade faces east and is 2 bays wide. The first floor features a recessed residential entry in the right bay and a contemporary storefront and basement entry in the left bay. This recessed residential entry has a surround composed of fluted jambs and a molded transom. The upper two stories are characterized by two semi-hexagonal bay windows with six-over-one, double-hung, vinyl-sash windows on each face. The projecting bay windows have chevron designs in the spandrel panels. The primary façade terminates in an ornate parapet adorned with articulated zigzag and vertical "folded-plate" motifs that are accented with horizontal bands. The building appears to be in good condition.

*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
1938
SF Assessors Office

*P7. Owner and Address:
Dionysia M. Stathopoulos
987 Maplegate Ct
Concord 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

 *Resource Name or # (Assigned by recorder) 178 Church Street

B1. Historic Name 178 Church Street

B2. Common Name 178 Church Street

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

* B5. Architectural Style Art Deco

*B6. Construction History
178-180 Church Street was built in 1937. The commercial storefront has been significantly altered. The windows at the second and third story have been replaced within the last 25 years.

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

*B8. Related Features none

B9a. Architect unknown . Builder Patrick Shannon

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

Period of Significance 1929-1950 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 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 over commercial) 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:

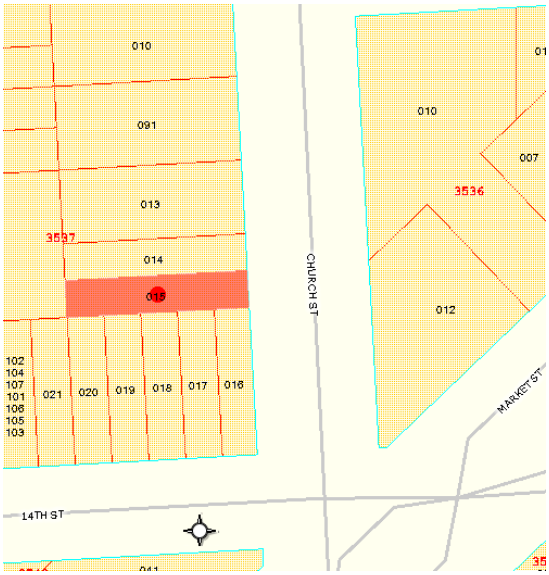
178-180 Church Street was constructed in 1937 by the builder Patrick Shannon for Emmanuel Stagnaro. The three-story, residential/flats over commercial building replaced an earlier one-story commercial building which appears to have been constructed shortly after 1906 to serve the earthquake refugee community that developed in the area. (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, 11/12/1937
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)

Stagnaro resided at 1341 29th Avenue at the time of construction, but by 1938 was operating a cigar shop at 178 Church Street and had moved into a residential flat above. Stagnaro remained in residence at this building with his family through the late 1950s. By 1949, Stagnaro was operating an Italian restaurant in the first story of the building. In 1940, the City Directory lists a variety of renters: Mrs. Laura Cleveland, Inez St. Claire, a bookkeeper named A. Fagundes, and R. Polfini. In 1953, the Directory lists the Stagnaros in residence, as well as renters Ciro Carranza, a photographer, Orville DeBolt, a manufacturer, and Frank Faldiglia, a grocery clerk. The building was constructed as residential/flats over commercial, a use pattern which it continues 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. Some temporary post-quake frame structures remained, although most had long since been replaced with more permanent structures.

The Depression, World War II and Postwar Aftermath period of significance in Duboce Triangle is not generally characterized by private construction of residential/flats over commercial buildings. 178-180 Church Street does not accurately an association with this broad pattern of San Francisco history.

Integrity:

Alterations to the building include, at the first story, the removal of the original commercial fenestration and replacement by contemporary anodized aluminum windows and door, recladding of the bulkhead in brick veneer, and the replacement of an original pedestrian entrance with a modern door. The windows at the second and third stories have been replaced with vinyl-sash, double-hung windows with false muntins. The building retains character-defining features including three-story height and rectangular massing, glazed wood primary residential doors with sidelights and transom, recessed entry porch with a decorative surround composed of fluted jambs and a molded transom, two-story height canted bays with chevron designs in the spandrel panels, and an ornate parapet adorned with articulated zigzag and vertical "folded-plate" motifs that are accented with horizontal bands. The building retains the following aspects of integrity: location, setting, feeling and association, while partially retaining the aspects of design, materials and workmanship due to the facade and window alterations described above.

Conclusion:

178 Church Street does not appear eligible for listing in the National Register of Historic Places, the California Register of Historical Resources or local designation under any criterion. Although the building's construction date reflects a general association with the Depression, World War II and Postwar Aftermath period of significance, the building does not accurately characterize the larger themes associated with this broad pattern of San Francisco's history. Additionally, cumulative alterations to the facade, including the complete alteration of the commercial storefront and the replacement of original windows with modern windows, have rendered the building no longer able to embody the distinctive characteristics of the Art Deco type, period or method of construction. It is not the work of a master, nor does it possess particularly high artistic values.