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) 300-308 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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 300-308 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.)

300-308 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 building at 310-312 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, 300-308 Church Street is presently configures as a three-story, wood frame, 4-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 6 bays wide; the secondary facade extends for two bays along 15th Street. The first story of the façade features a gated, recessed residential entrance with shouldered arched opening and glazed, paneled wood doors with transoms. A painted cityscape mural adorns an wall in the sixth through ninth bays. The corner bay contains a storefront with metal frame plate glass windows partially hidden behind security screening and signage. The storefront has a corner entry and continues around the corner on the 15th Street elevation. The upper two floors on the Church Street elevation are characterized by a series of rectilinear bay windows with shed roofs clad in red clay tile. The windows in the second, fourth, and fifth bays have two (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

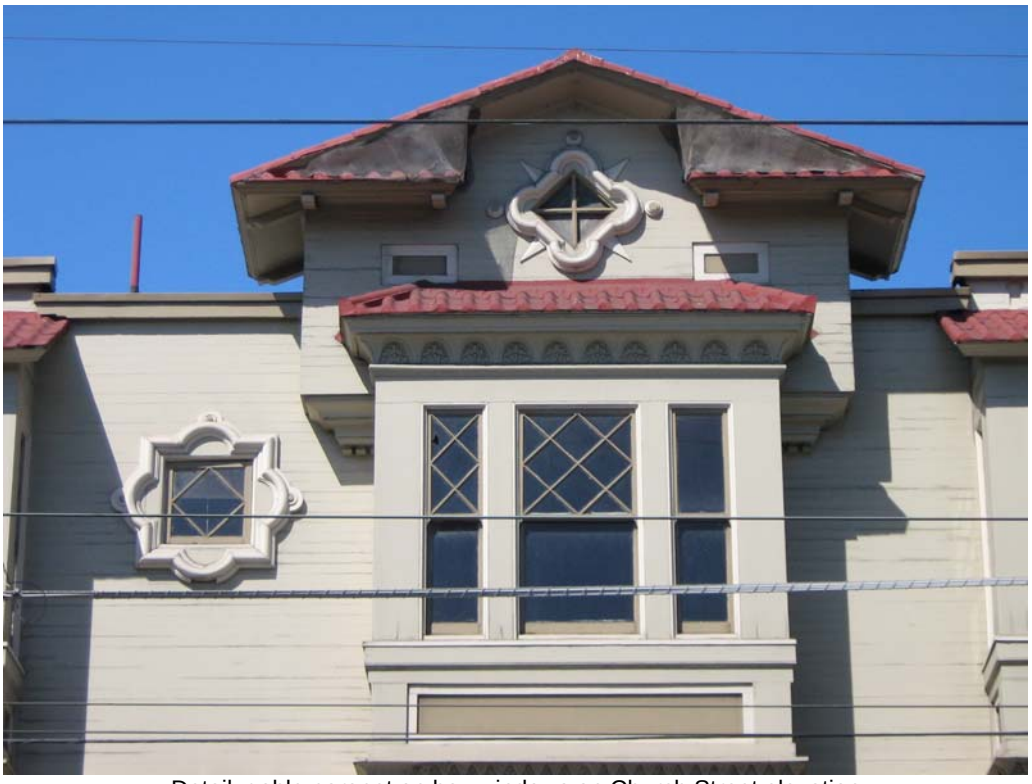
*P9. Date Recorded:
8/22/2006

*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.
windows on the front faces with double-hung wood sash featuring four-over-one sash on the first story and diamond pane top sash on the second story. Small parapet walls with pent roofs clad in red clay tile extend above the roofline at each window. The bay window in the third bay has three-part windows with similar division patterns. These windows have roofs with corbelled cornices a parapet wall above the roofline with gable roof and center quatrefoil windows. The remaining bays have single, flush windows with four-over-one, double-hung wood sash and cornice caps, topped second and fourth bays with small fixed windows with quatrefoil surrounds. The corner bay has a five-sided corner bay window with pent roof clad in red clay tile and parapet with channeled decoration. The 15th Street elevation has a rectilinear bay window similar to those on the Church street elevation in the right bay. 300-308 Church Street is connected to the adjacent building at 310-312 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.



Detail, gable parapet on bay windows on Church Street elevation

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) 300-308 Church Street

B1. Historic Name 300-308 Church Street

B2. Common Name 300-308 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
Constructed 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 300-308 Church Street is connected by an egress tower to the building on the same lot which is addressed 310-312 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:
300-308 Church Street was constructed in 1908 on formerly vacant land by the architectural firm of Kidd & Anderson, with builders Lange & Bergstrom. It formed the northern portion of a larger building which was later divided both physically and legally to create this building and its neighbor to the south, 310-312 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

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 building was Edwin W. Bennett, owner and proprietor of E.W. Bennett & Co., makers of metal polish, who resided at 140 Divisadero Street. The 1913 Sanborn Map describes the 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 building contained six flats and two commercial spaces. The building was separated 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. The 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, 300-308 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 design of the building.

Integrity:

Alterations include the division of the building from its original footprint into two smaller buildings 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 location and setting, and partial integrity of materials, workmanship, feeling and association. It does not retain integrity of design.

Conclusion:

300-308 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 period of significance, extensive alterations render the building unable to clearly convey its association with this period. Despite reduced integrity due to these 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.