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) 194 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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 194 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): 3537-016

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

194 Church St. is located on a 25' x 100' lot at the northwest corner of the intersection of Church and 14th Streets. Built ca. 1890, 194 Church St. is a two-story, wood-frame commercial building with a small one-story two-unit residential addition on the north elevation. The rectangular-plan building, clad in stucco, sits on a reinforced concrete perimeter foundation and is capped by a flat roof. The primary façade faces east toward Church Street. The first floor of the commercial building features a single recessed entryway centered on the façade and several plate glass windows south of the entry. A secondary entrance is located at the north end of the building. The first and second floors are separated by a horizontal stucco band with neon signage. The second floor has two three-part windows set asymmetrically on the elevation. A third three-part window is centered on the south elevation. The commercial building terminates in an unadorned parapet with metal flashing. The one-story residential addition features metal-sash windows, three entrances demarcated by contemporary wood doors, and an unadorned parapet. The building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP6. 1-3 story commercial building; 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. 1890
Sanborn maps

*P7. Owner and Address:
Michael J. & Mary I. Dudley
340 Urbano Dr
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
DEPARTMENT OF PARKS AND RECREATION

Primary #
HRI No.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

Page 1 of 2 *Resource Name or # (Assigned by recorder) 194 Church Street

B1. Historic Name 194 Church Street

B2. Common Name 194 Church Street

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

* B5. Architectural Style modified Italianate

*B6. Construction History
194 Church Street was constructed either circa 1886 or circa 1905

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

*B8. Related Features none

B9a. Architect _____ . Builder _____

*B10. Significance: Theme Gilded Age Merchant Builders Area: Market St corridor/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 (residential/flats over 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:

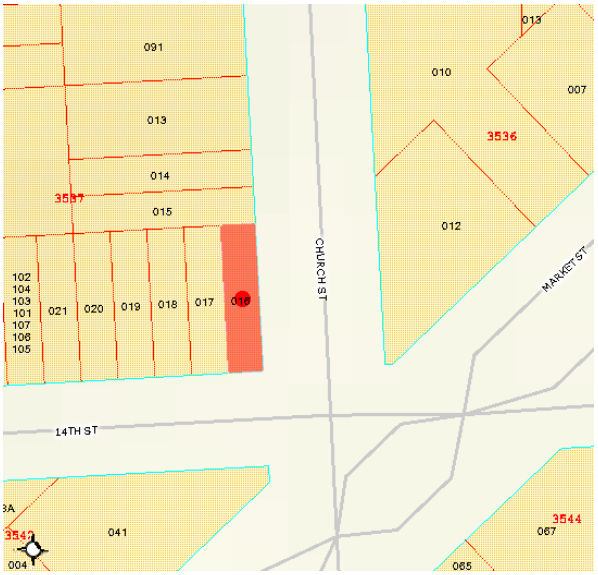
This property has been variously addressed throughout the years as 700 14th Street, 138 Church Street, 178 Church Street, 180 Church Street, and 182 Church Street, before acquiring its current address of 194 Church Street. The history of the building is similarly convoluted. The 1886 Sanborn Map describes a one-story saloon at this lot, with a dwelling unit occupying the northern portion of the building. The 1899 Sanborn records no change. (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

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)

However, in 1905 the Sanborn describes the building as a two-story restaurant at the corner with three storefronts at the northern portion of the lot. It is not evident through permit or map research if the one-story building was lifted to include an additional story, or if the original one-story building was torn down and replaced with the extant two-story building. The first recorded owner of the property was D. R. McNeill & Co. Real Estate Agents, who owned this lot by 1894 and continued ownership at least in part through 1920. Tenants at this address include: in 1901, David Heagery retail liquor; from 1908 through 1915, Rogers & Grimes retail liquor; in 1936, The Acme Grill; and in 1953, Wells Fagliano photography studio. The building is now used as a bar, with a commercial storefront at the northern portion of the first story and residential units at the second story.

The 1869 Coast Survey map indicates that Duboce Triangle was comprised of small farmsteads as late as 1870. The development of Duboce Triangle and the Upper Market Street Corridor 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. The provision of mass transit to the Upper Market area ushered in successive waves of residential building in Duboce Triangle. Data from the Sanborn maps suggests that Duboce Triangle neighborhood was approximately fifty percent developed by the mid-1880s. Commercial uses which supported the increase in residential development were concentrated along the Market Street Corridor. With its construction date (be it either circa 1886 or circa 1905), original building typology (commercial) and location proximate to Market Street, 194 Church Street demonstrates an association with this broad pattern of San Francisco history.

Integrity:

194 Church Street has been heavily altered in the commercial Moderne style which eliminates or obscures any original character defining features. Alterations include recladding of the facade with vertical wood siding at the bulkhead and stucco at the first and second story, removal of original doors and windows and replacement with modern wood doors and wood sash horizontally oriented window groups, and the removal of any window or cornice detail. The building retains integrity of location and setting only. It retains partial integrity of association, but does not retain integrity of design, feeling, materials or workmanship.

Conclusion:

194 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 construction date, building location, and original building typology demonstrate an association with the Gilded Age of Merchant Builders period of significance, significant alterations to the building eliminate the building's ability to express this association. Additionally, alterations at the storefront diminish the ability of the building to accurately convey the specific spatial arrangement of the original commercial space.