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) 122 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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 122 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): 3537-006

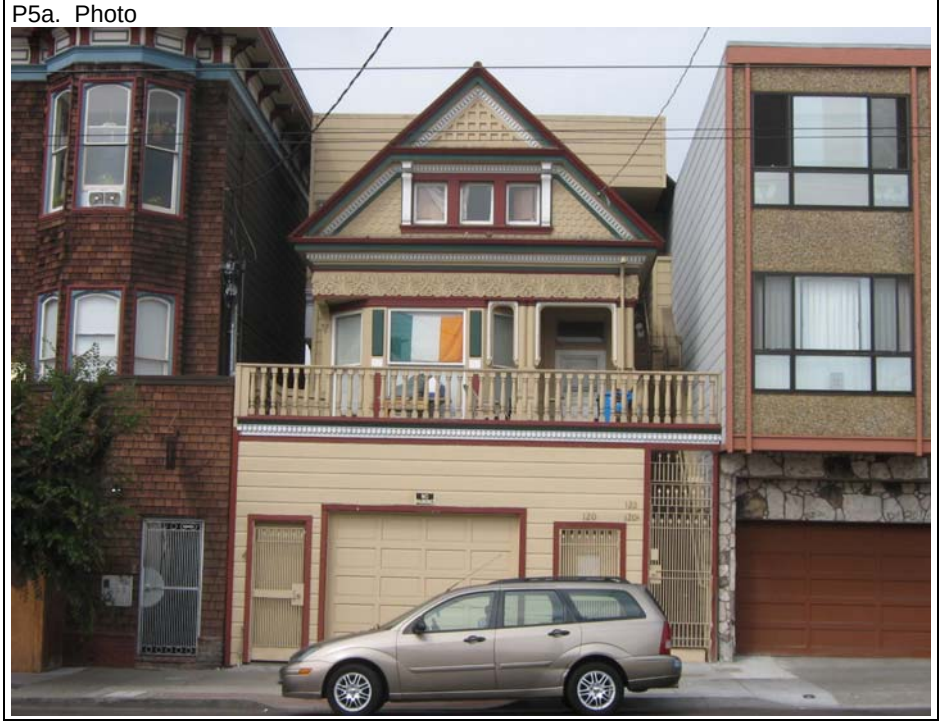
*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

122 Church St. is located on a 24' x 125' lot on the west side of Church Street, between 14th Street and Duboce Avenue. Built between 1899 and 1913, 122 Church Street is a 2.5-story, wood frame, multiple family residence with three units, designed in the Queen Anne style. The rectangular-plan building, clad in wood, rustic siding, is capped by a gable and flat roof. The foundation is not visible from the street. The primary façade faces east and is 2 bays wide. The ground story features three entrances marked by metal security doors and an attached garage that runs the width of the façade. The attached garage is clad in rustic wood siding and is capped by a wood balustrade. The right bay of the ground floor provides access to a staircase leading up to the main entrance on the first floor. The first story features a chamfered bay window in the left bay and an integral entry porch in the right bay. The main entrance is demarcated by a wood-panel door with transom. The entire first story is capped by an entablature with dentil molding and a highly ornate vegetal motif in the frieze. The primary façade terminates in a front-facing gable, which is clad in a wood lattice and fish-scale shingles. The pediment of the gable features decorative trim around the perimeter and three central windows separated by pilasters supporting an entablature with dentil molding. A flat parapet roof rises from behind the gable. All fenestration is composed of double-hung wood-sash windows with molded surrounds. The building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP 3: 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. 1905
Sanborn maps

*P7. Owner and Address:
Tina E. Meyer
120 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) 122 Church Street

B1. Historic Name 122 Church Street

B2. Common Name 122 Church Street

B3. Original Use single-family residential B4. Present Use: multiple-family residential

* B5. Architectural Style Queen Anne

*B6. Construction History

122 Church Street was constructed before 1893. Additions include a one-story garage addition at the front of the lot which contains a garage door and two pedestrian entrances, and a flat-roofed addition located toward the middle of the building.

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

*B8. Related Features none

B9a. Architect unknown . Builder James Campbell

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

Period of Significance 1870-1906 Property Type multi-unit 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 (multiple-unit residential) and dates from the Period of Significance (1870-1906) 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:

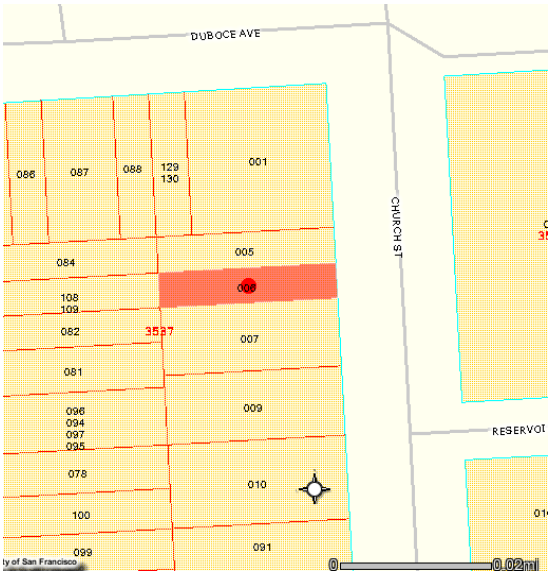
122 Church Street was built before 1893. The 1893 Sanborn map shows it as one of fewer than a dozen buildings on the block. Early ownership of the building is unclear, but in 1906, the building was occupied by a policeman named Edward F. Leonard and his wife Katherine. (continued)

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

*B12. References: Historic Context Statement, Market & Octavia Neighborhood Plan Area, Page & Turnbull, Inc. July 20, 2007 Sanborn Maps City Directories
Clark Historic Resource Consultants DPR523B form, 11/28/1998

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)

Katherine Leonard continued to own the building after her husband's death and was still listed as the occupant and owner in 1923. At some point, the building was raised and a projecting one-story garage added. An addition at the third story converted a gabled attic story into a full-height third story.

The development of Duboce Triangle as a residential district did not begin in earnest until Upper Market Street was graded west of Dolores Street in the 1870s and the extension of the Market Street Cable Railway 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 1886 Sanborn maps suggest that Duboce Triangle neighborhood was approximately fifty percent developed. Outside Market Street, most of the neighborhood was residential, consisting primarily of older single-family houses and two-and three-story flats.

Criterion 3:

Had it not been for the extensive alterations, 122 Church Street would be an excellent example of the High Queen Anne style. The Queen Anne style, which became popular in the United States during the early 1890s and remained so for nearly two decades, was based on English architectural design of the nineteenth century, itself pulling upon influences from English architecture during the reign of Queen Anne (1702 -14). The style can generally be characterized by its blending of Classical and Mediaeval stylistic influences. In the United States, Queen Anne architecture was typically used for residential building types. Typical features of the style include the use of varied cladding types, including shingles, clapboard, flush wood siding, half-timbering, and recessed panels, recessed porches, profuse amounts of turned and scroll-sawn ornament, bay windows and turrets, and steeply pitched gable roofs with prominent chimneys. Although altered, 122 Church Street embodies many characteristics of the style, including its chamfered bay window, recessed porch supported by turned columns, varied wall textures making use of plaster friezes, varied shingle patterns, and half-timbering, extensive ornament at the cornice level and around the openings, and the steeply pitched gable roof.

Integrity:

The main body of 122 Church Street retains the bulk of its character-defining features while suffering from decreased integrity due to alterations at the street level and the attic. At the primary facade, many of the character-defining features of the Queen Anne style have been retained, particularly the entire second story (originally the first) and the front portion of the third story (originally the attic story).

However, the additions to 124 Church Street significantly alter its proportions and the way the building relates to the street, as well as the overall feeling of the building. According to the 1893 Sanborn map, 122 Church Street was constructed as a one-and-a-half story building, indicating that it has been raised to accommodate a large garage addition at the front of the lot. The one story addition terminates with a balustrade which obscures the fenestration of the first story facade. The third story addition also alters the character-defining gable-roof profile of the original Queen Anne dwelling, and creates a heavy and disproportionate new roofline. While the building retains the aspects of location, workmanship, and materials, it only partially retains the aspects of design, setting, feeling, and association.

Conclusion:

122 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 criterionDespite well-preserved character-defining ornamentation on the main body of the dwelling, the sizable additions that have occurred diminish the accurate conveyance of its era of construction.