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) 252-258 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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 252-258 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): 3543-004

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

252-258 Church Street is one of two buildings located on an approximately 25' x 120' lot on the west side of Church Street, between 15th and Market Streets. The second building is a small cottage at the rear of the lot. Built in 1908, 252-258 Church Street is a four-story, wood frame, three-unit, multiple-family and commercial building designed in the Classical Revival style. The raised basement story and the first-floor unit have been converted to commercial use. The rectangular-plan building, clad in flush and shiplap wood siding, is capped by a flat roof. The foundation is not visible from the street. The primary façade, which faces east, is two bays wide and is clad in flush wood siding. At street level, the left bay contains a recessed, terrazzo stairway to the main entrance on the first story and the right bay contains a commercial entry with a wood door, a filled window opening, and a basement entry with flush wood door. The main entry on the first story is recessed within an integral, arched entry porch with interior paneling. The building has two glazed, wood doors with transoms. The porch also shelters a small, square, fixed sash window. Two double-hung wood sash windows with crossette surround fill the right bay of the first story. The second and third story stories are characterized by bay windows with undivided, double-hung wood sash with molded surrounds and dentil cornices. The primary facade terminates in a simple entablature and sculpted cornice. Side elevations are clad in shiplap siding. The building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple family property, HP6. 1-3 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
1908
SF Assessors Office

*P7. Owner and Address:
Fel Properties Ii LLC
2101 Market St
San Francisco, CA 94114

*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)

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #
HRI No.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 3CS

Page 1 of 2 *Resource Name or # (Assigned by recorder) 252-258 Church Street

B1. Historic Name 252-258 Church Street

B2. Common Name 252-258 Church Street

B3. Original Use Residential/Flats B4. Present Use: Residential/Flats

* B5. Architectural Style Classical Revival

*B6. Construction History
252-258 Church Street was constructed between 1899 and 1905. A modern commercial entrance and plate glass window have been inserted at the first story at an unknown date.

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

*B8. Related Features none

B9a. Architect unknown . Builder Charles Molloy

*B10. Significance: Theme Gilded Age of Merchant Builders Area: Mission Dolores

Period of Significance 1870-1906 Property Type Residential/Flats Applicable Criteria 1

(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 of Merchant Builders context of the Historic Context Statement, Market & Octavia Neighborhood Plan Area, since it is both an identified building type (Residential/Flats) 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:

252-258 Church Street was constructed between 1899 and 1905 by the builder Neil Molloy, who also owned the lot. Prior to construction of the extant building, this parcel was occupied by a one-story over basement dwelling located at the rear of the lot. The 1899 Sanborn Map describes this immediate area as largely undeveloped, with a few similar one-story dwellings with generous setbacks and several two story residential buildings.(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, San Francisco City Directories, Building and Engineering

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 Molloy family, headed by carpenter and contractor Neil Molloy, resided in this one-story dwelling by 1899. The Molloy family was still listed in the 1910 census at this address. By 1913, the Sanborn Map describes the area as filled with two- and three-story residential buildings. 252-258 Church Street is shown on this map, described as a three-story building over an exposed basement containing three flats, with the one-story dwelling still located at the rear of the lot.

In 1920, the Molloys were still at this address, as well as Frank and Florence Schramely and Amelia Malmburg. The 1945 City Directory lists George Bilstad and his wife Kate at 252 Church Street. In 1950, the Sanborn map shows the footprint of the two buildings unchanged. The 1953 City Directory lists James Harrington, a clerk, and his wife as well as George Bilstad and his wife, Louis Kolberg, and Jack Sachlman at this address. It is unclear from available aerial photography if the one-story building at the rear of the lot is still extant. 252-285 Church Street was constructed as residential flats, and today operates as residential flats over commercial.

The opening of the Market & Castro Street Cable Car line in 1886 along Market Street to Castro Street opened Eureka Valley to intensive residential development. As the residential builders arrived, the dairies that once thrived in the area were rapidly displaced, although the steep slopes of Twin Peaks remained quasi-rural well into the twentieth century. The 1889 Sanborn map indicates that Eureka Valley within the Market and Octavia Survey Area was only moderately developed with small wood-frame cottages and two-story flats. Many were built on speculation in rows of identical cottages with similar footprints. Agricultural operations remained important, with Chinese vegetable gardens occurring on the blocks bounded by Market, Fourteenth, Dolores,Fifteenth, and Church streets. Little in the way of industry was located in the area, with the exception of a large mattress factory on the block bounded by Market, Dolores, and Fifteenth streets. Socially and economically, the Eureka Valley and neighboring Noe Valley neighborhoods were dominated from an early date by working and lower-middle-class tradesmen, small business owners, civil servants, builders, and artisans. Ethnically the neighborhood was mixed, with Irish, German, British, and Scandinavian immigrants, as well as some old-stock Americans, all calling Eureka Valley home. In 1881, the Eureka Valley Promotional Association was formed to foster public works projects and encourage residential development.

252-258 Church Street, with its early 20th century construction date, Eureka Valley/Castro location, and building typology, expresses a clear association with a broad pattern of San Francisco history.

Integrity:

252-258 Church Street has undergone alterations since construction, including the insertion at the first story of a modern commercial entrance and plate glass window. Additionally, a short stair descending below grade has been inserted at left, within the recessed entry porch, and the left entry has been reconfigured to accommodate this stair. The building retains integrity of association, feeling, workmanship, materials, location and setting, but only partial integrity of design due to the alterations mentioned.

Conclusion:

252-285 Church Street appears eligible for listing in the California Register of Historic Resources under Criterion 1 (Event) as a moderately well-preserved and intact example of a residential flats building constructed in the Eureka Valley/Castro area during the Gilded Age of Merchant Builders period of significance. The building retains adequate integrity to accurately convey its association with this broad pattern of San Francisco history. Additionally, 252-285 Church Street has been identified as a contributing property located in the Mission Dolores Neighborhood Association survey area, adopted by the San Francisco Historic Preservation Commission on March 17, 2010.

Character Defining Features:

Character defining features include rectangular massing, flush and shiplap wood siding, recessed terrazzo stairway, integral arched entry porch with interior paneling, glazed wood doors with transoms, two double-hung wood sash windows with crossette surround at the second story, double-height canted bays with double-hung wood sash windows with molded surrounds and dentil cornices, and a simple entablature with a sculpted cornice.