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) 233-241 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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 233-241 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): 3544-060

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

233-241 Church Street is located on a 50' x 125' lot on the east side of Church Street, between Market and 15th Streets. Built in 1925, 233-241 Church Street is a three-story, wood frame, eight-unit, multiple-family over commercial building designed in the Mediterranean Revival style. The rectangular-plan building, clad in stucco and wood shiplap siding, is capped by a flat roof. The foundation is not visible from the street. The west-facing primary façade is clad in stucco and is four bays wide. The first floor features two commercial storefronts in the left and center bays and a recessed residential entrance in the far right bay. The storefronts both have brick water tables; metal frame plate glass windows with chamfered multi-light transoms; and centered, recessed entries. The residential entry features an arched doorway with tiled surround, turned spindle screen, tiled interior, and a wood, glazed door. The upper two stories are characterized by bay windows in the end bays with center wood-frame picture sash with divided lights at the top and four-over-one, double-hung, wood side sash. The windows have continuous, full-height, engaged colonettes with spiral fluting at the corners. The second-story windows have molded spandrel panels with central rosettes while the third-story spandrel panels have framed cartouche ornament. The central bays feature paired double-hung, six-over-one, wood sash windows. The primary facade terminates in an entablature with frieze with shield and curvilinear vine and rosette ornament, a simple cornice, and plain parapet wall. 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 story commercial building

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other

P5b. Photo: (view and date)
View from west
8/23/2006

*P6. Date Constructed/Age and Sources: ☒ Historic
1925
SF Assessors Office

*P7. Owner and Address:
Fel Properties Ii De LLC
2099 Market St
San Francisco, CA 94114

*P8. Recorded by:
Page & Turnbull, Inc. (CM)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
8/23/2006

*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)

DPR 523A (1/95) *Required information

Detail, residential entrance

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) 233-241 Church Street

B1. Historic Name 233-241 Church Street

B2. Common Name 233-241 Church Street

B3. Original Use Apartment Building/Commercial B4. Present Use: Apartment Building/Commercial

* B5. Architectural Style Mediterranean Revival

*B6. Construction History
Constructed in 1925. The original storefronts replaced with modern metal sash glazing.

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

*B8. Related Features none

B9a. Architect unknown . Builder unknown

*B10. Significance: Theme 1906 Earthquake and Fire Reconstruction Area: Mission Dolores

Period of Significance 1906-1929 Property Type Apartment Building/Commercial Applicable Criteria 1

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

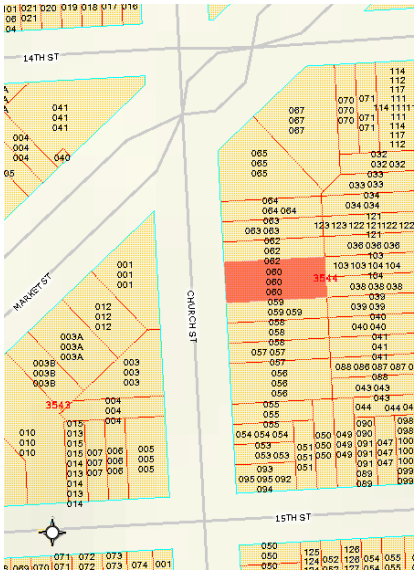
In regard to California Register Criterion 1 (History/Events) this property is considered under the 1906 Earthquake and Fire Reconstruction context of the Historic Context Statement, Market & Octavia Neighborhood Plan Area, since it is both an identified building type (Apartments over Commercial) and dates from the Period of Significance (1906-1929) of that context (Although the residential over commercial building type is not specifically identified in the Historic Context Statement of the Market & Octavia Neighborhood Plan Area, it is clear from examples given under the Residential building type that this category was understood to include residential over commercial.) 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).
(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, San Francisco Block Books,

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)

Criterion 1:

233-241 Church Street was constructed in 1925 for Ambrose Furrer, the owner of the local Eureka Dairy. Prior to construction of the extant building, the lot had been developed as far back as 1888, when a tap record was established by a man named McKinnon for a small one-story structure. According to the Sanborn map this structure was vacant by 1899, and in 1914 it had been replaced by a larger one-story building which contained a storefront and showed motion pictures. By 1920, the Block Book reveals that both this lot and the adjacent lot were owned by Josephine Furrer. The Furrer family owned rental property nearby on 15th Street, and operated the Eureka Dairy on 15th Street as well. In 1948, one of the storefronts at 235 Church Street was occupied by the Trio Market, a grocery store. The 1950 Sanborn map shows the current building, with a storefront in the northern section of the first floor. The 1953 City Directory lists New Supermarket Groceries, Queen's Bakery, and the Trio Market (W.A. Boulter, prop.) at the ground floor, with apartments above. The building was constructed as apartments above commercial, a usage that continues today.

Eureka Valley escaped destruction in the 1906 Earthquake and Fire, with damage confined mainly to brick chimneys and foundations. The still-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. However, the pastoral days of Eureka Valley came to an end in the following years, as thousands of earthquake refugees began purchasing lots and erecting cottages and flats in the steadily urbanizing area. Eureka Valley experienced a sharp upturn in building activity between 1906 and 1914. The momentum continued after the completion of the Municipal Railway’s J-Church streetcar line in 1917 and Twin Peaks Tunnel in 1918.

233-241 Church Street is an example of an apartment building, a type of building that became common in this area during the first decades of the twentieth century. Apartment buildings are generally located on a large lot with an arrangement of multiple living units on each floor, all accessed through a common lobby. The majority of apartment buildings constructed at this time were designed in Revival styles, including Classical, Mediterranean, Mission, and Spanish Colonial Revival, as well as in the Craftsman style.

233-241 Church Street, with its 1925 construction date, Eureka Valley/Castro location, and building typology, expresses a clear association with a broad pattern of San Francisco history.

Integrity:

233-241 Church Street has undergone few alterations since construction in 1925, primarily at the first story. Both storefronts have had original windows and doors replaced by modern infill. The building retains integrity of association, feeling, workmanship, design, location and setting, but only partial integrity of materials due to the storefront alterations described above.

Conclusion:

233-241 Church Street appears eligible for listing in the California Register under Criterion 1 (Event) as a well-preserved example of an apartment over commercial building constructed in the Eureka Valley/Castro neighborhood during the 1906 earthquake and Fire and reconstruction period of significance. The building clearly expresses its association with a broad pattern of San Francisco's history.

Additionally, 233-241 Church Street has been identified as a non-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 three-story height and rectangular massing, stucco cladding, row of wood sash transom windows above each storefront, arched recessed entry framed by a tile surround and a turned spindle screen, tiled entry interior, glazed wood entry door, double-height canted bays featuring wood-frame fixed with divided lights at the front facet and four-over-one double hung wood sash windows at the side facets, continuous full-height engaged Solomonic colonettes, molded spandrel panels with central rosettes and framed cartouche ornaments, projecting cornice with frieze with shield and curvilinear vine and rosette ornament, and a plain parapet.