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) 385-389 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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 385-389 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): 3557-035

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

385-389 Church Street is located on a 25' x 125' lot on the east side of Church Street between 15th and 16th Streets. Built in 1951, 385-389 Church Street is a 2-story, wood-frame, multiple family dwelling originally constructed as an industrial printing plant and single family building. The rectangular-plan building, clad in brick and wood shiplap siding, is capped by a flat roof with a metal chimney vent. The primary façade faces west and is 2 bays wide. The left bay of the first floor features a projecting entry vestibule clad in brick with a large glass block window and brick planter box at the ground level. The main entry is set on the north (right) elevation of the vestibule. A single sliding window is set high on the wall in the left bay of the first story, illuminating an interior stairway. The right bay is blank. A cantilevered roof extends from the first story, sheltering the entry and adjoining bay. The second floor has an asymmetrical arrangement consisting of an exposed stairway shelter in the left bay and sliding metal frame windows and doors across the rest of the elevation. The building has a wide, paved setback enclosed by a chain-link fence. The building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property; HP8.Industrial building

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

P5a. Photo

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

*P6. Date Constructed/Age and Sources: ☒ Historic
1951
SF Assessors Office

*P7. Owner and Address:
Wescott Christian Center
% Dolores Press Inc
389 Church St
San Francisco, CA 94114

*P8. Recorded by:
Page & Turnbull, Inc.
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)

State of California The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI No.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

 *Resource Name or # (Assigned by recorder) 385-389 Church Street

B1. Historic Name 385-389 Church Street

B2. Common Name 385-389 Church Street

B3. Original Use Commercial/Light Industrial and B4. Present Use: Residential/Flats

* B5. Architectural Style International (modified)

*B6. Construction History

Constructed in 1951. Ground floor light industrial space converted to residential. Fenestration at the second story appears to have been altered at an unknown date.

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

*B8. Related Features none

B9a. Architect unknown . Builder unknown

*B10. Significance: Theme The Post-War Era Area: Mission Dolores

Period of Significance 1950-1961 Property Type Residential/Flats 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 Post-War Era context of the Historic Context Statement, Market & Octavia Neighborhood Plan Area, since it is both an identified building type (commercial/light industrial) and dates from the Period of Significance (1906-1929) 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:

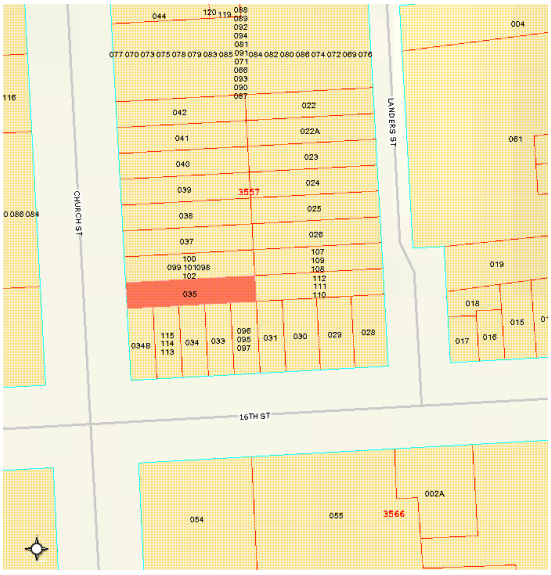
385-389 Church Street was constructed circa 1951 for Joseph Rae, owner of the Dolores Press, publisher of the Twin Peaks Sentinel and the Eureka District News. Prior to construction of the extant building, the Sanborn map reveals that this lot was vacant in 1899, held two small, vacant one-story buildings in 1914, and was vacant again in 1950. At the time of construction, 385-389 Church Street appears to have housed the printing operations for Rae's business. (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)

The 1953 City Directory shows Joseph and Ruth Rae as owners of the Dolores Press, residing at 3783 20th Street, and Gardner Griffith residing at this address. The building is still owned by Dolores Press, but does not operate as a printing plant at this time. The building was constructed as a light industrial building and is currently used as a multiple family dwelling.

Unlike much of the Market and Octavia Survey Area, Eureka Valley did not initially undergo a significant demographic shift during the immediate postwar era. Likewise, it largely escaped both urban renewal and freeway construction, which affected other neighborhoods dramatically. However, even without major "push" factors at play, Eureka Valley gradually began losing residents to the newly opened suburban tracts of the Sunset District, Parkside and Daly City. Residents who stayed behind were often older retirees without children. During the late 1960s, the area became a predominately gay neighborhood.

1977 15th Street appears to be a privately funded infill construction job, and does not express an association with any broad pattern of San Francisco history.

Integrity:

385-389 Church Street appears to have undergone alterations since construction in 1951, specifically at the second-story fenestration, which appears to be modern aluminum sliding windows and doors. The building retains integrity of association, feeling, workmanship, location and setting, but only partial integrity of design and materials, due to the alterations listed above.

Conclusion:

385-389 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 of Historic Resources under any criterion. The building does not express an association with any broad pattern of San Francisco history, nor does it embody the distinctive characteristics of the International type, period or method of construction. It is not the work of a master and does not possess high artistic value. The building has been converted from a light industrial building to a residential building, severing potential association with the Industrial Employment context of the Market & Octavia Context Statement.