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) 128-130 Duboce Ave.

P1. Other Identifier: 91 Elgin Park

*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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 128-130 Duboce Ave. City: San Francisco Zip: 94103

d. UTM: Zone: 10 mE/ mN (G.P.S.)

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 3502-021

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

128-130 Duboce Ave. is located on the 25' x 75' corner lot at the northwest intersection of Duboce Avenue and Elgin Park. Built in 1907, 128-130 Duboce Ave is a 2-story, wood frame, four-unit multiple family residence designed in the Classical Revival style. The rectangular-plan building, clad in smooth stucco siding, is capped by a flat roof. The foundation is not visible. The primary façade faces south toward Duboce Ave, while the secondary façade faces west toward Elgin Park. The primary façade is 2 bays wide, while the secondary façade is 6 bays wide. The typical fenestration consists of one-over-one, double-hung, vinyl-sash windows. On the primary façade, the first floor features paired double-hung windows with vinyl sashes in the left bay, and an arched recessed entryway containing terrazzo steps and contemporary wood doors with sidelights and transoms in the right bay. This entryway also contains a small iron fence, which outlines a narrow porch to the right of the steps. To the right of this entryway is a secondary entrance with a flush wood door and a small double-hung window. The second floor contains a corner semi-octagonal bay window in the left bay, and a semi-hexagonal bay window in the right bay. The primary façade terminates in a flat-panel frieze, egg-and- dart molding, scroll brackets, and a projecting cornice. (See Continuation Sheet)

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple family property

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

P5. Photo

P5b. Photo: (view and date)
View from south
1/8/2007

*P6. Date Constructed/Age and Sources: ☒ Historic
1907
SF Assessors Office

*P7. Owner and Address:
Tova Yaron
12304 Saratoga Creek Drive
Saratoga CA

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

*P9. Date Recorded:
1/8/2007

*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)

P3a. Description, continued:

On the secondary façade, the first bay of the first floor contains a small fixed window and an arched and recessed entrance containing terrazzo steps and three flush wood doors. The center four bays contain paired windows. The second floor contains a single window in the first bay, semi-hexagonal bay windows in the second and fifth bays, and paired windows in the third and fourth bays. The secondary façade terminates in the same manner as the primary façade with a flat-panel frieze, scroll brackets, and projecting cornice. The building appears to be in good condition and contributes to the potential Mission Reconstruction District addition (see DPR 523 L form).

P5. Photo (cont'd)

Detail of main entrance on primary façade.

Secondary façade facing Elgin Park.

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) 128-130 Duboce Ave.

B1. Historic Name 128-130 Duboce Ave.

B2. Common Name 128-130 Duboce Ave.

B3. Original Use Multiple Family Property B4. Present Use: Multiple Family Property

* B5. Architectural Style Classical Revival

*B6. Construction History
128-130 Duboce Avenue was constructed in 1907. Alterations include re-cladding in smooth stucco, contemporary wood doors with sidelights and transoms in the primary entry, and replacement vinyl sash windows.

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

*B8. Related Features none

B9a. Architect Charles J. Rousseau . Builder n/a

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

Period of Significance 1906-1926 Property Type 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 1906 Earthquake and Fire Reconstruction 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 (1906-1926) 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:
128-130 Duboce Ave. was designed by Charles J. Rousseau and constructed in 1907 by an unidentified builder. Early Block Books show the lot owned by A. L. Schuppert and L. B. Lippert. In 1906 and 1909, Block Books show the lot owned by Esther Schuppert. The Lipperts and Schupperts were likely responsible for the construction of the present building. (continued)

B11. Additional Resource Attributes: (List attributes and codes) HP3. Multiple family property

*B12. References: Edwards Abstracts, November 17, 1906.
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)

By 1920 Block Books show that the property was owned by L. Lippert and P. Lippert. City directories show that Leonard B. Lippert was a confectioner. On March 16, 1922, Lippert sold the property to Lottie E Harrell. On April 3, 1923 Harrell sold it to Albert C. & Ida S. Schraft. The 1936, 1940 and 1953 City Directories list the same tenants residing at these addresses over the span of seventeen years. The building was constructed as residential flats, a use it maintains today.

Architect Charles J. Rousseau was the son of Charles M. Rousseau, founder of Rousseau & Son, later Rousseau & Rousseau. He was an architect and a structural engineer and worked both with his father's firm and independently, primarily designing apartment buildings and hotels between 1906 and 1916.

128-130 Duboce Avenue is located in an area that suffered considerable destruction in the 1906 Earthquake and Fire. First the quake demolished many buildings resting on filled land, and later the firestorm devoured any structures that survived the temblor. The 1889 Sanborn map shows that the parcel on which 128-130 Duboce Avenue (then known as Ridley Street) sits was occupied by one large three-story, single-family dwelling that appears to have been destroyed in the 1906 earthquake and fire. As thousands of earthquake refugees moved into the Mission District from the burned-out South of Market area, doubling up with relatives, camping in parks, or moving into former single-family houses hastily divided into apartments, the demand for permanent housing became severe. Due to these intense population pressures, the Mission District was rapidly reconstructed after the quake. Residential builders quickly began the lucrative business of rebuilding multiple family flats within the destroyed sections of the Mission. Reconstruction in the Mission occurred in several waves. 128-30 Duboce Ave. is part of the first and largest wave that began in 1906 and extended into 1908. This period is characterized by furious, widespread construction of housing and commercial buildings to meet the immediate needs of the district's populace.

The 1913-14 Sanborn maps indicate that parts of the Mission District were almost entirely rebuilt with two- and three-story frame flats consisting of two to four flats, similar to 128-30 Duboce Avenue and its neighbors. Typically, these types of buildings were constructed or purchased by an earthquake insurance claimant, who would then live in the one unit while renting the other units to pay his mortgage. The building typically contained between two and four flats with a recessed and/or raised porch sheltering two, three, or four independent entrances - one for each unit.

128-130 Duboce Avenue, with its 1907 construction date, Mission District location and building typology clearly demonstrates an association with this broad pattern of San Francisco history.

Integrity:

Alterations include re-cladding in smooth stucco at an unknown date and the removal of original windows and replacement with vinyl sash windows more recently. Character-defining features include height and massing, fenestration pattern with semi-hexagonal bay windows and a semi-octagonal bay window at the corner, arched recessed entryways, flat-panel frieze, egg-and- dart molding, scrolled brackets, and a projecting cornice, and a flat roof. 128-130 Duboce Avenue retains the following aspects of integrity: location. The building no longer retains integrity of design, materials, workmanship, setting, feeling, or association.

Conclusion:

128-130 Duboce Avenue does not appear eligible for the National Register of Historic Places, California Register of Historical Resources or local designation under any criterion due to extensive alterations which have diminished its integrity through the removal of its original wood cladding and the removal of its original trim and ornament, as well as the replacement of its original wood windows with vinyl counterparts.