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) 156 Duboce Ave.

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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 156 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): 3502-025

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

156 Duboce Avenue is located on a 55' x 75' corner lot at the northeast intersection of Duboce Avenue and Pearl Street. Built in 1924, 156 Duboce Avenue is a 3-story, wood frame, 8-unit apartment building designed in the Classical Revival style. The rectangular-plan building, clad in stucco siding, is capped by a flat roof. The foundation is not visible. The primary façade faces south toward Duboce Ave., while a secondary façade faces west toward Pearl St. The primary façade is 4 bays wide. On the primary façade, the first floor features a center entrance framed by dual incised-pilasters, corner scroll brackets, and a projecting canopy. This central entrance contains terrazzo steps and a glazed wood door with sidelights. To the right of the entrance are two garage entrances with overhead doors. The upper two stories are characterized by semi-hexagonal bay windows in the end bays and a single window and paired windows in the center two bays. The bay windows terminate in water leaf and dart moldings and cornices. The typical fenestration consists of six-over-one or four-over-one, double-hung, wood-sash windows. (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
1924
SF Assessors Office

*P7. Owner and Address:
Sing Chang & Bee Cho T Chin
Sing Chang & Bee Choo Chin
1256 17th Ave
San Francisco 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:

The secondary façade facing Pearl Street is 5 bays wide and clad in smooth stucco. The first floor of the secondary façade contains 6 garage entrances with double-leaf wood doors. The upper 2 stories are characterized by four semi-hexagonal bay windows in the first, second, third, and fifth bays. The fourth bay contains seven-over-one double-hung wood-sash windows. The primary and secondary facades terminate in water leaf and dart moldings and a projecting box cornice. The building appears to be in good condition.

P5. Photo (cont'd):

Secondary façade on Pearl St.

Detail of primary entrance on Duboce Ave.

Detail of garage entrance on Pearl St.

Detail of bay window and cornice.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6L

Page 1 of 2 *Resource Name or # (Assigned by recorder) 156 Duboce Ave

B1. Historic Name Mcallister Arms Apartments

B2. Common Name 156 Duboce Ave

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

* B5. Architectural Style Classical Revival

*B6. Construction History
156 Duboce Ave. was constructed in 1924.

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

*B8. Related Features none

B9a. Architect none known . Builder none known

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

Period of Significance 1906-1929 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 & Fire Reconstruction context of the Historic Context Statement, Market & Octavia Neighborhood Plan Area, since it is both an identified building type (Residential/apartment building) and dates from the Period of Significance (1906-1929) 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:

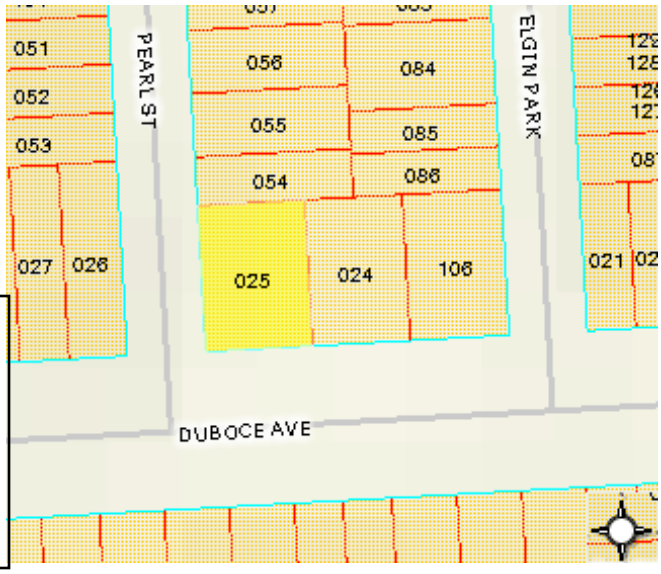
156 Duboce Avenue was constructed in 1924 for Walter McAllister and his wife Carrie. Research has not identified an architect or builder for the property, though the water tap records indicate that David Lewis applied for water service on September 28, 1924. The McAllisters had purchased this lot, which was vacant at the time, in April of 1919 from the Realty Co. (continued)

B11. Additional Resource Attributes: (List attributes and codes) HP3. Multiple Family Property

*B12. References: 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)

Walter McAllister, who was employed as an elevator inspector, resided here through the 1940s. The City Directories from the 1930s, 1940s, and 1950s list a mixture of male and female renters occupying the other units. The building is listed as the McAllister Arms Apartments in 1953. The building was constructed as rental apartments and maintains that use today.

156 Duboce Avenue is located in an area that suffered extensive destruction in the 1906 Earthquake and Fire. First the earthquake demolished many buildings resting on filled land, and later the firestorm devoured any structures that survived the temblor, completing the devastation of the northern Mission. The 1889 Sanborn map shows this parcel was occupied by two large three-story, single-family dwellings. These appear to have been destroyed in the 1906 earthquake and fire, leaving the lot vacant on the 1913 Sanborn map. Following the disaster, 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, and the demand for permanent housing became severe. Due to these intense population pressures, the Mission District was reconstructed in three waves. This building was constructed during the third wave, which began in the 1920s, an era of increased prosperity and rampant real estate development nationwide following a brief hiatus during the First World War. During this time, residential builders began the lucrative business of building multiple family apartment buildings, such as 156 Duboce Avenue, often on lots that were once occupied by a single-family home.

156 Duboce Avenue is also an example of an apartment building designed in the Classical Revival style, a type of building that is widespread in the Mission district. Apartment buildings are generally located on a corner lot with an arrangement of multiple living units on each floor, all accessed through a common lobby.

Although 156 Duboce Avenue's location and building typology reflect a general association with the 1906 Earthquake and Fire and Reconstruction period of significance, the building's 1924 construction date places the building outside of the primary scope of the period of significance and renders it unable to accurately embody this broad pattern of San Francisco's history.

Criterion 3:

The Classical Revival style began to emerge in the United States during the last quarter of the nineteenth century and became especially popular in San Francisco and the rest of California after the turn of the 20th century. Characteristics of the Classical Revival style include ornamental plaster in the form of neoclassical motifs, such as a cartouche and garlands in the upper portion of gables or on the spandrels panels of bay windows, neoclassical pilasters at the corners or on the bay windows, bold neoclassical porticos supported by fluted Corinthian columns, and large classically detailed cornices visually supported by modillions.

156 Duboce Avenue exhibits characteristics of the Classical Revival style in its ornament consisting of center entrance framed by dual floriated pilasters, corner scroll brackets, and a projecting canopy and water leaf and dart moldings on the bay windows and at the cornice. Although the building is largely intact, it does not rise to the level of a building that embodies the "distinctive characteristics of a type, period or method of construction."

Integrity:

156 Duboce Avenue appears to have undergone no substantial alterations. The building retains integrity of location, design, setting, materials, workmanship, feeling, and association.

Conclusion:

156 Duboce Avenue does not appear eligible for listing in the National Register of Historic Places, the California Register of Historical Resources or local designation under any criterion. Although the building location and typology reflect an association with the 1906 Earthquake and Fire and Reconstruction period of significance, the 1924 construction date places the building outside of the primary scope of this broad pattern of San Francisco's history. Nor does the building embody the distinctive characteristics of a type, period or method of construction.

(continued)

B10: Significance (continued)

It is not the work of a master, nor does it possess high artistic values.

However, as a well-preserved and intact example of an apartment building designed in the Classical Revival style and constructed in 1924 in the Mission District, the the building retains sufficient character defining features to merit special consideration in local planning.

Character Defining Features

Character-defining features include: height and massing; smooth stucco cladding; a center entrance framed by dual incised-pilasters, corner scroll brackets, and a projecting canopy with terrazzo steps and glazed wood door with sidelights; fenestration pattern with semi-hexagonal bay windows in the end bays and a single window and paired windows in the center two bays with typical fenestration consisting of six-over-one or four-over-one, double-hung, wood-sash windows; bay windows terminate in water leaf and dart moldings and cornices; a similar water leaf and dart moldings and a projecting box cornice capping the building; and flat roof.