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) 176 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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 176 Duboce Ave. City: San Francisco Zip: 94103

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

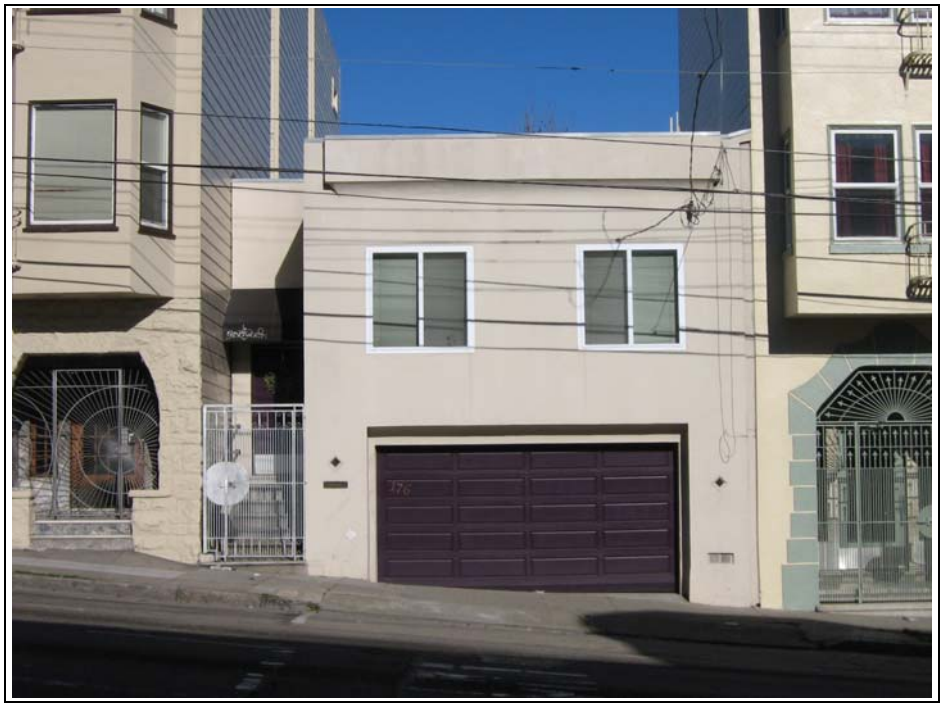
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 3502-027

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

176 Duboce Ave. is located on a 25' x 100' lot on the north side of Duboce Avenue, between Guerrero and Pearl Streets. Built in 1906, 176 Duboce Ave is a 2-story, wood frame, single family dwelling that has been heavily altered since construction. The rectangular-plan building, clad in smooth stucco, is capped by a flat roof. The foundation is not visible. The primary façade faces south and is 3 bays wide. The left bay is deeply recessed. The first floor features a recessed garage in the right and center bays. The left bay is set back from the street and contains the main entrance on the second-story level, accessed via a set of terrazzo steps. The entrance has a wood door with vinyl canopy. The center and right bays of the second story feature vinyl sliding windows. The primary facade terminates in a plain roofline in the left bay. The center and right bays feature a wide, coved cornice centered above the two bays. The building appears to be in good condition.

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

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



P5b. Photo: (view and date)
View from south
8/29/2006

*P6. Date Constructed/Age and Sources: ☒ Historic
1906
SF Assessors Office

*P7. Owner and Address:
Mobley Heather F & Arthur J
176 Duboce Ave
San Francisco, CA

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

*P9. Date Recorded:
8/29/2006

*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

Page 1 of 2 *Resource Name or # (Assigned by recorder) 176 Duboce Ave.

B1. Historic Name 176 Duboce Ave.

B2. Common Name 176 Duboce Ave.

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

* B5. Architectural Style unknown

*B6. Construction History
176 Duboce Ave. was constructed in 1906. Alterations include garage, stucco cladding, vinyl sash slider windows, cornice and entry at an unknown date.

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

*B8. Related Features none

B9a. Architect n/a . 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/single family dwelling) 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:

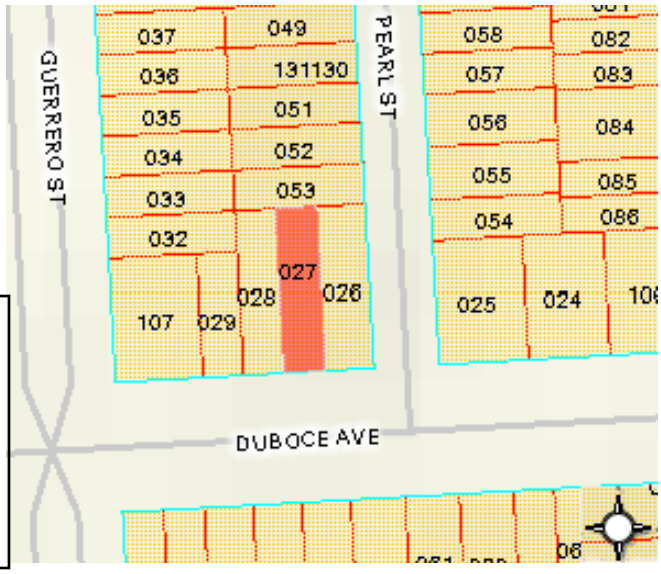
A building now obscured by a large front addition was constructed here in 1906 by an unidentified builder for Mary Schneider. The 1913 Sanborn map shows a one-story plus basement dwelling set back from the street. That structure is still discernible on aerial photos, but is completely hidden by a much more modern front addition. The 1906 structure can not be evaluated. (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

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)

Mary Schneider was a Prussian immigrant who had married a British liquor dealer named Nelson Schneider. In 1915, Mary A Kluge (Schneider) sold the property to family member Emile F. Schneider. In 1924, Schneider sold the property to carpenter and general contractor Edward Rosemont and his wife Margaret. The Rosemonts lived here through the 1950s, operating a lettershop in the building through the 1940s and 1950s. The building was constructed as a single-family dwelling and currently operates as rental flats.

176 Duboce Avenue is located in an area that suffered extensive destruction in the 1906 Earthquake and Fire. The 1889 Sanborn map shows the parcel occupied by a small two-story, single-family dwelling set back from the street. That building 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 building multiple family flats. Reconstruction in the Mission occurred in several waves. 176 Duboce Avenue 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 cottages and commercial buildings to meet the immediate needs of the district's populace. 176 Duboce Avenue, with its 1906 construction date, Mission District location, and building typology, demonstrates an association with this broad pattern of San Francisco history.

Integrity:

176 Duboce Av. has been dramatically altered by a modern front addition. While the building retains integrity of location, it has lost integrity design, setting, materials, workmanship, feeling, and association.

Conclusion:

176 Duboce Ave does not appear to be eligible for the National Register of Historic Places, California Register of Historical Resources or local designation under any criterion. Although the construction date, building location and building typology indicate an association with the 1906 Earthquake and Fire Reconstruction context, it no longer accurately expresses this association.