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) 214 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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 214 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): 3501-004

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

214 Duboce Avenue is located on a 25' x 90' lot on the north side of Duboce Avenue, between Market and Guerrero Streets. Built circa 1890, 214 Duboce Avenue is a 3-story, wood frame, residential building designed in the Stick/Eastlake style. The rectangular-plan building, clad in drop wood siding, sits on a brick, perimeter foundation and is capped by a parapeted gable roof. The primary façade faces south and is 2 bays wide. The basement story features a flight of wood steps in the left bay with turned balustrade and newel posts with acorn finials. The right bay contains an integral garage with paneled overhead door and a basement entry with paneled wood door. The left bay of the second story contains a recessed entry porch framed by a pair of paneled pilasters and a door hood with centered gable ornament on the roofline resting on brackets. The paneled porch interior shelters two entrances with glazed, paneled wood doors with arched transoms. The right bay is characterized by a rectilinear bay window with paneled spandrels, arched window openings, channeled board and molded stop surrounds, and an entablature with bracketed, dentil cornice with central gable ornament. The left bay of the third story projects (continued)

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple 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
Ca. 1890
SF Assessors Office

*P7. Owner and Address:
Tamburello/Traun Trust
240 Clipper St
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)

P3a. Description, continued:
from the wall plan and has a single window with paneled spandrel, arched top sash, channel board and molded stop surround, chevron ornament frieze, and broken pediment hood with brackets and dentil cornice. The right bay features a rectilinear bay window with identical ornament. All windows feature one-over-one, double-hung, wood sash. The edges of the left bay projection and the corner boards on the façade have channeled board and molded stop ornament. The façade terminates in an entablature featuring a frieze of reeded panels and a deeply projecting cornice with brackets. The east elevation has a shallow light well at the center of the elevation with two-over-two, double hung wood sash with plain board surrounds. The building appears to be in good condition, and currently serves as office space for a law firm.

View showing east elevation

State of California The Resources Agency
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Primary #
HRI No.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 3CS/3D

Page 1 of 3 *Resource Name or # (Assigned by recorder) 214 Duboce Ave

B1. Historic Name 214 Duboce Ave

B2. Common Name 214 Duboce Ave

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

* B5. Architectural Style Stick/Eastlake style

*B6. Construction History
214 Duboce Ave was constructed in 1885. Alterations include added garage at an unknown date.

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

*B8. Related Features None

B9a. Architect n/a . Builder Joseph Sullivan

*B10. Significance: Theme Gilded Age of Merchant Builders Area: Mission

Period of Significance 1870-1906 Property Type Residential Applicable Criteria 3

(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 Gilded Age of Merchant Builders context of the Historic Context Statement, Market & Octavia Neighborhood Plan Area, since it is both an identified building type (Residential) and dates from the Period of Significance (1870-1906) 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:

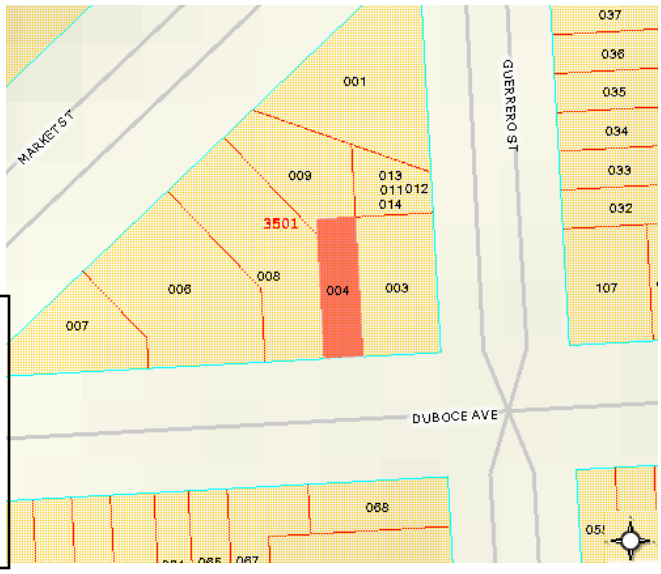
214 Duboce Ave was constructed in 1885 by Joseph Sullivan. Census records show that Sullivan rented the property. In 1900, the Census shows that a scales adjuster for the nearby US Mint occupied the house with his family and a boarder. (continued)

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)

On November 19, 1932, Joseph Sullivan sold the property to Julia McGreevy. 1936 Reverse City Directory shows that the building was occupied by Norma Anderson. In 1953, it was vacant, likely due to the nearby freeway construction.

The 1889 Sanborn map shows the building was constructed as a single-family dwelling. The adjacent lot was occupied by another large single-family home. Apart from some small buildings facing Market Street, the rest of the block was vacant. The sparse construction on the block was likely due to the fact that Market Street terminated at Dolores Street up until the 1870s. Additionally, the Market and Valencia Blue Line, which provided transportation from the corner of Valencia and Market streets, just one block away, had only recently been completed in 1883. Located just outside the area that was burned in the fire after the 1906 Earthquake, the 1913 Sanborn map shows that the building had been divided into two flats to accommodate the influx of earthquake refugees to the Mission district seeking housing. The maps also show that the surrounding neighborhood had changed to become more mixed-use in character, with a sheet metal workers building and a private sanitarium occupying the former adjacent single-family home next to the subject property.

214 Duboce Avenue is example of a single-family dwelling constructed during the 1880s-era building boom when mass transit made this portion of the Market Street corridor accessible to commuters.

Criterion 3:

214 Duboce Avenue is a an three-story, wood-frame dwelling designed in the Stick/Eastlake Style.

The San Francisco Stick/Eastlake style was an ornamental style applied to the already established, two-story urban row house prototype invented in San Francisco in the 1860s. Similar in proportion to the bay windowed Italianate, the Stick/Eastlake dwelling is usually two stories high and two bays wide. The facade is typically dominated by a two-story rectilinear bay window and is distinguished by the enthusiastic application of flat strips of wood ornament around windows and doors and elsewhere to express the underlying structural frame. Ornamental detailing might include sunburst-motif brackets, rosettes, vegetal motifs and other imagery. San Francisco Stick/Eastlake-style dwellings were constructed between roughly 1880 and 1890 and can be found in areas that escaped destruction in the 1906 Earthquake and Fire such as the Western Addition, the Mission, Pacific Heights, Eureka Valley, and Noe Valley.

Integrity:

214 Duboce Avenue appears to have undergone few changes since the garage was added at an unknown date. Character defining features include its two-story plus basement height and rectangular massing, drop wood siding, recessed entry porch framed by a pair of fluted pilasters and sheltered beneath by a bracketed hood capped by a squeezed pediment, paneled porch interior with two entrances, both containing glazed, paneled wood doors with arched transoms, rectilinear bay window with paneled spandrels, arched window openings, channeled board and molded stop surrounds, an entablature featuring a frieze of reeded panels, and a deeply projecting bracketed cornice. The property retains the following aspects of integrity: location, design, materials, workmanship, feeling, and association. The building does not retain integrity of setting as the setting has changed to a commercial use with modern buildings adjacent.

Conclusion:

214 Duboce Avenue appears to be eligible for listing in the California Register of Historical Resources under Criterion 1 (History/Events) and Criterion 3 (Design/Construction) as an intact and well-preserved example of a Stick/Eastlake style multiple-family residence built during the 1880s-era building boom when mass transit made this portion of the Market Street corridor accessible to commuters. The building clearly expresses its association with a broad pattern of San Francisco's history and displays the "distinctive characteristics of a type, period, region or method of construction."

214 Duboce Avenue also appears eligible as a contributor to the San Francisco 1906 Earthquake Fireline District as a building that narrowly escaped destruction in the fires that followed the quake; indeed, they were halted next door. As a result, the building is eligible for the National Register of Historic Places as a contributor to a National Register eligible district.

(continued)

B10: Significance (continued)

Character Defining Features

Character-defining features include its two-story plus basement height and rectangular massing, drop wood siding, recessed entry porch framed by a pair of fluted pilasters and sheltered beneath by a bracketed hood capped by a squeezed pediment, paneled porch interior with two entrances, both containing glazed, paneled wood doors with arched transoms, rectilinear bay window with paneled spandrels, arched window openings, channeled board and molded stop surrounds, an entablature featuring a frieze of reeded panels, and a deeply projecting bracketed cornice.