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) 170 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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 170 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): 3502-026

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

170 Duboce Ave. is located on a 30' x 100' lot on the northwest corner of Duboce Avenue and Pearl Street. Built in 1912, 170 Duboce Ave is a 3-story, wood frame, multiple family dwelling designed in the Craftsman style. The rectangular-plan building, clad in smooth stucco and drop wood siding, is capped by a flat roof. The foundation is not visible. The primary façade faces south toward Duboce Ave. and a secondary elevation faces east toward Pearl St. The primary façade is 3 bays wide. The first floor features a recessed entrance porch in the left bay with a chamfered arch opening and stucco quoining. The porch shelters a single entrance with glazed wood door and wide sidelights. The center bay contains a small, double-hung, stained glass wood window, and the right bay contains three contiguous double-hung, wood windows. The upper two stories are characterized by rectilinear bay windows with double-hung wood and vinyl sash in the end bays. The right bay window has a pointed arch at the base serving as a hood for the windows below. Both bay windows end in hipped roofs on massive exposed rafters with beveled ends. The center bay contains stained glass windows identical to that on the first story. The primary facade terminates in a plain roofline. The Pearl St. (east) elevation is 4 stories in height because of a sloping grade and measures 9 (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
1912
SF Assessors Office

*P7. Owner and Address:
Alan C Billingsley 2002 Rev
3521 21st Street
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.

bays wide. The elevation features a series of garages and a secondary entrance on the first story. The second story contains paired and single windows of various sizes with double-hung wood sash. The upper stories feature similar fenestration as well as rectilinear bay windows in the fourth, sixth, and eighth bays. The bay windows are similar to those on the façade with the addition of a pointed arch lintel above the front face windows. The remaining elevations are clad in drop wood siding. The building appears to be in good condition and contributes to the potential Mission Reconstruction District addition (see DPR 523 L form).

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) 170 Duboce Ave.

B1. Historic Name 170 Duboce Ave.

B2. Common Name 170 Duboce Ave.

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

* B5. Architectural Style Craftsman

*B6. Construction History
170 Duboce Ave. was constructed in 1912. Alterations include stucco cladding and double-hung vinyl sash windows at an unknown date.

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

*B8. Related Features none

B9a. Architect Hladik & Thayer . Builder n/a

*B10. Significance: Theme 1906 Earthquake and 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 and 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. 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:

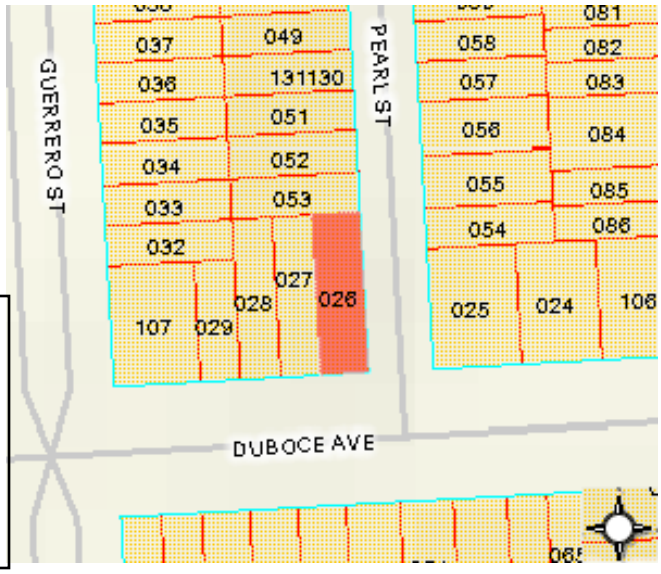
170 Duboce Avenue was designed by local architects Hladik & Thayer and constructed in 1912. The 1894 and 1906 Block Books list the parcel owned by Lottie A. Lampe. The identified first owner is W. Alvin Lampe, a dermatologist and son of Lottie Lampe. W. Alvin Lampe had a colorful past - two articles in the Oakland Tribune report Lampe being shot at by his ex-wife. By 1920, Block Books list Lawrence Meyer as the property owner. (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)

In 1923, Meyer sold the property to family member William W. Meyer. Through the 1930s, 1940s and 1950s, City Directories list a mixture of men and women renting at this address. The building was constructed as an apartment building, a use which it continues today.

Architect John Carl Hladik was born in Prague and came to San Francisco as a young man where he worked as an architect specializing in apartment design. During his career, Hladik kept offices in the Monadnock Building. He died while on vacation in Guerneville, Sonoma County in 1928.

170 Duboce Avenue is located in an area that suffered extensive destruction 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. 170 Duboce Avenue is part of the second wave of sustained reconstruction that began in 1909 and continued through 1916. Most of the building stock in the Mission dates from the era of reconstruction. The majority of residential construction was designed in the Classical Revival, Craftsman (like 170 Duboce Avenue), Mission and Spanish Colonial Revival styles. 170 Duboce Avenue, with its 1912 construction date, Mission District location, and apartment building typology, demonstrates an association with a broad pattern of San Francisco history.

Integrity:

170 Duboce Avenue has undergone several alterations, including recladding of the primary facade in stucco, and the installation of double-hung vinyl sash replacement windows at an unknown date. The building retains character defining features including height and massing; fenestration pattern consisting of rectilinear bay windows at upper stories, two with double-hung, wood-sash, multi-lite upper sash; recessed entrance porch in the left bay with a chamfered arch opening and stucco quoining and a single entrance with glazed wood door with wide sidelights; bay windows with hipped roofs on massive exposed rafters with beveled ends; two small, double-hung, stained glass wood window; plain roofline and flat roof. The building retains integrity of location, setting, association, design, and workmanship, as well as partial integrity of feeling materials due the the cladding and window alterations.

Conclusion:

170 Duboce Ave 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, alterations to the facade, including recladding and window replacement, have rendered the building no longer able to accurately express that association. Additionally, due to the alterations, the building does not embody the distinctive characteristics of a type, period or method of construction. It is not the work of a master, nor does it possess high artistic values.