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) 186 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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 186 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): 3502-029

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

186 Duboce Ave. is located on a 25' x 75' lot on the north side of Duboce Avenue, between Guerrero and Pearl Streets. Built in 1922, 186 Duboce Ave is a 3-story, wood frame, multiple family dwelling designed in the Classical Revival style. The rectangular-plan building, clad in stucco and drop wood siding, is capped by a flat roof. The foundation is not visible. The primary façade faces south and is 2 bays wide. The first floor features a deeply recessed garage in the left bay with double-leaf, glazed, paneled wood doors. A secondary entrance is set on the left side of the recess. The right bay contains a recessed entry porch with arched opening. The porch contains two entrances fitted with paneled, glazed, wood doors. The upper two stories are characterized by semi-hexagonal bay windows in both bays. The windows have central wood pivot sash with divided transoms and double-hung side sash. A cartouche is set above the center window on the second story. The primary facade terminates in a banded garland architrave, frieze with cartouche and swag ornament, dentils, and a scrolled modillion cornice. Side elevations are clad in drop wood siding. The building appears to be in good condition.

*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
1922
SF Assessors Office

*P7. Owner and Address:
Marett Fred H & Smith Rober
186 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 6L

Page 1 of 3 *Resource Name or # (Assigned by recorder) 186 Duboce Ave

B1. Historic Name 186 Duboce Ave

B2. Common Name 186 Duboce Ave

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

* B5. Architectural Style Classical Revival

*B6. Construction History
186 Duboce Avenue was constructed in 1923.

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

*B8. Related Features none

B9a. Architect Edward E. Young . Builder Weismann & Son

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

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 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 (1906-1929) of that context. Based on appearance the building was also evaluated under 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:

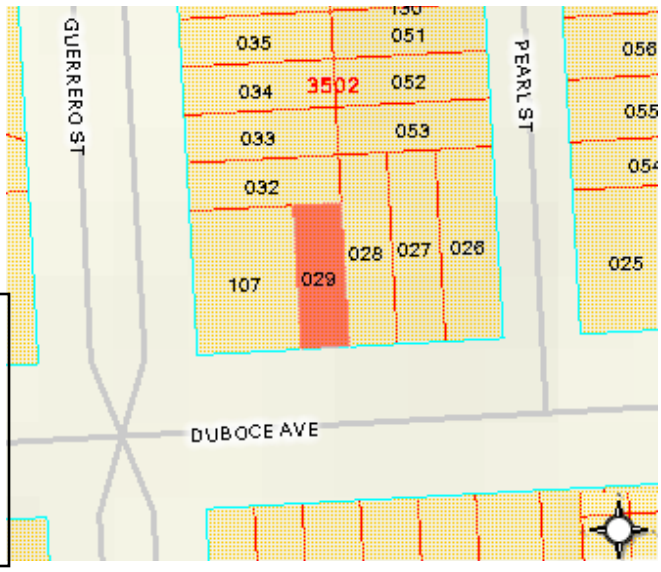
186 Duboce Avenue was designed by architect Edward E. Young and constructed in 1923 by builders Weismann & Son. The first owner was an electroplater named Edward A. Wands, who had owned this lot in 1920. Wands lived here with his wife Helena through the late 1930s. In 1940, the City Directory lists Edward Wands Jr. at the address. (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)

By the 1950s, the listed occupant was a dispatcher named Bernard Benson. The building was constructed as flats and continues in use as rental flats.

186 Duboce Avenue is located in an area that suffered extensive destruction in the 1906 Earthquake and Fire. The earthquake itself demolished many buildings resting on filled land, and the subsequent firestorm devoured any structures that had survived, completing the devastation of the northern Mission. The 1889 Sanborn map shows the parcel occupied by one two-story, single-family dwelling set back from the street. That building appears to have been destroyed in 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 reconstructed rapidly after the quake. Reconstruction in the Mission occurred in several waves. The first wave saw reconstruction of smaller cottages or stores intended to suffice until larger, more permanent buildings could be constructed. The 1913 Sanborn map shows that this was the case with 186 Duboce Ave, where a small, one-story cottage set back from the street occupied the lot. Later, residential builders began the lucrative business of erecting multiple family flats buildings, such as 186 Duboce Ave, on lots that were once occupied by a single-family home.

Although 186 Duboce Avenue's Mission location and residential flats building typology reflect a general association with the 1906 Earthquake and Fire and Reconstruction period of significance, the 1923 construction date places the building outside of the primary scope of this broad pattern of San Francisco's history and renders it unable to accurately embody this broad pattern of San Francisco's history.

Criterion 3:

Architect Edward E. Young (1870-1934) was born in Carthage, MO and moved to San Francisco in 1902. During his 30 year career, Young designed nearly 600 residential buildings, with a particular emphasis on apartment buildings, beginning in 1906 with brown-shingled Edwardians and progressing to multi-story Mediterranean Revival buildings with flat front brick exteriors and elevators, many now converted to condominiums. Significant buildings include the Franciscan Club at 595 Sutter (1919) and the 16-story Hotel Californian at 403 Taylor (1925).

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. The Classical Revival rowhouse typically encountered in urban districts of San Francisco does not depart significantly from the standard San Francisco rowhouse prototype in overall form and façade articulation. Typical examples are two or three stories in height, two bays in width, with one bay containing a chamfered bay window. 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.

186 Duboce Avenue is an intact and well-preserved example of an residential/flats building designed in the Classical Revival style as seen in its recessed entry porch with arched opening and two entrances fitted with paneled, glazed, wood doors that provide access to individual units and Classical Revival ornament consisting of a cartouche set above the center window on the second story and a banded garland architrave, frieze with cartouche and swag ornament, dentils, and a scrolled modillion cornice. However, it does not rise to the level of a building that embodies the "distinctive characteristics of a type, period or method of construction."

Integrity:

186 Duboce Avenue appears to have undergone few alterations. The building retains all aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. (continued)

B10: Significance (continued)

Conclusion:

186 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's Mission location and residential flats building typology reflect a general association with the 1906 Earthquake and Fire and Reconstruction period of significance, the 1923 construction date places the building outside of the primary scope of this broad pattern of San Francisco's history. The building does not embody the distinctive characteristics of a type, period or method of construction, nor is it the work of a master.

However, as a well-preserved and intact example of a residential flats building designed in the Classical Revival style and constructed in 1923 in Mission District during the 1920s residential building boom, the the building retains sufficient character defining features to merit special consideration in local planning.

Character Defining Features:

Character-defining features include: three-story height and rectangular massing; stucco cladding; a recessed entry porch with arched opening and two entrances fitted with paneled, glazed, wood doors; fenestration pattern by semi-hexagonal bay windows in both bays fitted with central wood pivot sash with divided transoms and double-hung side sash; Classical Revival ornamentation consisting of a cartouche set above the center window on the second story and a banded garland architrave, frieze with cartouche and swag ornament, dentils, and a scrolled modillion cornice.