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) 118-120 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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 118-120 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): 3502-019

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

118-120 Duboce Ave. is located on a 25' x 75' lot on the north side of Duboce Ave., between Elgin Park and Valencia Street. Built in 1907, 118-120 Duboce Ave is a 3-story, wood frame, two-unit multiple family residence likely altered circa 1930 with Spanish Colonial Revival style ornamentation. The rectangular-plan building, clad in smooth stucco siding on the primary façade and drop wood siding on the visible secondary façade, sits on a reinforced concrete perimeter foundation and is capped by a flat roof. The primary façade faces south toward Duboce Ave. while the secondary façade faces east toward Valencia Street. The primary façade is 2 bays wide. The left bay of the ground floor features a recessed entrance with terrazzo steps that lead to the main entry door on the first floor. The right bay of the ground floor contains a recessed garage entrance with overhead garage door, and a secondary entrance with a wood plank door. The left bay of the first floor contains a glazed wood panel door in the recessed entry, which is ornamented with simulated pilasters and a corbelled-relief arch. The right bay of the first floor contains a set of paired double-hung, vinyl-sash windows. The second floor contains a single window in the left bay, and a set of paired double-hung windows in the right bay, with both featuring a metal balconette. The typical fenestration consists of one-over-one, double-hung, vinyl-sash windows. The primary facade terminates in a pent, clay tile parapet.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple family property

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

P5a. Photo

P5b. Photo: (view and date)
View from south
1/8/2007

*P6. Date Constructed/Age and Sources: ☒ Historic
1907
SF Assessors Office

*P7. Owner and Address:
Richard & Ann Krooth
P O Box 9515
Berkeley 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: (cont'd)**

The secondary façade facing Valencia Street is simply adorned with a projecting rectilinear bay in the left bay, and three individual windows evenly-spaced along the façade. The left portion of the secondary façade is clad with stucco, while the right portion is clad with horizontal drop wood siding. The building appears to be in good condition.

P5a. Photo (cont'd)

Secondary façade facing Valencia Street.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

 *Resource Name or # (Assigned by recorder) 118-120 Duboce Ave.

B1. Historic Name 118-120 Duboce Ave.

B2. Common Name 118-120 Duboce Ave.

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

* B5. Architectural Style Spanish Colonial Revival style

*B6. Construction History

118-120 Duboce Ave. was constructed in 1907. Alterations include a circa 1930s Spanish Colonial Revival facade, including smooth stucco cladding, entry ornamented with simulated pilasters and a corbelled-relief arch, double-hung, vinyl-sash windows, metal balconettes at upper story windows,

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

*B8. Related Features none

B9a. Architect n/a . Builder John Moore & Co.

*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/flats) 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 1 (History/Events), Criterion 2 (Persons), Criterion 3 (Design/Construction), or Criterion 4 (Information Potential).

Criterion 1:

118-120 Duboce Avenue was constructed in 1907 by local builders John Moore & Co. for its owner Patrick Marron, who owned the lot as early as 1894. On December 6, 1917, ownership of the property transferred from the estate of Patrick Marron to Daniel McColgan. On December 11, 1917, Daniel McColgan sold the building to Joseph E. Marron. On September 15, 1919, Joseph E. Marron sold the property to Edward Kramer. (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)

On January 7, 1920, Edward Kramer sold the property to Rachel Max. 1936 City Directories show that Mr. Frank Baer and Mrs. Cora Loomis, respectively, occupied the two flats. 1940 City Directories show that the flats were occupied by Frank Baer and Reverend Jason Noble Pierce. The building was constructed as rental flats, a use which it maintains today.

118-120 Duboce Street is located in an area that suffered considerable destruction in the 1906 Earthquake and Fire. The 1889 Sanborn map indicates that the subject parcel (then known as Ridley Street) was then occupied by a large three-story, single-family dwelling. This structure was apparently destroyed in the 1906 Earthquake. 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 and the Mission District was rapidly reconstructed after the quake. Reconstruction in the Mission occurred in several waves. 118-120 Duboce Avenue was built as part of the first and largest wave that began in 1906 and extended into 1908. This period was characterized by furious, widespread construction of housing and commercial buildings to meet the immediate needs of the district's populace. Residential builders, like John Moore & Co., quickly began the lucrative business of rebuilding three-and four-story flats within the destroyed sections of the Mission.

The 1913-14 Sanborn maps indicate that parts of the northern Mission District were almost entirely rebuilt with two- and three-story frame flats, many two and three-unit flats similar to 118-120 Duboce Avenue. Typically, these buildings were constructed or purchased by an earthquake insurance claimant, who would then live in the top unit while renting the lower units to pay his mortgage. The building typically contained between two and four flats with a recessed and/or raised porch sheltering two, three, or four independent entrances - one for each unit.

118-120 Duboce Avenue, with its 1907 construction date, Mission District location, and building typology, clearly expresses an association with these broad patterns of San Francisco history.

Integrity:

118-120 Duboce Ave appears to have undergone substantial alterations to its facade circa 1935, including the removal of its original wood siding and ornament, recladding in smooth stucco, a new entry porch ornamented with simulated pilasters and an Art Deco-influenced pylon arch, metal balconettes at the upper story windows, and a pent clay tile parapet. More recently, the original wood windows appear to have been replaced with double-hung, vinyl-sash windows. Due to these alterations, the building no longer retains integrity of design, setting, materials, workmanship, feeling, and association. The building retains integrity of location as it has not been moved.

Conclusion:

118-120 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. Despite the building's 1907 construction date, Mission District location, and building typology, the building no longer clearly expresses its association with broad patterns of San Francisco history. Additionally, these alterations render the building unable to embody the distinctive characteristics of a type, period, region, or method of construction, and it does not possesses high artistic values.