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) Marilyn Apartments

P1. Other Identifier: 140 Duboce Ave.

*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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 140 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): 3502-024

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

The Marilyn Apartments at 140 Duboce Ave. is located on a 50' x 75' lot on the north side of Duboce Avenue, between Pearl Street and Elgin Park. Built in 1928, 140 Duboce Ave is a 4-story, wood frame, 15-unit multiple family residence designed in the Renaissance Revival style. The rectangular-plan building, clad in concrete block and stucco siding on the primary façade, is capped by a flat roof. The foundation is not visible. The primary façade faces south and is 5 bays wide. The first floor features a recessed entryway in the center bay, which is flanked on either side by garage entrances with overhead wood garage doors. At the right end of the façade is a secondary entrance with a wood door and iron grille. The recessed entryway features an arched opening surrounded by rope molding, marble stairs, and an arched, single-light glazed wood door with arched sidelights and ornate metal grilles. A molded stringcourse divides the first floor from the upper floors. The upper 3 floors are characterized by semi-hexagonal bay windows in the center and end bays, and single windows with metal fire escapes in the second and fourth bays. These bay windows are adorned with brackets, a cartouches, spandrel panels, and heraldry moldings. The typical fenestration consists of either one-over-one double-hung wood-sash windows, or vinyl-sash slider windows with a fixed upper sash. The primary facade terminates in dentils, egg and dart molding, and a deep projecting cornice. 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

P5. Photo

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

*P6. Date Constructed/Age and Sources: ☒ Historic
1928
SF Assessors Office

*P7. Owner and Address:
Michael Gervais Trust
Jo Ann M. Gervais
850 Acacia Ave
Burlingame CA

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

*P9. Date Recorded:
1/8/2007

*P10. Survey Type:
Reconnaissance

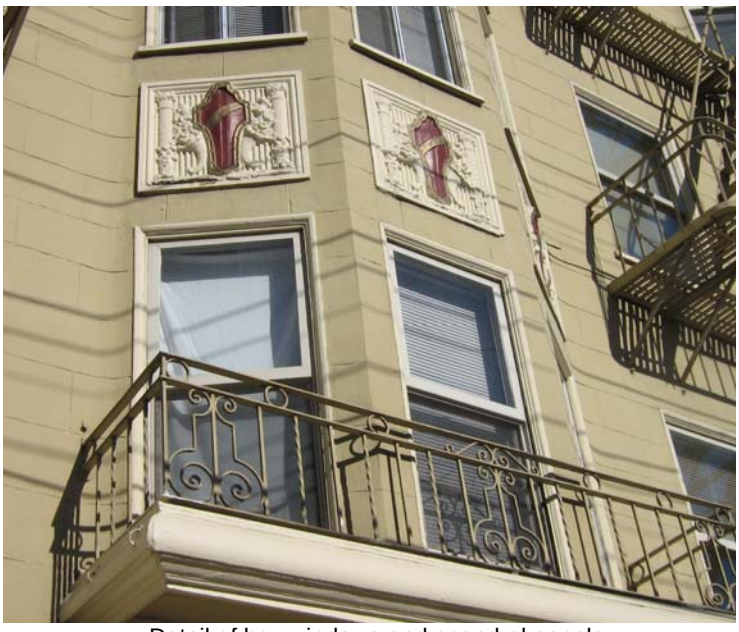
*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

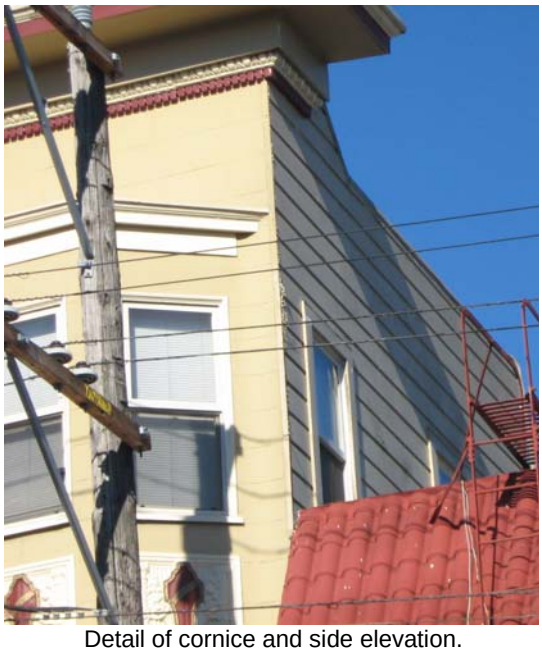
*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (list)

P5. Photo (cont'd)

Detail of address plaque.

Detail of primary entrance.


Detail of bay windows and spandrel panels.


Detail of cornice and side elevation.

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) 140 Duboce Ave

B1. Historic Name Marilyn Apartments

B2. Common Name 140 Duboce Ave

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

* B5. Architectural Style Renaissance Revival

*B6. Construction History

140 Duboce Ave. was constructed in 1928. Alterations include some vinyl-sash slider windows with a fixed upper sash.

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

*B8. Related Features

B9a. Architect n/a . Builder n/a

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

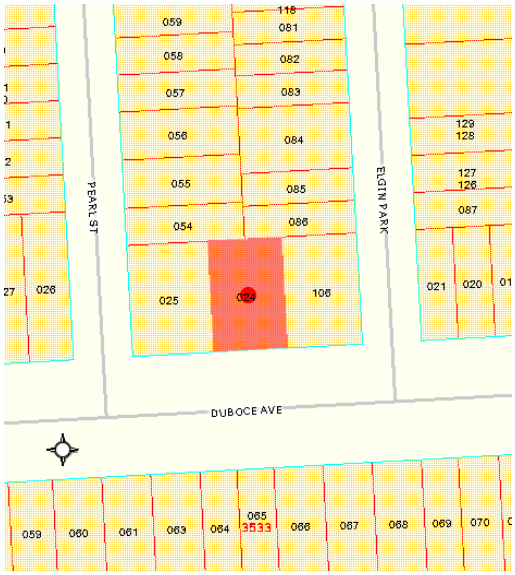
140 Duboce Ave. was designed by the architectural firm of Irvine & Ebbets and constructed in 1928 by the Lindsey Construction Company. The first owner was Ray Lindsey, who was also the owner of the Lindsey Construction Company. The Block Books indicate that the lot was long held (1906 through 1920) by Mary E. Youngberg. In July 1928, Youngberg sold the parcel to Mildred Lindsey. (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)

The 1930 Census lists Ray Lindsey as the owner and occupant of 140 Duboce Avenue, residing with his wife Mildred and daughter, Marilyn. City Directories through the 1930s, 1940s, and 1950s list a mixture of tenants, working at occupations including clerks, salesmen, gas station attendants, and account managers. The building was constructed as rental apartments, a use which it maintains today.

140 Duboce Avenue is located in an area that suffered extensive damage in the 1906 Earthquake and Fire. The earthquake demolished many buildings resting on filled land, and the subsequent firestorm devoured any structures that survived, completing the devastation of the northern Mission. The 1889 Sanborn map shows the parcel on which 140 Duboce Avenue (then known as Ridley Street) sits was occupied by two large three-story, single-family dwellings. These appear 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 in three waves after the disaster. The 1913 Sanborn maps indicate the parcel was occupied by four one-story, single-family dwellings, likely cottages hastily built during the initial wave of reconstruction after the 1906 earthquake and fire. In later waves of reconstruction, residential builders quickly began the lucrative business of constructing multiple-family apartment buildings, like 140 Duboce Avenue, on lots previously occupied single-family homes. 140 Duboce Avenue was constructed during the third wave that began in the 1920s, an era of increased prosperity and rampant real estate development nationwide following a brief hiatus during the First World War.

140 Duboce Avenue is also an example of an apartment building, a building type widespread in the Mission district. Apartment buildings are generally located on large lots and configured with multiple living units on each floor, accessed through a common lobby. The majority of apartment buildings constructed at this time were designed in the Classical Revival style. Other popular styles included Craftsman, Mission, and Spanish Colonial Revival.

Although 140 Duboce Avenue's location and building typology express a general association with the 1906 Earthquake and Fire and Reconstruction period of significance,the building's 1928 construction date places the building outside of the primary scope of the period of significance and renders it unable to accurately embody this broad pattern of San Francisco's history.

Criterion 3:

140 Duboce Ave is a well-preserved example of a Renaissance Revival apartment building. The Renaissance Revival style became popular in the United States during the 1890s and in San Francisco, it became a popular mode for apartment buildings. The Renaissance Revival style is an eclectic design style that was first introduced in the United States around the turn of the 19th Century, and came into prominence in the early twentieth century, continuing into the 1920s. Multi-family apartment buildings designed in the style are typically multi-story, based on a rectangular floor plan, and feature massive, symmetrical façades, often with scored stucco facades meant to resemble stone construction. Based on Italian Renaissance villa prototypes, the facades are usually divided into three sections: a base, shaft, and capital, with ornate intermediate cornices dividing the sections. Applied ornamentation in the form of cartouches, swags, crests, et cetera, is often attached to spandrel panels, friezes, and parapets Rusticated stucco scored to resemble masonry is often used on the first floor (base). The base is typically rusticated and contains a common recessed entrance with either garage doors or additional windows. The shaft is typically clad in smooth stucco and symmetrically divided into alternating flat bays and bays containing bay windows. Ornament is usually confined to embossed stucco or applied crests, cartouches, or other classical elements. The facade is typically terminated by a bold projecting sheet metal cornice.

140 Duboce Avenue exhibits characteristics of a Renaissance Revival style apartment building in its tripartite facade organization with rusticated base, stucco-clad shaft symmetrically divided into alternating flat bays and semi-hexagonal bays, and deep projecting cornice. (continued)

B10 Significance (continued)

Its Renaissance Revival ornament includes bay windows adorned with brackets, cartouches, spandrel panels, and heraldry moldings; dentils, egg and dart molding. Although 140 Duboce Avenue is largely intact, it does not rise to the level of a building that embodies the "distinctive characteristics of a type, period or method of construction."

Integrity:

140 Duboce Avenue appears to have undergone few substantial alterations. Those visible include replacement of some one-over-one double-hung wood-sash windows with vinyl-sash sliding windows with a fixed upper sash. Some one-over-one double-hung wood-sash windows do remain. The building retains the following aspects of integrity: location, design, workmanship, feeling, and association. It retains partial integrity of materials and setting.

Conclusion:

140 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 location and typology reflect an association with the 1906 Earthquake and Fire and Reconstruction period of significance, the 1924 construction date places the building outside of the primary scope of this broad pattern of San Francisco's history. Additionally, although the building is largely intact, it does not rise to the level of a building that embodies 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 an apartment building designed in the Renaissance Revival style and constructed in 1928 in the Mission District, the the building retains sufficient character defining features to merit special consideration in local planning.

Character Defining Features:

Character-defining features include four-story height and rectangular plan, rusticated stucco cladding at the base and smooth stucco cladding above; recessed entryway in the center bay featuring an arched opening surrounded by rope molding, marble stairs, and an arched, single-light glazed wood door with arched sidelights and ornate metal grilles; a molded stringcourse dividing the first floor from the upper floors; fenestration pattern consisting of semi-hexagonal bay windows in the center and end bays, and single windows in the second and fourth bays; bay windows adorned with brackets, cartouches, spandrel panels, and heraldry moldings; dentils, egg and dart molding, and a deep projecting cornice; and flat roof.