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) 134 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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 134 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): 3502-106

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

134 Duboce Ave. is located on a 50' x 75' corner lot at the northwest intersection of Duboce Avenue and Elgin Park. Built in 1908, 134 Duboce Ave is a 3-story, wood frame, 15-unit multiple family residence likely altered circa 1930 to include Spanish Colonial Revival ornamentation. The rectangular-plan building, clad in smooth stucco siding, is capped by a flat roof. The primary façade faces south toward Duboce Avenue, while the secondary façade faces east toward Elgin Park. The primary façade is 5 bays wide on the first floor and four bays wide on the upper stories. The first floor features fixed multi-light vinyl-sash windows in the end bays, and paired multi-light vinyl windows in the second and fourth bays. The center bay of the first floor features an entrance containing marble steps, a glazed wood door, transom, and awning. A thick belt course separates the first and second floors. The second and third stories are characterized by triangular bay windows featuring simulated 9-over-9 light, double-hung, vinyl-sash windows, and a metal fire escape (only in the far left bays). The primary facade terminates in a false parapet covered with red clay tiles. The secondary façade is 7 bays wide and is clad in smooth stucco. The first floor contains single windows in each bay, while the second and third floors contain single windows in the third, fourth and sixth bays, and a semi-hexagonal bay window in the fifth bay. 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
1/8/2007

*P6. Date Constructed/Age and Sources: ☒ Historic
1908
SF Assessors Office

*P7. Owner and Address:
Mark E & Sophia S Cusing Re
Hawthorne/Stone
1704 Union St
San Francisco 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)

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #
HRI No.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

Page 1 of 2 *Resource Name or # (Assigned by recorder) 134 Duboce Avenue

B1. Historic Name 134 Duboce Avenue

B2. Common Name 134 Duboce Avenue

B3. Original Use residential/apartments B4. Present Use: residential/apartments

* B5. Architectural Style Spanish Colonial revival (modified)

*B6. Construction History

134 Duboce Avenue was constructed in 1908. The original cladding has been either removed or covered and the facade has been reclad in smooth stucco, likely in the 1930s. The original windows have been removed and replaced with vinyl sash windows with the past 25 years. The original cornice has been

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

*B8. Related Features none

B9a. Architect John J. Foley . Builder unknown

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

Period of Significance 1906-1929 Property Type residential/apartments 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/apartments) 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:

134 Duboce Avenue was constructed in 1908 on a lot which in 1899 had featured two buildings: a two-story building with flats at the left, and a three-story building with flats above a saloon at right. This block was leveled by the 1906 Earthquake and Fire. In 1908, the Daily Pacific Builder announced that the owner of the newly consolidated lot, James Hagan, had hired the architect John J. Foley to construct two new buildings at 134 Duboce Avenue. (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
Sanborn Map, San Francisco City Directories, Daily Pacific Builder, 03/03/1908.

(Sketch Map with north arrow required.)

B13. Remarks

*B14. Evaluator Kelley & VerPlanck
*Date of Evaluation 5/1/2010

(This space reserved for official comments)

B10: Significance (continued)

The 1914 Sanborn Map depicts a three-story building containing five flats at the left side of the lot, and a three-story building occupied by Hagan's undertaker practice on the first floor and residential units above at the right side of the lot. The facades of these buildings matched one another, and likely visually presented as one building, as they do today. Hagan's undertaker's offices were located at this address until about 1920, after which time he was no longer listed as an undertaker in the city directories. In the mid-1930s, the city directories list only two tenants at this address and the same was true in 1940. The 1950 Sanborn Map shows the building featuring sixteen apartments with commercial storefronts at the first floor level. The 1953 City Directory reflects this new arrangement: there are twelve tenants listed, the names of which represent an even mixture of men and women. The building continues to operate as an apartment building.

John J. Foley (1882-1946) was born in San Francisco and received his early education there before traveling to Chicago to receive formal architectural training. He returned to San Francisco in 1908 and spent the rest of his career primarily designing schools and churches. Notable buildings in San Francisco include St. Joseph's Church and Convent at 1401 Howard Street.

The northern portion of the Mission District, an area generally bounded by Market, Dolores, 20th, and Howard (now South Van Ness) streets, was largely destroyed in the 1906 Earthquake. Reconstruction in the Mission occurred in several waves. 134 Duboce Avenue was constructed during the first and by far the biggest wave, which 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. Many structures built during the initial wave of reconstruction were smaller cottages or stores intended to suffice until larger, more permanent structures could be built. The 1913-14 Sanborn maps indicate that the parts of the Mission District that lay within the Market and Octavia Survey Area were almost entirely rebuilt with two- and three-story frame flats, as well as several larger apartment buildings such as 134 Duboce Avenue. 134 Duboce Avenue, with its 1908 construction date, Mission location, and building typology, clearly demonstrates an association with this broad pattern of San Francisco history.

Integrity:

134 Duboce Avenue has been significantly altered, including removal of the original wood cladding and refinishing in smooth stucco, removal of original windows and replacement with vinyl-sash windows, removal or covering of the original cornice and the addition of a boxed parapet, and the conjoining of the original two buildings to form one continuous facade. The building retains scant character-defining features, including its three-story height, recessed entrance containing marble steps and a glazed wood door and transom, two-story height triangular bays at the primary facade, and two-story canted bays at the secondary facade. The building retains the following aspects of integrity: location and setting, and partially retains the aspect of association. The building does not retain integrity of materials, workmanship, design or feeling.

Conclusion:

134 Duboce Avenue does not appear to be eligible for the National Register of Historic Places, California Register of Historical Resources or local designation under any criterion under any criterion. The building's 1908 construction date, Mission District location, and original building typology (residential/flats) all point to an association with the 1906 Earthquake and Fire and Reconstruction period of significance. However, the reconfiguration of the building into one contiguous building as well as the dramatic fenestration and cladding alterations sever the building's ability to eloquently express its association with that period. Additionally, the facade alterations render the building no longer able to embody the distinctive characteristics of its original style, building type, or method of construction. Furthermore, the building does not represent the work of a master, nor does it possess high artistic value.