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) 180 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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 180 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): 3502-028

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

180 Duboce Ave. is located on a 25' x 100' lot on the north side of Duboce Ave., between Guerrerro and Pearl Streets. Built in 1915, 180 Duboce Ave is a 4-story, wood frame, multiple family dwelling. The building appears to have been heavily altered since construction. The rectangular-plan building, clad in stucco, simulated masonry, and drop wood siding, is capped by a flat roof. The foundation is not visible. The primary façade faces south and is 3 bays wide. The first floor is clad in simulated masonry and features a secondary entrance and garage with sloping arch openings in the left and center bays. The right bay contains a recessed entry porch with similar opening. The porch shelters a single entrance with divided-light, glazed wood door with divided sidelights. The upper stories, clad in smooth stucco, contain semi-hexagonal bay windows in the left and right bays with metal and vinyl-frame fixed, sliding, and double-hung sash. The primary facade terminates in a plain roofline. 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
1915
SF Assessors Office

*P7. Owner and Address:
Arriaza Raul & Valerie A
4248 23rd St
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
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) 180 Duboce Ave.

B1. Historic Name 180 Duboce Ave.

B2. Common Name 180 Duboce Ave.

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

* B5. Architectural Style n/a - heavily altered

*B6. Construction History

180 Duboce Ave. was constructed in 1915. Alterations include simulated masonry and stucco cladding, metal and vinyl-frame fixed, sliding, and double-hung sash at an unknown date.

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

*B8. Related Features none

B9a. Architect n/a . Builder Fred W. Lurmann

*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) 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 Criterion 2 (Important Persons), Criterion 3 (Design/Construction), or Criterion 4 (Information Potential).

Criterion 1:

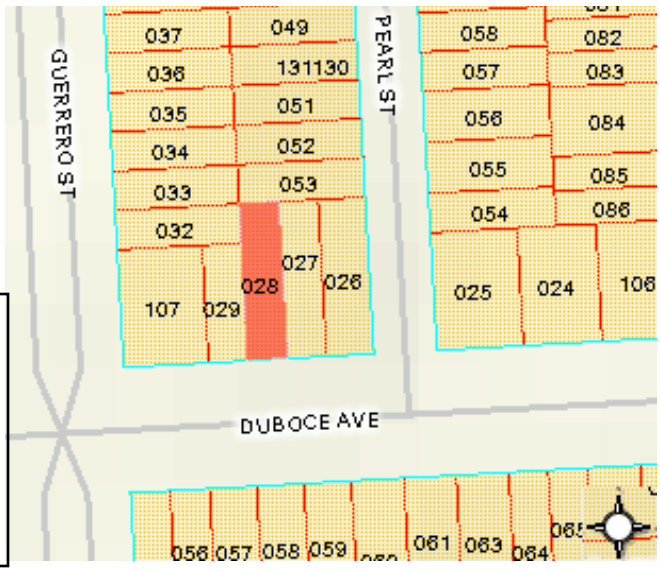
180 Duboce Ave was constructed in 1915 by builder Fred W. Lurman. No further information is known about the builder. The lot had been owned since prior to 1906 by Albert Wilson, who was the stepfather of the first owner, Edgar Delleck. The 1920 Census lists Delleck, a blacksmith, living at this address with his wife Jemima, his step father Albert Wilson, and three other family members, all blue-collar workers. (continued)

B11. Additional Resource Attributes: (List attributes and codes) HP3. Multiple Family Property

*B12. References: Edwards Abstracts, May 20, 1915
Historic Context Statement, Market & Octavia Neighborhood Plan Area, Page & Turnbull, Inc. July 20, 2007

B13. Remarks

(Sketch Map with north arrow required.)



*B14. Evaluator Shannon Ferguson
*Date of Evaluation 5/1/2010

(This space reserved for official comments)

B10: Significance (continued)

Through the 1930s, 1940s, and 1950s, the City Directories list a mix of renters, with listed occupations in 1953 including laborers, a lather, and a cook. The building was constructed as rental apartments and continues to operate as such.

180 Duboce Ave is located in an area that suffered considerable destruction in the 1906 Earthquake and Fire. First the earthquake demolished many buildings resting on filled land, and later the firestorm devoured any structures that survived the temblor. The 1899 Sanborn map shows that the parcel was occupied by a small two-story, single-family building set back from the street that was likely destroyed. 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 of building consisted of smaller cottages and stores intended to suffice until larger, more permanent structures could be built. The 1913 Sanborn map shows that the parcel was occupied by a smaller one-story plus basement single-family dwelling or cottage that was set back from the street. Residential builders next began the lucrative business of erecting multiple family flats within the destroyed sections of the Mission. 170 Duboce Ave 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 occurred during this era of reconstruction. The majority of residential construction was designed in the Classical Revival, Craftsman, Mission, and Spanish Colonial Revival styles. 180 Duboce Avenue, with its 1915 construction date, Mission location and building typology, clearly demonstrates an association with this broad pattern of San Francisco history.

Integrity:

180 Duboce appears to have undergone substantial alterations at an unknown date, including recladding in simulated masonry at base and stucco above, a variety of metal and vinyl-frame fixed, sliding, and double-hung replacement windows, and removal of all ornamentation, making its architectural style unrecognizable. 180 Duboce Avenue retains integrity of location and setting, and partially retains integrity of association, feeling, and design. The building does not retain integrity of materials or workmanship.

Conclusion:

180 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. Although the 1915 construction date, Mission District location and building typology indicate an association with the 1906 Earthquake and Fire Reconstruction context, extensive alterations have rendered the building no longer able to accurately express this association. Additionally, alterations have rendered it unable to embody the distinctive characteristics of a type, period, region, or method of construction, and it does not possesses high artistic values.