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) 401 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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 401 Duboce Ave. City: San Francisco Zip: 94117

d. UTM: Zone: 10 mE/ mN (G.P.S.)

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 3537-001

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

401 Duboce Avenue is located on a 100' x 100' corner lot on the west side of Duboce Avenue, between Belcher and Church Streets. Built in 1925, 401 Duboce Avenue is a 2-story, concrete frame commercial building. The rectangular-plan building, clad in stucco, is capped by a flat roof. The primary façade faces east toward Church Street and is seven bays wide on the first story. A secondary elevation faces north towards Duboce Avenue and is also seven bays wide. The first floor features a recessed corner entrance with an angled curtain wall of windows and modern, double-leaf doors. Square, flush display windows flank the corner entry in the first two bays on the Duboce Avenue elevation and the first four bays of the Church Street elevation. The Duboce Avenue elevation has a secondary entrance to the upper floor at the right end of the elevation and two bay entrances in the left center bays. A paneled spandrel divides the stories, and the second story has fourteen windows with divided fixed sash on each elevation. Small cartouche ornaments are set on the concrete piers dividing the bays. The elevations terminate in an entablature with dentil cornice and paneled parapet wall. The building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP6. 1-3 Story Commercial Building

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

P5b. Photo: (view and date)
View from E
8/18/2006

*P6. Date Constructed/Age and Sources: ☒ Historic
1925
SF Assessors Office

*P7. Owner and Address:
Maitri Aids Hospice
401 Duboce Ave
San Francisco CA

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

*P9. Date Recorded:
8/18/2006

*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 3CS

Page 1 of 3 *Resource Name or # (Assigned by recorder) 401 Duboce Ave

B1. Historic Name 401 Duboce Ave

B2. Common Name 401 Duboce Ave

B3. Original Use garage, storage and offices B4. Present Use: commercial and residential

* B5. Architectural Style Classical Revival/utilitarian

*B6. Construction History
401 Duboce Avenue was built in 1925. Some windows and garage entrances at the first story have been reconfigured or replaced within the past 50 years.

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

*B8. Related Features none

B9a. Architect Joseph Pasqualetti . Builder American Concrete

*B10. Significance: Theme 1906 Earthquake and Fire Reconstruction Area: Duboce Triangle

Period of Significance 1906-1929 Property Type commercial/industrial loft Applicable Criteria 3

(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 (commercial/industrial loft) 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:

401 Duboce Avenue was built in 1925 on formerly vacant land by the contracting firm of American Concrete Company, and designed by the architect Joseph Pasqualetti, a founder and partner of the American Concrete Company.

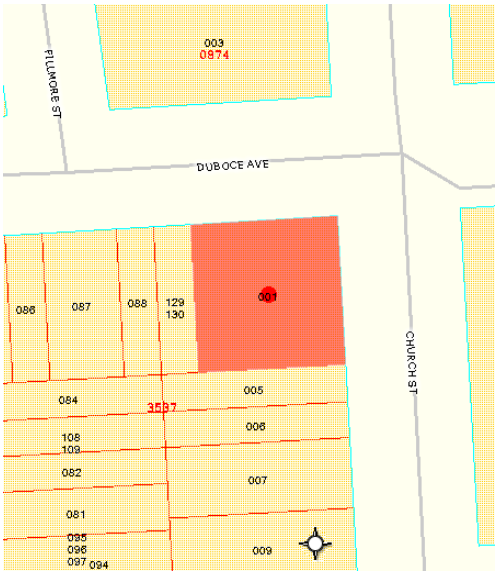
(continued)

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References: Historic Context Statement, Market & Octavia Neighborhood Plan Area, Page & Turnbull, Inc. July 20, 2007 Edwards Abstracts, 07/19/1925 Sanborn Maps "Obituaries Joseph A. Pasqualetti Dies; Builder," San Francisco Chronicle (March 17 1966), 44. San Francisco Architectural Heritage, vertical file "Joseph Pasqualetti."

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 Sanborn Map records the original use of this building as "building maintenance and contractors equipment storage and garage," with offices on the second story. More recent uses of the building have included hospice care, drug rehabilitation residence, and its current iteration as a clothing retail store with offices or temporary residences at the second story.

Criterion 3:

The building was constructed for first owner Joseph A. Pasqualetti, an architect and real estate investor who resided at 1466 Greenwich Street. Pasqualetti (1880-1966) was an Italian immigrant who built a successful career on designing a variety of buildings, including, flats, industrial structures, and garages – many for San Francisco's influential Italian-American community. Pasqualetti arrived in San Francisco directly before the 1906 Earthquake, and worked as a laborer helping to dynamite fire breaks. After studying engineering at Stanford, he joined Johnny Casaretto to form the American Concrete Company in 1908. As the co-owner of this company, he led the way in the use of reinforced-concrete and built several garages and structures in the waterfront area, as well as numerous apartment buildings.

Of note throughout The City were his projects at 1466 Greenwich Street, 1601-25 Bush Street, 550 Turk Street, 240 6th Street, 1575 Bush Street, 1550 Union Street, 2715 Hyde Street, 1355 Pacific Street, 1140 Powell Street, 1565 Bush Street, and 355-365 Brannan Street.

401 Duboce Ave is an example of an industial loft. Simply defined, the term "loft" refers to a building containing open, unpartitioned space, and often high ceilings, used for commercial or light industrial purposes. The pervasiveness and longevity of the loft-style building is rooted in its suitability for an almost unlimited range of uses. Lofts were typically designed to withstand the heavy structural loads required for manufacturing and bulk storage while also providing versatile interior space, high ceilings, and large window openings for manufacturing uses. Large commercial loft buildings in the South of Market area are of two general structural types. The first structural type, commonly built between 1906 and 1913 (and sometimes later), is composed of a load-bearing brick exterior with a heavy timber frame supporting the interior floors and roof. Concrete construction techniques were perfected after the First World War and became the preferred construction material for commercial loft buildings in the 1920s because of its strength, ability to span large distances without intermediate supports, and relative inexpensiveness. Industrial lofts were designed in many different styles, though Classical Revival and Mediterranean Revival were the most popular in the 1920s. In recent years, many industrial lofts have been converted to high tech office space and residential uses.

Integrity:

401 Duboce Avenue appears to have undergone a moderate level of alterations at the first floor level and few alterations at the second floor level. At the first story, vehicular entrances at the far ends of both facades have been converted to pedestrian entrances. The primary commercial entrance has been altered and now contains a modern anodized aluminum storefront with double-leaf doors. Large plate glass windows that flank the primary commercial entrance appear to have been reconfigured and replaced with aluminum sash plate windows. Other openings appear to have been entirely or partially infilled. The building does retain its original concrete plinth and piers, paneled spandrels and parapet, cartouche ornaments, metal sash casement windows at the second story, and dentil cornice. Despite the alterations to the first floor and the change in usage, the building retains the character-defining features of scale, massing, and proportions, construction method and ornamentation above the first floor level. The building retains the following aspects of integrity: location, setting, materials, workmanship and association, and partially retains the aspects of feeling and design.

(continued)

B10: Significance (continued)

Conclusion:

401 Duboce Avenue appears eligible for listing in the California Register under Criterion 3 (Design/Construction) as a well preserved example of a concrete utilitarian commercial building constructed during the 1906 Earthquake and Fire and Reconstruction period of significance in the Duboce Triangle neighborhood. Although the first story has been moderately altered and the pattern of use of the first story has changed, flexibility of use can be considered a character-defining feature of commercial/industrial buildings, which were often designed to accommodate potential changing use needs. The building retains the majority of its character-defining features above the first floor level and suffers no substantial reduction in any aspect of integrity.

Character Defining Features:

The building retains its original concrete plinth and piers, paneled spandrels and parapet, cartouche ornaments, metal sash casement windows at the second story, and dentil cornice. Despite the alterations to the first floor and the change in usage, the building retains the character-defining features of scale, massing, and proportions, construction method and ornamentation above the first floor level.