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) 124 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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 124 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): 3502-020

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

124 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, 124 Duboce Ave is a 3-story, wood frame, two-unit multiple family residence designed in the Classical Revival style. The rectangular-plan building, clad in wood shiplap siding, sits on a reinforced concrete perimeter foundation and is capped by a flat roof. The primary façade faces south and is 2 bays wide. On the ground floor, the left bay features straight-run terrazzo stairs that lead to a recessed entrance on the second floor, while the right bay contains a garage entrance with overhead garage door. Adjacent to this garage door to the right is a secondary entrance with a flush wood door. The recessed entrance is framed by columns and is capped by a triangular pediment. This entrance contains two paneled wood doors with transoms. The right bay features a two-story semi-hexagonal bay window. This bay window features vinyl-sash sliding windows with fixed upper-sashes and a paneled spandrel. The left bay of the third floor contains a single window identical to those in the bay window. The primary facade terminates in a projecting box cornice with dentil molding and two corner brackets. The building appears to be in good condition and contributes to the potential Mission Reconstruction District addition (see DPR 523 L form).

*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
1907
SF Assessors Office

*P7. Owner and Address:
Yip Gee & Bertha Chau
129 Duboce Av
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 6L

Page 1 of 2 *Resource Name or # (Assigned by recorder) 124 Duboce Ave.

B1. Historic Name 124 Duboce Ave.

B2. Common Name 124 Duboce Ave.

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

* B5. Architectural Style Classical Revival

*B6. Construction History
124 Duboce was constructed in 1907. Alterations include a garage and vinyl sash windows.

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

*B8. Related Features none

B9a. Architect n/a . Builder J.V. Campbell

*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/flats) 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:

124 Duboce Ave. was constructed in 1907 by local builder J.V. Campbell. The 1894 Block Books show that prior to the 1906 Earthquake and Fire, the property was owned by Orren Keenan; the 1901 Block Book shows that it was owned by Mary A. Barry. The 1906 and 1909 Block Books show the property owned by Carl Hanlon, who likely constructed the current building. By 1908, the building was occupied by Daniel F. Hanlon, who in 1920 purchased the property outright. (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 building was occupied in 1936 and 1940 by Dennis Kelleher, and in 1953 by Melvin Pfeffer. The building was constructed as flats, a use which it maintains today.

124 Duboce Street 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 1889 Sanborn map shows that the parcel on which 124 Duboce Ave. (then known as Ridley Street) sits was occupied by one large three-story, single-family dwelling that appears 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 after the quake. Residential builders, such as J.V. Campbell, quickly began the lucrative business of rebuilding three-and four-story flats within the destroyed sections of the Mission. Reconstruction in the Mission occurred in several waves. 124 Duboce Ave. is part of the first and largest wave that began in 1906 and extended into 1908. This period is characterized by furious, widespread construction of housing and commercial buildings to meet the immediate needs of the district's populace.

The 1913-14 Sanborn maps indicate that parts of the Mission District were almost entirely rebuilt with two- and three-story frame flats, similar to 124 Duboce Ave. and its neighbors. Typically, these types of 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. Often they are located in a row of similar or nearly identical flats, suggesting that they were built all at once by a single builder.

124 Duboce Avenue, with its 1907 construction date, Mission District location and building typology, clearly expresses an association with a broad pattern of San Francisco history.

Integrity:

Alterations include the installation of a first story garage and the removal of original windows and replacement with aluminum sash replacement windows. It retains character-defining features of: height and massing; a recessed entrance framed by columns and capped by a triangular pediment with two paneled wood doors with transoms; fenestration pattern with a two-story semi-hexagonal bay window with a paneled spandrel; a projecting box cornice with dentil molding and two corner brackets and a flat roof. 124 Duboce retains the following aspects of integrity: location, design, workmanship, feeling, and association. It does not retain integrity of setting because the adjacent building have been altered. It does not retain integrity of materials due to the alterations described above.

Conclusion:

124 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's construction date, location and typology reflect an association with the 1906 Earthquake and Fire and Reconstruction period of significance, alterations have rendered the building less unable to accurately express that association.

However, as a moderately well-preserved example of a residential flats building designed in the Classical Revival style and constructed in 1907 in the Mission District, the building retains sufficient character defining features to merit special consideration in local planning.

In addition, the building appears to contribute to the potential Mission Reconstruction District addition (see DPR 523 L form).

Character Defining Features

Character-defining features include height and massing, a recessed entrance framed by columns and capped by a triangular pediment with two paneled wood doors with transoms, fenestration pattern with a two-story semi-hexagonal bay window with a paneled spandrel, a projecting box cornice with dentil molding and two corner brackets and a flat roof.