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 3 *Resource name(s) or number (assigned by recorder) 196 Duboce Ave.

P1. Other Identifier: 65 Guerrero St.

*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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 196 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): 3502-107

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

196 Duboce Ave., also addressed as 65 Guerrero St., is located on a 55' x 75' lot on the north side of Duboce Avenue between Guerrero and Pearl Streets. The property includes the building at 196 Duboce Ave. and an attached garage. Built circa 1906, 196 Duboce Ave is a 3-story, wood frame, multiple family dwelling remodeled in the Spanish Colonial Revival style. The rectangular-plan building, clad in stucco, is capped by a flat roof. The foundation is not visible. Though addressed as Duboce Ave., the primary façade faces west toward Guerrero St. and is 7 bays wide. The first floor is clad in scored stucco and features an off-center main entrance with arched entry porch in the third bay. The porch entrance has a projecting stucco surround with keystone and shelters a single entrance with glazed wood door and sidelights. The remaining bays contain paired or single metal sliding windows with and without and transoms. The windows have wide architrave surrounds. The upper two stories feature semi-hexagonal bay windows in the second, fourth, and sixth bays and a rectilinear corner bay window. The windows have metal double-hung and sliding windows with architrave surrounds. The first, third, and fifth bays have single and paired metal sliding windows of various sizes with architrave surrounds. The primary facade terminates in a paneled frieze, bracketed cornice, and (continued)

*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 west, Guerrero St. elevation (façade)
8/29/2006

*P6. Date Constructed/Age and Sources: ☒ Historic
1900; rev. ca. 1895
SF Assessor; Sanborn Maps

*P7. Owner and Address:
Chester Yvonne E Wong
16804 Glynn Dr
Pacific Palisades, 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)

P3a. Description, continued.
parapet with pent roof clad in pressed metal roofing shaped to look like red clay tiles. The Duboce Ave. elevation is 3 bays wide. The first story has secondary, recessed entrances centered on the elevation and set at the right end of the elevation. The centered entrance has a bracketed shed hood with pressed metal tile-shaped roofing. The left entrance has an arched opening. The remaining bays have paired or single windows identical to those on the first story of the façade. The upper stories feature a semi-hexagonal bay window in the third bay identical to those on the façade. Small metal sliding windows are set in the fourth bay. The roofline treatment from the façade continues on the south elevation. The attached garage is oriented to face Duboce Ave. The single-story building is clad in stucco and is two bays wide. The left bay has a arched bay opening with overhead door and the right bay has an in-filled, arched opening. The flat roofline has a pent roof with pressed metal, tile-shaped roofing. The building appears to be in good condition.

View looking southeast from corner of Guerrero St. and Duboce Ave.

Duboce Ave. (south) elevation

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) 196 Duboce Ave

B1. Historic Name 196 Duboce Ave

B2. Common Name 196 Duboce Ave/65 Guererro

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

* B5. Architectural Style Spanish Colonial Revival (modified Italianate)

*B6. Construction History
Constructed in 1892. Reclad in stucco. Replacement aluminum sash sliding windows. Replacement pressed metal roofing shaped to look like red clay tiles. Garage addition.

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

*B8. Related Features none

B9a. Architect unknown . Builder G. J. Ulrich

*B10. Significance: Theme Gilded Age Merchant Builders Area: The Misison

Period of Significance 1870-1906 Property Type residential/flats 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 Gilded Age Merchant Builders 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 (1870-1906) 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:

196 Duboce Avenue was constructed in 1892 by the builder G. J. Ulrich for the Winch family. The CABN identifies the property owner as Rose Winch, and City Directories list her son Frederick Winch, a pharmacist employed by W. M. Hilton, residing here as well. The 1899 Sanborn Map describes the property as containing three three-story dwellings, separated by light wells. (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 Maps, San Francisco City Directories, San Francisco Block Books, California Architect & Builders News, 10/01/1892.

(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)

This area narrowly escaped destruction in the 1906 Earthquake and resultant fire, and the Winch family maintained ownership of the property through the first decade of the 1900s (Block Book). By 1913, the light wells had been filled in, and the property was now described in the 1913 Sanborn Map as one three-story dwelling addressed as 63 Guerrero Street (at the north of the lot), and two conjoined buildings featuring four flats, addressed as 65-67 Guerrero Street (at the south of the lot). By 1920, ownership of the property had passed to Mark Day (Block Book), who is not listed as a resident and likely used it as a rental property (City Directory). In the 1930s, the City Directory lists C. S. Wells residing at the dwelling on Guerrero Street and a mixture of male and female tenants in the apartments. The 1950 Sanborn Map describes the buildings as completely conjoined and featuring 10 apartments. City Directories through the 1940s and 1950s continue to list an even mix of male and female tenants. By 1950, the one-story garage addition at the Duboce Avenue facade had arrived (Sanborn Map). The addition features a driveway, accessed via a contemporary overhead garage door, to the right of the building, and a long narrow garage at the far right of the lot. The building continues in use as apartments.

By the 1890s, when 196 Duboce Ave was constructed, the Mission District was urbanizing, as many of the older residences with generous setbacks were replaced with larger multi-family dwellings. Most were frame construction and designed in common late-nineteenth century styles, notably Italianate, San Francisco Stick, and Queen Anne. In addition to new residential and commercial construction, the City had begun to improve the physical infrastructure of the neighborhood, installing sidewalks, sewers, and paved streets. 196 Duboce Street, with its 1892 construction date, Mission location and original building typology (residential/single family dwelling), clearly demonstrates an association with this broad pattern of San Francisco history.

Integrity:

196 Duboce Avenue/65 Guerrero Street has undergone alterations including recladding of the building in stucco, replacement aluminum sash sliding windows, removal of original shingles at the parapet and replacement with pressed metal roofing shaped to look like red clay tiles, reconfiguration of the original three dwellings to form one apartment building, filling in the original stairwells/lightwells that separated the dwellings, and addition of a one-story garage to the Duboce Avenue facade of the building. The building retains integrity of location and setting, and partially retains integrity of association. It does not retain integrity of design, feeling, materials or workmanship.

Conclusion:

196 Duboce Avenue/65 Guerrero Street 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 location, original typology (three dwellings on one lot) and 1892 construction date all indicate an association with the Gilded Age Merchant Builders period of significance. However, the reconfiguration of the building into apartments as well as the dramatic facade alterations sever the building's ability to express its association with that period.