

**APPENDIX O TO ARTICLE 10  
ROUSSEAU'S BOULEVARD TRACT LANDMARK DISTRICT**

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**SEC. 1. FINDINGS AND PURPOSES.**

The Board of Supervisors hereby finds that the area known and described in this ordinance as the Rousseau's Boulevard Tract Landmark District contains 93 single-family residences that have a special character and special historical, architectural and aesthetic interest and value, and constitutes a distinct section of the City. The Board of Supervisors further finds that designation of said area as a Landmark District will be in furtherance of and in conformance with the purposes of [Article 10](#) of the Planning Code and the standards set forth therein, and that preservation on an area basis rather than on the basis of individual structures alone is in order.

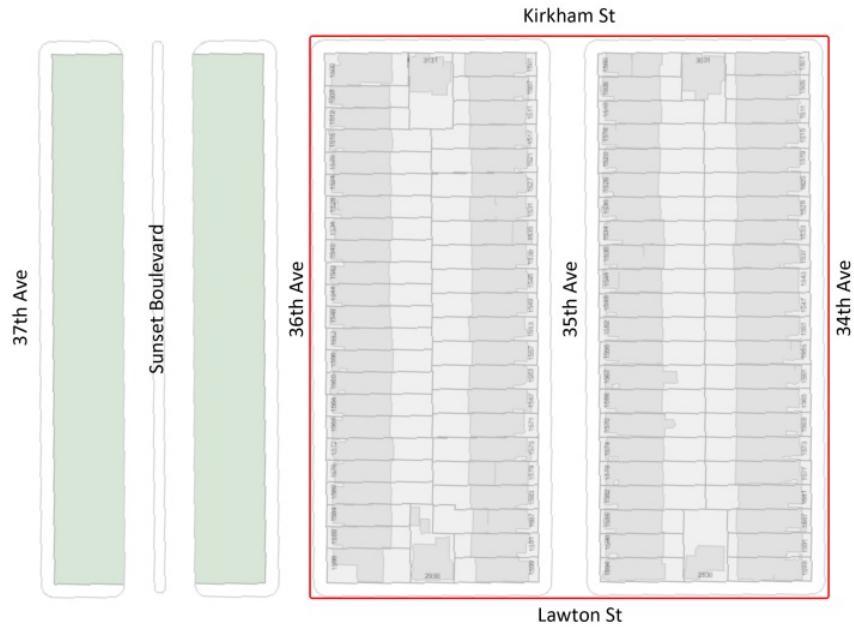
This ordinance is intended to further the general purpose of historic preservation legislation as set forth in Section 1001 of the Planning Code, to promote the health, safety and general welfare of the public.

**SEC. 2. DESIGNATION.**

Pursuant to Section 1004 of the Planning Code, the Rousseau's Boulevard Tract Landmark District is hereby designated as an Article 10 Landmark District, this designation having been duly approved by Resolution No. XXX of the Historic Preservation Commission and Resolution No. XXX of the Planning Commission which Resolutions are on file with the Clerk of the Board of Supervisors under File No. XXXX and which Resolutions are incorporated herein and made part hereof as though fully set forth.

**SEC. 3. LOCATION AND BOUNDARIES.**

The location and boundaries of the Rousseau's Boulevard Tract Landmark District forms a rectangle beginning at the southeast corner of the intersection of 36<sup>th</sup> Avenue and Kirkham Street. The boundary runs east along the south side of Kirkham Street, crossing 35<sup>th</sup> Avenue and ending at the west edge of 34<sup>th</sup> Avenue. The boundary then runs south along the west edge of 34<sup>th</sup> Avenue, turning west at the corner of Lawton Street. The boundary follows the north edge of Lawton Street, crossing 35<sup>th</sup> Avenue to turn north at 36<sup>th</sup> Avenue, where it runs north along the east edge of 36<sup>th</sup> Avenue until meeting Kirkham Street again. The district encompasses all lots contained within Assessor's Block 1880 and 1881 and shall be as designated on the Rousseau's Boulevard Tract Landmark District Map, the original of which is on file with the Clerk of the Board of Supervisors under File No. XXXXX, which Map is hereby incorporated herein as though fully set forth.



#### **SEC. 4. RELATION TO PLANNING CODE AND THE PROVISIONS OF THE CHARTER OF THE CITY AND COUNTY OF SAN FRANCISCO.**

(a) Article 10 of the Planning Code is the basic law governing historic preservation in the City and County of San Francisco. This ordinance, being a specific application of Article 10, is both subject to and in addition to the provisions thereof.

(b) Except as may be specifically provided to the contrary in this ordinance, nothing in this ordinance shall supersede, impair or modify any Planning Code provisions applicable to property in the Rousseaus' Boulevard Tract Landmark District, including but not limited to existing and future regulations controlling uses, height, bulk, lot coverage, floor area ratio, required open space, off-street parking and signs.

#### **SEC. 5. STATEMENT OF SIGNIFICANCE.**

The Rousseaus' Boulevard Tract Landmark District is a two-block residential tract in the Sunset District that is comprised of 93 single-family residences constructed in 1932 and 1933. The tract lies within the central sector of the Sunset District, adjacent to Sunset Boulevard between Kirkham and Lawton Streets.

The Rousseaus' Boulevard Tract is significant for its association with brothers Arthur and Oliver Rousseau, trained architects responsible for the design and development of buildings throughout San Francisco, as well as the initial development of infrastructure and housing in the Sunset District. Known throughout San Francisco for their innovative designs, the Rousseaus enthusiastically entered into the burgeoning Sunset District speculation market, and within a few short weeks were among the largest landholders there. They were among the small group of prominent leaders responsible for promoting infrastructure development in the western sand dunes, indelibly shaping what was long considered a sandy wasteland into the form still seen in the Sunset District today. The Rousseaus played a crucial role in persuading local politicians to invest in Sunset transit; motivating other land owners to coordinate the preparation of large blocks for development; influencing City zoning and policy related to the Sunset District; advocating for financing for small home builders to develop individual lots; and paying for grading, street lighting, and street paving on large blocks of their own.

Persevering against the harsh economic decline during the Great Depression, the Rousseau brothers embarked upon a new business strategy – building high-quality, elaborately ornamented homes in the Sunset District for families of moderate income. The Boulevard Tract marks the pinnacle of their home-building in the Sunset, and both brothers lived in the Tract from 1933 to 1937. It was in the Boulevard Tract that the Rousseaus first introduced the open patio plan house, a form that would spread like wildfire as it was copied by later Sunset builders, just as many of the stylistic forms they employed in the Tract deeply influenced subsequent development in the emergent neighborhood.

Innovative and influential architects and developers, the Rousseau brothers were also the creators of the Sunset District's most fantastical Storybook tract. Their whimsical architecture conveyed a sense of optimism and their brilliant marketing produced a frenzy of home-buying even against the prevailing backdrop of economic gloom of the Great Depression. Long careers as inventive architects and exceptional builders in the Bay Area earned them great renown, such that even today their houses are still glowingly marketed as "Rousseau-built."

The Rousseaus' Boulevard Tract also is significant for its architecture as a remarkably intact and cohesive Storybook enclave of Period Revival residential buildings. Individual houses within the district express distinctive characteristics of Spanish Colonial Revival, Tudor Revival, and French Provincial styles, occasionally blending features of two styles to unusual effect in a single residence.

Built from 1932 to 1933, the houses were expertly designed as part of a related and harmonious group that shares massing, scale, and front yard setbacks on residences that are otherwise characterized by wildly diverse decoration and details. Houses are elaborately ornamented, and nearly every residence was historically arranged on a patio plan, with an open interior rectangular, horseshoe-shaped, or oval patio allowing light and air into these semi-attached homes. The patio plan was first introduced in the Boulevard Tract, and was quickly and decisively adopted by other Sunset District builders, becoming a staple of tract homes there.

This district is particularly significant due to the Rousseaus' intentional and playful incorporation of Storybook versions of Spanish Colonial Revival, French Provincial, and Tudor Revival into a single Storybook tract, whereas Storybook Style in other parts of the state and nation are strictly derivatives of Tudor Revival. Both the exceptionally ornate exteriors and the fanciful interiors represent a fully developed expression of Storybook Style, from the scale of the neighborhood to the whimsical forms and treatment of individual façades to the inclusion of a profusion of exquisite fairy-tale details. Furthermore, the Rousseaus' version of Storybook is a unique subset of Bay Area Storybook, which is itself a unique manifestation of the rare Storybook Style that originated in Los Angeles and spread nationwide in the 1920s and early 1930s.

The Rousseaus' Boulevard Tract represents the largest, most cohesive, Storybook tract in San Francisco and possibly the greater Bay Area. With great attention to detail and an emphasis on variety, they created a cohesive enclave that stands out as a unique and rare confection of Storybook Period Revival whose whimsy and charm continue to delight today.

The period of significance for the district dates from 1932 to 1934, inclusive of the Rousseau brothers' final assembly of the parcels for development, period of construction of all 93 buildings within the district, the Rousseau brothers moving into their homes in the district, Marian Realty Company's declaration of bankruptcy, and final marketing and sales of Boulevard Tract residences. Additional historic information may be found in the Rousseaus' Boulevard Tract Landmark District Designation Report, which is hereby incorporated herein as though fully set forth. This document is on file at the Planning Department under Case No. 2016-008023DES.

#### **SEC. 6. CHARACTER-DEFINING FEATURES.**

The character-defining exterior features of the buildings in the district are identified as: All exterior elevations, rooflines, second floor interior open patios, historic doors and fenestration, historic materials and finishes, historic landscape elements, and historic architectural details.

The character-defining *landscape elements* of the district are identified as: The front yard setback and configuration consisting of a yard divided by separate entry walkway and driveway made of scored hardscaping, terraced back yards, and historic green dracaena (*Cordyline australis*) street trees in the sidewalk planting bed.

The character-defining *interior* features of buildings in the district are identified as: Interior features of private residences are not eligible for designation under Article 10 of the Planning Code because those areas have not been historically accessible to members of the public. However, Period Revival fireplaces and mantels, historic kitchen and bathroom tiles, historic wall murals in bathrooms and kitchens, triangular kitchen sinks, historic kitchen and dressing room cabinetry and other built-in furnishings, curved hallways, exposed timber beams, historic decorative painting on beams and stenciling on walls, sunken living rooms, paneled or coffered ceilings, patterned and/or inlaid hardwood flooring, and lighting fixtures are interior character-defining features. This list is not all-inclusive of interior character-defining features.

The following section describes in further detail the character-defining features of the district and of individual buildings and landscape elements contained therein. Landmark district designation is intended to protect and preserve these character-defining features.

#### A. Overall Form, Scale and Proportion

##### Summary of Historic Characteristics:

- Consistent **massing, scale, front yard setback, height**
- **Semi-attached houses** (exception: 3031 & 3131 Kirkham, 2830 & 2930 Lawton are detached)
- **Two story houses**
- **Modulated façade**
  - Prominent second floor picture window or ganged large windows
  - Ground floor recess for garage and tradesman doors (exception: corner lots & detached houses)
  - Muscular chimney
  - Round, octagonal, or square turret frequently integrated into the façade
- **Simple rear façade** (exception: corner lots)
  - Second floor double bay windows on 35<sup>th</sup> & 36<sup>th</sup> Avenue homes
  - Second floor rectangular projection or single wide bay window on 34<sup>th</sup> Avenue homes
- **Second floor entry reached by open, exterior stair** that may have an arch or alcove at its base
- **Second floor interior open patio**

##### **Analysis of Overall Form, Scale and Proportion**

Due both to the brief period of construction (1932 – 1933) and to the entire tract being planned and designed by Marian Realty Company as an integrated whole, the district exhibits a remarkable consistency in terms of massing, scale, front yard setback, and height.

All of the houses in the district are single-family residential. Most are semi-attached, although the four houses on Kirkham and Lawton Streets are fully detached. The majority of houses in the district are semi-attached houses on the interior of 34<sup>th</sup>, 35<sup>th</sup>, and 36<sup>th</sup> Avenues (interior avenue houses), and differ slightly in form and exterior treatment from detached houses and corner houses.

Houses in the district were historically two stories with the option of a third story in the rear on customized homes. Several houses have subsequent vertical additions, although only the addition on 1501 35<sup>th</sup> Avenue is highly visible from the public right-of-way. None of these additions have gained significance in their own right.

Roof ridge heights along front façades are similar but not identical, accommodating an interior cathedral ceiling in the living room, while roofs behind the front façade are flat and extremely consistent in height from one house to the next. Skylights have been added to the rear roof of many homes, typically covering the interior patio; only at 1508 36<sup>th</sup> Avenue has a skylight been added to the roof along the front façade. Added skylights have not gained significance in their own right.

Rear elevations of houses facing the avenues typically feature double bay windows on the second story, with the exception of houses on 34<sup>th</sup> Avenue, which are either flush or have a wide single bay. Interior avenue houses also feature a recessed opening on the ground floor to accommodate the garage door and tradesman door, which in nearly all cases is perpendicular to the garage door. Garage openings on most corner and detached houses are either flush with the façade or slightly recessed; tradesman doors were either beside the garage or in a side or back façade. The garage recess on 1527 35<sup>th</sup> Avenue has been altered and the tradesman door moved into the primary façade; this alteration has not gained significance in its own right.

The entries of interior avenue houses as well as corner houses on 34<sup>th</sup> and 35<sup>th</sup> Avenues fall into three general types, the open side stair, the open side stair with an entry arch, and the transitional side stair.<sup>1</sup> Historically, the second floor entry faces the street and is reached by an open straight, slightly curved, or slightly angled stair along the side of the house, with a shaped, stucco-clad cheek wall along the exterior wall of the adjacent residence. Open side stair types have either a column or simply the edge of the cheek wall at the base of the stair. Open side stair with an entry arch types may have columns supporting a decorative metal arch, an arch or opening that is stucco-clad and fully integrated into the front façade, or a half-timber “arch” integrated into the front façade. Transitional side stair types feature a covered entry to the stair, which may be a small alcove, an extension of a second floor balcony, or the base of a turret. The detached houses and the corner houses on 36<sup>th</sup> Avenue are L-shaped, with a stair along the interior wall of the “L” leading to the second floor entry.

Front façades feature a prominent picture window or ganged large windows on the second story. Nearly all front façades are modulated, with masses and features that are differentiated in terms of depth. In cases where a front façade is nearly flush, the illusion of differentiation is achieved through applied ornamental masonry. All houses historically featured at least one muscular chimney, often ornamented; one house no longer has a chimney. Some homes also feature round, octagonal, or square turrets.

Historically, nearly all houses featured an open patio with exterior walls embedded in the second floor of the house, allowing light and air into the interior of the home. Nearly all houses on 36<sup>th</sup> Avenue, all houses on the west side of 35<sup>th</sup> Avenue, and some houses on the east side of 35<sup>th</sup> had rectangular patios. Many houses on the east side of 35<sup>th</sup> Avenue had horseshoe-shaped patios, and the houses on 34<sup>th</sup> Avenue had oval patios. Some patios have been enclosed, which is considered an incompatible treatment that has not gained significance in its own right. Many patios have been covered with skylights, which, while not having gained significance in their own right, are considered a compatible treatment of an interior patio.

## B. Materials and Finishes

### Summary of Historic Characteristics:

- Houses are of **wood frame construction**
- **Cladding**
  - Textured stucco on all street-facing façades, rear façades of corner lots, and side façades of detached houses
    - Stucco texture may be smooth, rough, bumpy, or crescent swirl
    - Stucco may be articulated and shaped to resemble masonry elements
  - Channel drop wood siding on all rear façades ONLY (exception: corner lots)
  - Wood articulation
    - Ornamental half-timber
    - Embedded timber members (beams, posts, fascia)
    - Wood brackets supporting balconies, façade projections, or projecting chimneys
- **Roofing – irregular rooflines, second-floor patio coping, and flat roofs**

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<sup>1</sup> While the entry types found on houses in the Rousseaus' Boulevard Tract roughly conform to the entry typology established in the adopted Sunset District Context Statement, they deviate slightly from the established forms. The established typology includes straight side stair and straight side stair with an entry arch types, although in this district the types that correlate with these may have slightly curved or angled stairs. In light of this minor difference, these types are called open side stair and open side stair with an entry arch in this designation.

- Red clay Spanish tile (Spanish Colonial Revival)
- Seawave shingle (Tudor Revival)
- Hexagonal shingle (Tudor Revival and French Provincial)
- Asphalt shingle (Tudor Revival and French Provincial)
- Rolled asphalt
- **Exterior entry stairs**
  - Terrazzo, may have embedded polychrome tile
  - Terracotta tile, may have embedded polychrome tile
  - Brick
  - Often have a stucco clad cheek wall or entry arch
- **Balconies**
  - Turned wood balusters (Spanish Colonial Revival and French Provincial)
  - Sawn-board balusters (Spanish Colonial Revival and Tudor Revival)
  - Decorative metal railings and attachments (Spanish Colonial Revival and French Provincial)
  - Stucco-clad (Spanish Colonial Revival)

#### **Analysis of Materials and Finishes**

Houses in the district are of wood frame construction, some with steel structural members in the garage. Primary façades were historically clad in textured stucco. Textures include smooth stucco mimicking nogging<sup>2</sup> between half-timber ornament, stucco scored or shaped to resemble masonry, and jazz stucco, a roughly-textured stucco that may have a crescent swirl pattern or large protruding bumps.

The primary façade of interior avenue houses is comprised of the street-facing elevation and all adjacent portions of the side elevations that are visible from the public right-of-way. Primary façades are ornamented and stucco-clad. Rear elevations are clad in channel drop wood siding and lack ornamentation.

Corner houses have a front façade similar to interior avenue houses, but also have a secondary façade on the side street elevation. Both of these façades feature consistent ornament and stucco cladding. The rear elevation is also stucco-clad, but features more restrained ornament than the primary and secondary façades.

Detached houses feature consistent ornament and stucco cladding on the front and both side façades. Rear elevations are clad in channel drop wood siding and generally lack ornamentation, although 2830 Lawton Street has a rear sawn-board balcony visible from the public right-of-way.

Nearly all buildings retain their historic textured stucco cladding, although the front elevations of 1516 and 1538 35<sup>th</sup> Avenue have been covered in fiber cement shake and the front elevation of 1527 35<sup>th</sup> Avenue has been clad in modern stucco with a texture that does not match the historic. These replacement sidings have not gained significance in their own right. The stucco cladding of Tudor Revival and Spanish Colonial Revival houses may be articulated or embedded with half-timber ornament or timber beams and brackets; the half-timber ornament historically on the façade of 1552 36<sup>th</sup> Avenue has been removed.

Historically, roofing visible from the public right-of-way was shingle or red Spanish clay tile; the coping along the edge of the second-floor open patio matched the roofing material on the other visible portions of the roof. The Tudor Revival and French Provincial houses were historically roofed in asphalt or asbestos shingle; at least three Tudor Revival homes were historically roofed with Storybook seawave style shingle, while several homes were roofed in shingle with a hexagonal pattern. These historic roofing materials are no longer present. Existing gable roofs are typically finished with asphalt or composite shingles that, though generally compatible, have not gained significance in their own right. One Tudor Revival house features a shed roof over the entry arch that is clad in slate. Historically, the Spanish Colonial Revival houses were roofed in red Spanish clay tile. The Spanish Colonial Revival house at 1591

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<sup>2</sup> Nogging is the exterior material filling the space between exposed structural members on a timber-frame structure. Traditionally it was masonry covered in plaster, wattle-and-daub, or brick laid in various patterns.

35<sup>th</sup> Avenue has been roofed in asphalt or composite shingle; this roofing has not gained significance in its own right. The flat roof of houses, which is not visible from the public right-of-way, was likely rolled asphalt.

Many historic stairs were constructed of terrazzo, which is still in place in a majority of houses. Terrazzo stairs may feature a single color or pattern of terrazzo, different colors on the treads and risers, or inset decorative polychrome tiles. Less commonly, stairs are finished in terracotta tile with inset decorative polychrome tiles or in brick.

A substantial number of houses in the neighborhood have balconies or balconettes, typically in front of the picture window, but which may extend nearly the entire length of the façade or may be sets of balconettes in front of individual windows in a ganged group. Some houses have more than one balcony or balconette, particularly corner houses and asymmetrical French Provincial houses. Historically, Tudor Revival homes had balconies with sawn-board balusters or no balcony at all. French Provincial houses typically had delicately ornamented metal balconettes, although some asymmetrical houses had turned wood balusters. Spanish Colonial Revival houses had delicately ornamented metal balconies, often with fanciful supports; sawn-board balusters; turned wood balusters; and stucco-clad balconies, including several examples of stucco-clad round pedestal balconies. The wood balusters of some balconies have been replaced with metal railings, which have not gained significance in their own right.

### C. Doors and Fenestration

#### Summary of Historic Characteristics:

- **Entry doors**
  - Norman arch, shallow pointed arch, or rectangular
  - Paneled or scored
  - Often with a small window near the top
- **Garage doors**
  - Two double-hinged doors that swing out
  - Paneled or scored, may have additional ornament
  - May have glazing near the top
- **Tradesman doors**
  - Matched panel or scoring of the garage door
  - May have a small window near the top, often set at an angle
- **Entry stair gates**
  - Half-gate of metal or wood at the base of the entry stair
- **Windows**
  - Wood sash, casement or double-hung
    - Multi-paned with slender muntins (exception: very small windows and some large ogee arch picture windows)
    - Transom windows; French Provincial may have eyebrow arch transoms
    - Decorative or turned mullions
  - Prominent second floor picture window or ganged large windows
    - Norman, ogee, parabolic arches; rectangular; or angled (Spanish Colonial Revival)
    - Norman, pointed shallow arches; or rectangular (Tudor Revival)
    - Shallow arches or rectangular, may have eyebrow arch transom (French Provincial)
  - Bay windows (Tudor Revival and Spanish Colonial Revival)
  - Deeply inset and/or shaped window openings (Spanish Colonial Revival)

#### **Analysis of Materials and Finishes**

Historic entry doors are wood and may be rectangular, arched, or have a shallow pointed arch at the top depending on the shape of the door opening. Most historic entry doors feature a small window near the top of the door, often covered with an ornamental metal grill. Entry doors may be paneled, often featuring L-shaped panels around the window, or may have straight or wavy vertical scoring. Historic garage door openings were either rectangular or arched and were fitted with two double-hinged doors that sometimes had small windows near the top. Tradesman doors matched the historic garage doors in decorative detail. Decorative detail on garage and tradesman doors falls into two main categories, scored and paneled. Scored doors included vertical, diagonal, diamond, and chevron

patterns; occasionally vertically scored doors were further decorated with small, flat diamond ornament. Paneled doors varied widely from simple 6- or 9-paneled patterns to intricately shaped panels with diamond or round decorative elements within the panels. Most entry and tradesman doors in the district are historic, although very few historic garage doors remain. Replacement doors have not gained significance in their own right.

Some entry stairs featured a wooden or metal half-gate at their base. Only three gates have been confirmed to match those in historic photos, at 1557 35<sup>th</sup> Avenue, 1563 35<sup>th</sup> Avenue, and 1560 36<sup>th</sup> Avenue, although there may be others. Most stair entries are either entirely open or are enclosed with modern metal gates, which have not gained significance in their own right.

Historically, fenestration was wood sash, with most windows being multi-pane and divided by slender muntins; some of the large and ornate ogee arch picture windows may have historically been single-pane. Historic windows were double-hung, casement, or fixed, depending on the configuration, style, size, and location of the window. Transoms were common on picture windows. Tudor Revival houses have rectangular, Norman arch, or pointed shallow arch windows. French Provincial houses have rectangular or shallow arch windows, often with eyebrow arch transoms. Spanish Colonial Revival houses have rectangular, angled, or arched windows, which include ogee and parabolic arches. Bay windows are uncommon, although are present on six Tudor Revival interior avenue houses and two corner Spanish Colonial Revival houses; two Tudor Revival corner houses also each have a two-sided angled bay window on the side façade. Every house features at least one large picture window or ganged large windows on the second story of the primary façade, with corner houses having a second picture window or ganged windows on the second story of the side façade. Roughly a third of the houses have no other windows visible from the front right-of-way, while the rest have windows in turrets, on the side façade near the entry, or small windows on the ground floor on either side of the garage opening. Replacement windows with aluminum or vinyl sashes, with single panes, or with applied or inappropriately-sized muntins are common; these replacement windows have not gained significance in their own right.

#### D. Landscape Elements

##### Summary of Historic Characteristics:

- **Front yard setback**
  - West-facing properties 4' – 8' from parcel edge
  - East-facing properties 8'-12' from parcel edge
  - North- and south-facing properties 0'-3' from parcel edge
- **Yard configuration**
  - Front yard divided by separate entry walkway and driveway (exception: corner lots and detached houses with driveway or tradesman door on the side)
  - Sidewalks with planting bed in public right-of-way
  - Terraced back yards with rock or concrete masonry retaining walls
- **Entry walkways and driveways**
  - Matching scored concrete
  - Often multi-colored
  - Patterns: squares inside a border, small diamonds inside a border, single large diamonds inside a border, regular faux ashlar block, biomorphic scoring, scale-shaped scoring, irregular rectilinear scoring, and irregular curvilinear scoring
- **Vegetation**
  - Lawn in front yards
  - Low stone-lined planting beds with shrubs or flowering plants beside front façade beside garage and entry stair
  - Green dracaena (*Cordyline australis*) trees planted in sidewalk planting bed in public right-of-way
- **Relationship to Surroundings**
  - Relationship of the district to Sunset Boulevard Parkway

### **Analysis of Landscape Elements**

The distance between the street and parcel edges is 15' for all properties. Properties facing 34<sup>th</sup>, 35<sup>th</sup>, and 36<sup>th</sup> Avenues have a uniform front yard setback from the parcel edge of 4' to 8' on west-facing properties and 8' to 12' on east-facing properties. Façades along Kirkham Street and on the corners of Lawton Street extend to the parcel edge, while the detached houses on Lawton Street have a setback of 3' from the parcel edge.

Historically, front yards of interior avenue houses were split by a separate entry walkway and driveway; there are some joined entry walkway and driveway configurations, but these appear to be later alterations and have not gained significance in their own right. Front yards of corner homes were similar, but driveways were located on the side façades along Kirkham and Lawton Streets. Front yards of detached homes were located within the corner of the "L" shape of the house, although there is also a planted strip along the front of each façade.

Historically, front yards were primarily lawns, with a stone-bounded planting area containing a small shrub or other ornamental vegetation abutting the front façade on either side of the entry and garage. A small strip of planted land lies in the public right-of-way between the street and the public sidewalk in front of each house. This planting bed was historically planted with green dracaena (*Cordyline australis*) trees, many of which still remain. Edges of façades along Kirkham and Lawton Streets sometimes had stucco-clad partial walls and shaped parapets extending slightly beyond the edge of the house to partially define yards; several houses also have low stucco-clad walls along the street edge that are likely later additions, and have not gained significance in their own right.

Historically, the entry walkways and driveways were scored in matching decorative patterns, often to resemble some form of masonry. Historic patterns identified include squares inside a border, small diamonds inside a border, single large diamonds inside a border, regular faux ashlar block, biomorphic scoring, scale-shaped scoring, irregular rectilinear scoring, and irregular curvilinear scoring. This scored hardscaping was often multicolored, for example with scale-shaped scoring in red, yellow, blue, and green, or with squares or diamonds colored in a checkerboard pattern. Many driveways and entry walkways have been replaced with materials or plain concrete slabs that do not match the historic scoring; others have been replaced with scored patterns that match the historic scoring or mimic scoring patterns that would have been found on other houses in the district but do not match what was historically found on that house. These replacement driveways and sidewalks have not gained significance in their own right.

### **E. Architectural Details**

#### Summary of Historic Characteristics:

- **District-wide**
  - Prominent second floor picture window or ganged large windows
  - Gabled roofs and/or shaped parapet walls
  - Textured stucco
  - Applied half-timber or faux masonry ornament
  - Muscular chimneys
  - Decorative exterior fixtures: downspouts, address holders, and mail slots
- **Storybook Style** – all houses are Storybook Style with a Period Revival sub-style
  - Faux masonry elements: applied rubble, applied brick, applied irregular faux flagstone, applied faux masonry blocks
- **Ornament associated with specific architectural styles** (see below for complete lists by style) – common decorative elements include applied stucco decoration, niches, weathervanes on turrets, and chimney ornamentation
- **Spanish Colonial Revival**
  - Jazz stucco cladding, including simple rough textures, crescent swirl, and bumpy
  - Irregular rooflines with a shallow-to-moderate pitch and primary cross gable, end gable, or side gable configurations
  - Round, octagonal, or square turret, sometimes with crenellation
  - Square, rectangular, or round chimney, often with applied stucco ornamentation or a decorative cap
  - Rectangular, Norman arch, pointed arch, ogee arch, parabola arch, and round window openings

- Balconies with turned wood or sawn board balusters, decorative metal railing, or clad in stucco
- Robust mullions, often of turned wood
- Embedded timber elements, often chamfered
- Driveways and entry walkways may have any scoring pattern, but tends toward irregular forms
- **Tudor Revival**
  - Smooth or rough stucco cladding, usually with half-timber ornament
  - Irregular rooflines with a moderate-to-steep pitch and primary cross gable, end gable, or hip gable configurations; occasionally a jerkinhead gable
  - Round or octagonal turret
  - Usually square or rectangular chimney
  - Rectangular, Norman arch, and pointed arch window openings
  - Balcony with sawn-board baluster or no balcony
  - Driveways and entry walkways may have any scoring pattern
- **French Provincial**
  - Smooth stucco with faux ashlar block or faux quoin embellishment
  - Symmetrical forms have a moderate-to-steep pitch mansard roof; asymmetrical forms have a moderate hip gable roof with either an embedded end gable or an embedded turret with a steeply pitched mansard roof
  - Square or octagonal chimney, often with applied stucco ornament
  - Rectangular or shallow arch window openings; windows sometimes have an eyebrow arch transom
  - Balconettes with decorative metal railings
  - Driveway and entry walkway scoring patterns regular forms, but may also be biomorphic

### **Analysis of Architectural Details**

Common features found throughout the district are picture windows or ganged large windows in the primary façade, parapets or gabled roofs on primary façades, textured stucco cladding, half-timber or applied faux masonry ornament, decorative paneled or scored doors, muscular and often ornamented chimneys, and ornamented balconies and balconettes. Decorative ornament is common throughout the district, although specific forms tend to be closely associated with one or two of the Period Revival styles. Common historical features also include weathervanes on turret caps and decorative downspouts, mail slots, and address holders, many of which are extant.

### **Storybook**

Taken as a whole, the district is a Storybook enclave, expressed through the whimsical massing, rooflines, and relationships between the houses as well as through the carefully interspersed and varied Period Revival styles. Extant historic interior features further express the Storybook character of the Tract in terms of both highly ornate Storybook elements and the pronounced attention to detail in selecting matching or unusual contrasting finishes and fixtures. The district is also characterized by a substantial number of individual homes with detailed decorative features and whimsical Storybook ornament. The most common exterior Storybook feature found on individual houses is applied masonry ornament, most typically applied stone rubble or rows of brick along the base of the house or along the edges of the façade, of apertures, and of chimneys; these elements are found on both Tudor and Spanish Colonial Revival houses. Historically, the faux stone rubble was unpainted and left to resemble natural stone, lending a weathered feel to the house; the faux rubble on several houses has been painted to match the façade, although this treatment has not gained significance in its own right.

Several Spanish Colonial Revival homes feature another form of applied masonry, an irregular band of raised stucco running along the base of the façade and scored to resemble irregular flagstones. Some homes also feature applied irregular rounded faux blocks. A Storybook Style technique for making houses appear weathered and old is to combine multiple masonry forms together to give the impression of crumbling forms; two Spanish Colonial Revival homes employ this technique, 1547 34<sup>th</sup> Avenue with applied ashlar block partially covered by stone rubble and 1544 36<sup>th</sup> Avenue with rubble interspersed with irregularly placed and uneven bricks.

Historically, at least three Tudor Revival houses had seawave shingle roofing, a Storybook element that mimicked the appearance of thatched roofing. These houses were located at 1556 35<sup>th</sup> Avenue, 1578 35<sup>th</sup> Avenue, and 1534 36<sup>th</sup> Avenue; it is possible others also had seawave roofs. No seawave roofing remains in the neighborhood.

### Spanish Colonial Revival

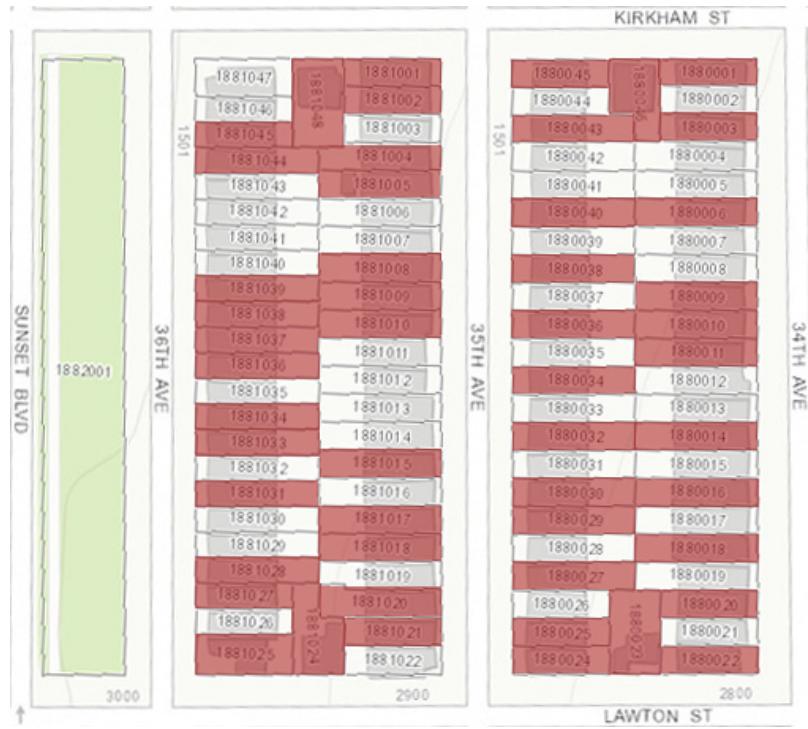
There are 51 Spanish Colonial Revival houses in the district, including 15 with Churrigueresque features and 7 with Monterey features. Historically, these houses all had red Spanish clay tile roofing; any replacement roofing has not gained significance in its own right. Cladding was some form of jazz stucco – roughly laid and sometimes with a crescent swirl or bumpy pattern. While there are examples of both open side stair entries and open side stairs with arches, the most common entry style is the transitional side stair, some of which have a full alcove protruding from the main façade.

Roof lines are often irregular and include cross gable, end gable, and side gable configurations. Roof pitch is often shallow. 17 houses have turrets; turrets are typically round, although there are square and octagonal examples. All of the turrets have shallow witch's cap roofs of red Spanish clay tile, and several are also crenellated.

Chimneys are square, rectangular, or round, and may be located behind the roof ridge, embedded in the front façade, or in the center of a turret. Chimney ornament includes plain stucco bands, stucco bands of open or closed diamonds, metal chimney ties, and circular surrounds of chimney pots. Square chimneys often feature ornamental caps, typically with small gables of red Spanish clay tile that often have open rectangular voids beneath them. There are also several pointed arch caps with pointed arch voids.

Window shapes are the most varied in Spanish Colonial Revival homes, including rectangular, Norman arch, pointed arch, ogee arch, parabola arch, and round window openings. Many were historically multi-pane with slender muntins and robust turned wood mullions. Ganged arched windows often have pilaster mullions, the most common form having a Corinthian capital. The most common Churrigueresque feature is an ogee arch picture window, often surrounded with detailed stucco ornament and sometimes single-pane. Picture windows are often recessed in the façade or are deeply inset with a shaped stucco-clad opening; round windows are often within a deep quatrefoil inset beside the picture window. A few Spanish Colonial Revival homes feature decorative wood-panel shutters, some with cut-out shapes. Two of the detached homes have curved picture windows set in their turrets.

Most balconies have an ornate metal railing, sometimes with fanciful, delicate supports that attach above the picture window. There are also examples of turned wood and sawn board Monterey balconies, as well as several stucco-clad balconies, most of which are rounded pedestal balconies on corner or detached homes. Balconies are most commonly placed directly in front of the picture window or another prominent window, although there are several examples



Spanish Colonial Revival style houses are shaded.

that span nearly the entire width of the primary façade, extending in front of the picture window and over the entry arch or alcove.

Extant historic entry, garage, and tradesman doors may be paneled or scored, including one example of a scored tradesman door with small decorative diamonds at 1542 36<sup>th</sup> Avenue.

Extant scored driveways and entry walkways exhibit every identified pattern, although the majority are the more irregular patterns, including biomorphic, scale-shaped, irregular rectilinear, and irregular curvilinear.

Ornament on Spanish Colonial Revival houses in the district is quite varied. Applied stucco and decorative elements includes cartouches, winged cartouches, shields, floral clusters, decorative stucco vents, decorative urns, niches, machicolations, and shaped parapets. Other applied ornament includes polychrome tile, vigas, ornamental wrought iron grilles, and decorative gable spouts. Exposed timber elements are common, and many are carved or chamfered. Shaped stucco-clad columns around garage openings, entries, and wide balconies are also present.

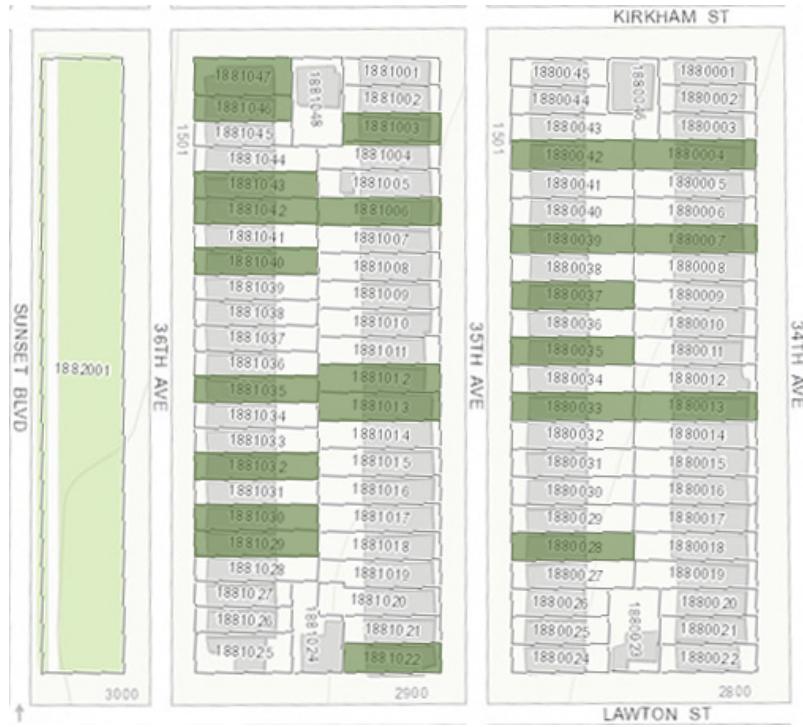
### Tudor Revival

There are 23 Tudor Revival houses in the district. The most common architectural feature on Tudor Revival houses in the district is smooth or rough stucco cladding with half-timber ornament and bracing. Most of the houses have half-timber "arches" over the entry stair. Most homes have a moderately or steeply pitched cross-gable roof with a prominent end gable facing the street, although houses with turrets may have a side or hip gable roof and several houses have jerkinhead gables on the front or side façade.

Round and sometimes octagonal turrets, usually with steep witch's cap roofs, are common façade details. Most chimneys are set in the center of the side gable or behind the roof ridge; the few that are set in the front façade are typically more ornamented, featuring dentils or decorative bands, and may have massing to suggest the appearance of a turret. Nearly all of the chimneys are square or rectangular in cross-section.

Windows are rectangular, Norman arches, or pointed arches, and were historically casement or fixed multi-pane, often with slender muntins and thick but plain mullions. Entry, garage, and tradesman doors were scored or paneled. Over half the Tudor Revival houses have no balcony or balconette. Among those that do, most historically had sawn wood rails. Several wooden balconies have been replaced with metal rails; replacement rails have not gained significance in their own right.

Extant scored driveways and entry walkways exhibit the entire range of scored patterns, with no specific pattern style predominating.

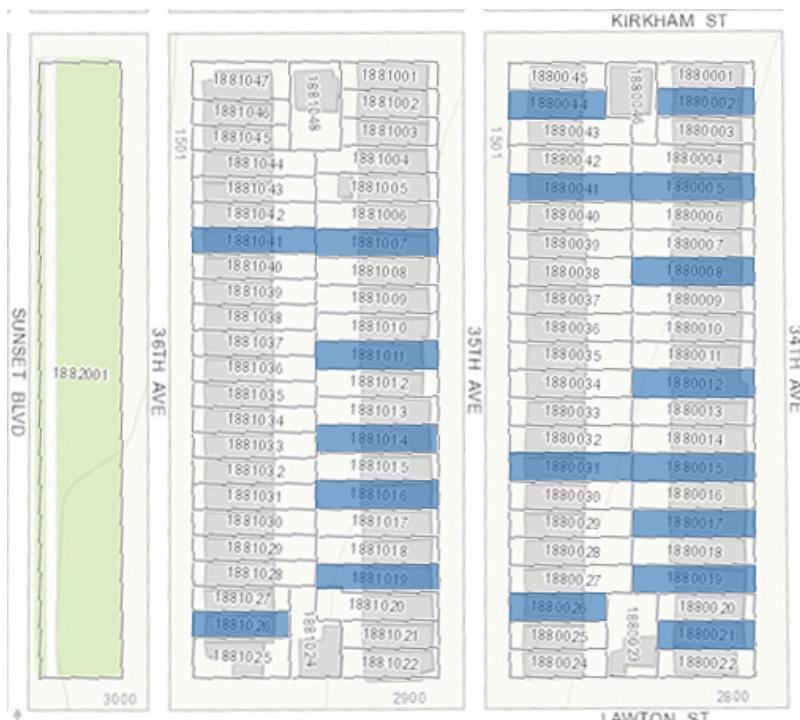


*Tudor Revival style houses are shaded.*

Ornament other than half-timber is uncommon, although decorative barge boards, finials, crown molding, decorative vents, niches, and metal chimney ties are present.

### French Provincial

There are 19 French Provincial houses in the district. As a style within the district, French Provincial houses historically presented the most formal and ornate assemblage of decorative detail and façade treatment when compared with the slightly more rustic Tudor Revival and Spanish Colonial Revival houses. There are two basic French Provincial forms found in the district, symmetrical and asymmetrical, although the two forms still share many features and decorative details. Symmetrical houses feature a mansard roof, sometimes with eyebrow dormers, and either an open side stair entry with a straight stair or an open side stair with an entry arch that is often rectangular in shape. Asymmetrical houses have a mansard roof behind either an end gable or a rectangular turret capped by a steep mansard roof; all of the asymmetrical houses have a transitional side stair entry type.



*French Provincial style houses are shaded.*

All French Provincial houses are clad in smooth stucco. Most have cladding articulated by faux quoins, faux ashlar block, or faux bands of stone. The faux masonry cladding on 1586 35<sup>th</sup> Avenue has been removed, and it is likely that 1581 34<sup>th</sup> Avenue and 1528 36<sup>th</sup> Avenue also historically had some form of faux masonry cladding.

Chimneys are square or octagonal and are often decorated with bands of stucco, cartouches, or floral ornament; all chimneys are located behind the main façade, either in the center of the side hip gable or behind the roof ridge. Historically, asymmetrical houses typically have two sets of ganged rectangular multi-pane windows with slender muntins. Symmetrical houses had either a single rectangular multi-pane window with an eyebrow arch transom or had two or three shallow-arched multi-pane windows, sometimes with an eyebrow arch transom. Picture windows appear to have been casement or fixed historically.

Balconettes typically have delicate and ornate metal railings, although at least two historically had turned wood balusters. Balconettes may span across an entire set of ganged windows or there may be an individual balconette for each window in a gang. Balconettes are often supported by ornate stucco-clad brackets or detailed cartouche pedestals.

Extant historic doors on French Provincial houses are all paneled, with no visible examples of the scored style found on Tudor Revival and Spanish Colonial Revival houses. The panels are often ornate in shape and overall layout, and frequently include diamond ornament. Extant scored driveway and entry walkways are more likely to be of a formal, regular pattern than the irregular patterns, including squares set in a border, small diamonds set in a border, and faux ashlar block, with the exception of biomorphic scoring. 1506 36<sup>th</sup> Avenue had biomorphic paving in the 1950s (no longer extant), 1549 35<sup>th</sup> Avenue currently has biomorphic paving but had faux ashlar block in the 1950s, and 1591 34<sup>th</sup> Avenue currently has biomorphic paving of indeterminate age. Replacement paving has not gained significance in its own right.

Most houses feature crown molding just beneath the roof, and nearly all have at least one ornate cartouche. Other ornament on French Provincial houses includes decorative urns, applied garlands and other floral embellishments, finials on the roof ridge or above gabled windows, niches on end gables, decorative metal grates over wall openings or first floor windows, and shaped parapets.

#### **Interior Landmark Designation**

According to Article 10, Section 1004(c) of the Planning Code, only those interiors that were historically publicly accessible are eligible for designation in Article 10. Article 10, Section 1004(c) of the Planning Code states,

(c) The property included in any such designation shall upon designation be subject to the controls and standards set forth in this Article 10. In addition, the said property shall be subject to the following further controls and standards if imposed by the designating ordinance:

1. For a publicly-owned landmark, review of proposed changes to significant interior architectural features.
2. For a privately-owned landmark, review of proposed changes requiring a permit to significant interior architectural features in those areas of the landmark that are or historically have been accessible to members of the public. The designating ordinance must clearly describe each significant interior architectural feature subject to this restriction.

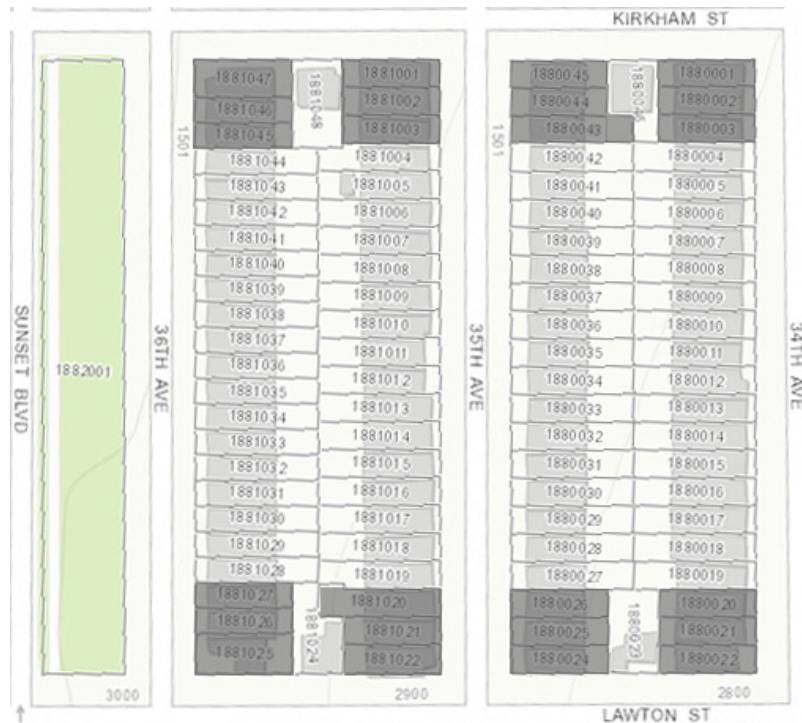
Interiors of private residences are therefore ineligible for designation under Article 10 of the Planning Code. Nonetheless, given that the historic interiors of the residences of the district are closely linked to the Period Revival styles and Storybook elements of the houses, as well as the history of the development of the patio plan and related interior layouts in the Sunset District, it is strongly recommended that historic interior elements be preserved under conservation easement and/or that future interior alterations are sensitively designed.

Ineligible interior character-defining features include Period Revival fireplaces and mantels, historic kitchen and bathroom tiles, historic wall murals in bathrooms and kitchens, triangular kitchen sinks, historic kitchen and dressing room cabinetry and other built-in furnishings, exposed timber beams, historic decorative painting on beams and stenciling on walls, sunken living rooms, paneled or coffered ceilings, patterned and/or inlaid hardwood flooring, and lighting fixtures. This list is not all-inclusive of historic interior character-defining features.

#### **SEC. 7. DEFINITIONS**

**Visibility:** A building, feature, or alteration is considered “visible” when it can be seen from a public right-of-way within the District. Visibility from Kirkham Street and Lawton Street is limited to the highly visible façades of the first three buildings adjacent to Kirkham Street and Lawton Street.

Due to their distance from Kirkham Street and Lawton Street, the rear façades of buildings at the center of 34<sup>th</sup> Avenue, 35<sup>th</sup> Avenue, and 36<sup>th</sup> Avenue are excluded from this definition of visibility. See map.



*Properties with visible rear facades are shaded.*

**Public Right-of-Way:** A public right-of-way is a street or sidewalk.

**Primary Façade:** A primary façade is a building's main street-facing façade. Corner buildings have two primary façades; the second primary façade may front Kirkham Street or Lawton Street.

**Rear Façade:** The rear façade is located at the rear of the building and faces the backyard.

**Boundary:** The Rousseaus' Boulevard Tract Landmark District is bounded by the south side of Kirham Street, west side of 34<sup>th</sup> Avenue, north side Lawton Street and the north side of 36<sup>th</sup> Avenue (as described above).

## SEC. 8 DESIGN GUIDELINES

The following section provides guidelines for the design review process of the Rousseaus' Boulevard Tract. The Design Guidelines shall be used in conjunction with all applicable Standards for Review of Applications found in [Article 10](#).

See Section 7 for definitions pertaining to primary and rear façades, and visibility from public rights-of-way.

### Ordinary Maintenance and Repairs

Ordinary maintenance and repairs shall mean any work, the sole purpose and effect of which is to correct deterioration, decay or damage of existing materials, including repair of damage caused by fire or other disaster.

Repairs shall be made using the gentlest means possible.

Replacement materials shall be compatible with the building and the district.

### Seismic Work

Seismic upgrades shall be located on the interior and minimize the alteration of character-defining features of the building.

**Second floor interior open patio** – Retention of the second floor interior open patio is encouraged. Skylights installed over open patios shall be compatible, made of clear, non-reflective glass, and not visible from the public right-of-way.

### Windows

Window Repair: The repair and retention of historic windows is encouraged. Historic windows shall be repaired to correct deterioration, decay, or damage to existing historic windows, at any façade, including window glazing, sash, muntins, jambs, pulleys, sills and other historic window components. See “Ordinary Maintenance and Repair.”

Window Replacement – Primary Façade: Windows on primary façades that are beyond repair, shall be replaced with windows that match the historic (extant or not) windows in terms of opening size, configuration, material, and all exterior profiles and dimensions.

Window Replacement – Rear Façade: Windows on rear façades visible from the public right-of-way that are beyond repair shall be replaced within the existing opening and be compatible in terms of material and configuration. Window replacement on rear façades not visible from the public right-of-way shall occur within the existing openings.

Window Openings: Alteration of existing window openings or the insertion of new window openings at rear façades visible from public right-of-ways shall be compatible in terms of the building’s fenestration pattern, material, and configuration to minimize visual impacts on the character-defining features of the building and district.

Existing window openings on rear facades visible from the public right-of-way shall not be enlarged more than 50% of the existing opening’s size.

### Doors

Door Replacement – Primary Façade: Doors on primary facades shall be retained and repaired. Doors on primary façades that are beyond repair shall be replaced with a door that match the historic door (extant or not) in terms of opening size, door type, glazing, material, and all exterior profiles, dimensions and detailing.

Door Replacement – Rear Façades: Doors on rear façades visible from the public right-of-way shall be replaced within the existing openings and be compatible in terms of material, pattern, and configuration. Door replacement on rear façades not visible from the public right-of-way shall be replaced within the existing opening.

Door Openings: Alteration of existing door openings or the insertion of new door openings at rear façades that are visible from public right-of-ways shall be compatible in terms of the building’s fenestration pattern, material and configuration to minimize visual impacts on the character-defining features of the building and district.

Existing door openings on rear facades visible from the public right-of-way shall not be enlarged more than 50% of the existing opening’s size.

Garage Doors: Retention and repair of historic garage doors is encouraged. New garage doors shall compatible with the building and district to minimize visual impacts on the character-defining features of the building and district.

Tradesman Doors: Historic tradesman doors shall be retained and repaired. Tradesman doors that are beyond repair, shall be replaced with compatible door in terms of material, pattern, and fenestration and minimize visual impacts on the character-defining features of the building and district.

**Security Measures**

Installation or replacement of metal security doors, window grilles, or security gates on façades visible from the public right of way shall meet all other requirements of the Planning Code and shall be installed in a reversible manner that avoids obscuring or damaging exterior character-defining features of the building.

**Repair or Replacement of Architectural Details**

Historic ornament and architectural details (including, but not limited to cladding, roofs, and applied ornament/decoration) shall be repaired or if beyond repair shall be replaced in-kind.

**Restoration of Architectural Details**

Alterations that result in greater conformity with the character of the building and district are encouraged. Restoration of historic ornament and architectural details (including, but not limited to cladding, roofs, and applied ornament/decoration) that have been previously removed shall be compatible with physical and documented designs and ornament found on the subject building or within the district.

**Decks, Stairs, & Railings**

Front Stairways and Railings: Historic entry stair, cheek wall or entry arch shall be repaired or if beyond repair replaced in-kind. New handrails, if needed, shall be compatible with the building and district to minimize visual impacts on the character-defining features of the building and district.

Rear Yard Decks, Stairs, and Railings: Replacement or new construction of rear yard decks and associated structural elements that are visible from public right-of-ways shall meet all other requirements of the Planning Code and be compatible in terms of location, configuration, materials, and details with the character-defining features of the district.

**Cladding**

Cladding on primary facades shall be retained and repaired. Cladding that is beyond repair shall be replaced in-kind.

Removal of non-historic cladding to expose underlying historic cladding is encouraged. Underlying historic cladding that is in repairable condition shall be repaired in place using the gentlest means possible.

Replacement of cladding on rear facades visible from the public right-of-way shall be compatible with documented historic cladding (extant or not) found on the subject building or within the district.

**Skylights**

Skylights (those not enclosing the open interior patio) shall be low profile and made of clear, non-reflective glass.

**Roof Replacement**

Roof replacement shall not change the roof materials, character, form or structure. New roof materials shall match the historic material in appearance.

**Additions, Penthouses, Roof Decks**

Construction or enlargement of existing penthouses, vertical or horizontal additions and roof decks shall be designed in a manner that meets all other requirements of the Planning Code and is compatible and requires minimal change to the character-defining features of the subject building and the district in terms of massing, size, height, and scale, proportion, materials, fenestration, cladding, and ornamentation.

Vertical and horizontal additions shall be minimally visible from the street. Additions shall complement and support the historic character of the district.

**Landscape Elements**

The following standards shall guide work to the landscape elements, including but not limited to historic entry walkways and driveways, within the front yard setback:

All landscape elements within the front yard setback shall be compatible with the historic materials, features, size, scale, configuration and proportion to protect the integrity of extant historic landscape elements.

Retention and in-kind repair of historic entry walkway and driveway materials and configuration is encouraged.

Alterations to return previously modified entry walkways and driveways to their historic materials and configuration of a separate entry walkway and driveway is encouraged.

New entry walkways and driveways shall be compatible with historic landscape elements materials, pattern, color and configuration.

Green dracaena (*Cordyline australis*) trees shall be planted in the sidewalk planting bed.

**Landscaping:** With the exception of green dracaena (*Cordyline australis*) trees planted in the sidewalk planting bed, nothing in this legislation shall be construed to regulate maintenance or changes to vegetation within the front yard setback, including new plantings, pruning, or changes to vegetation.

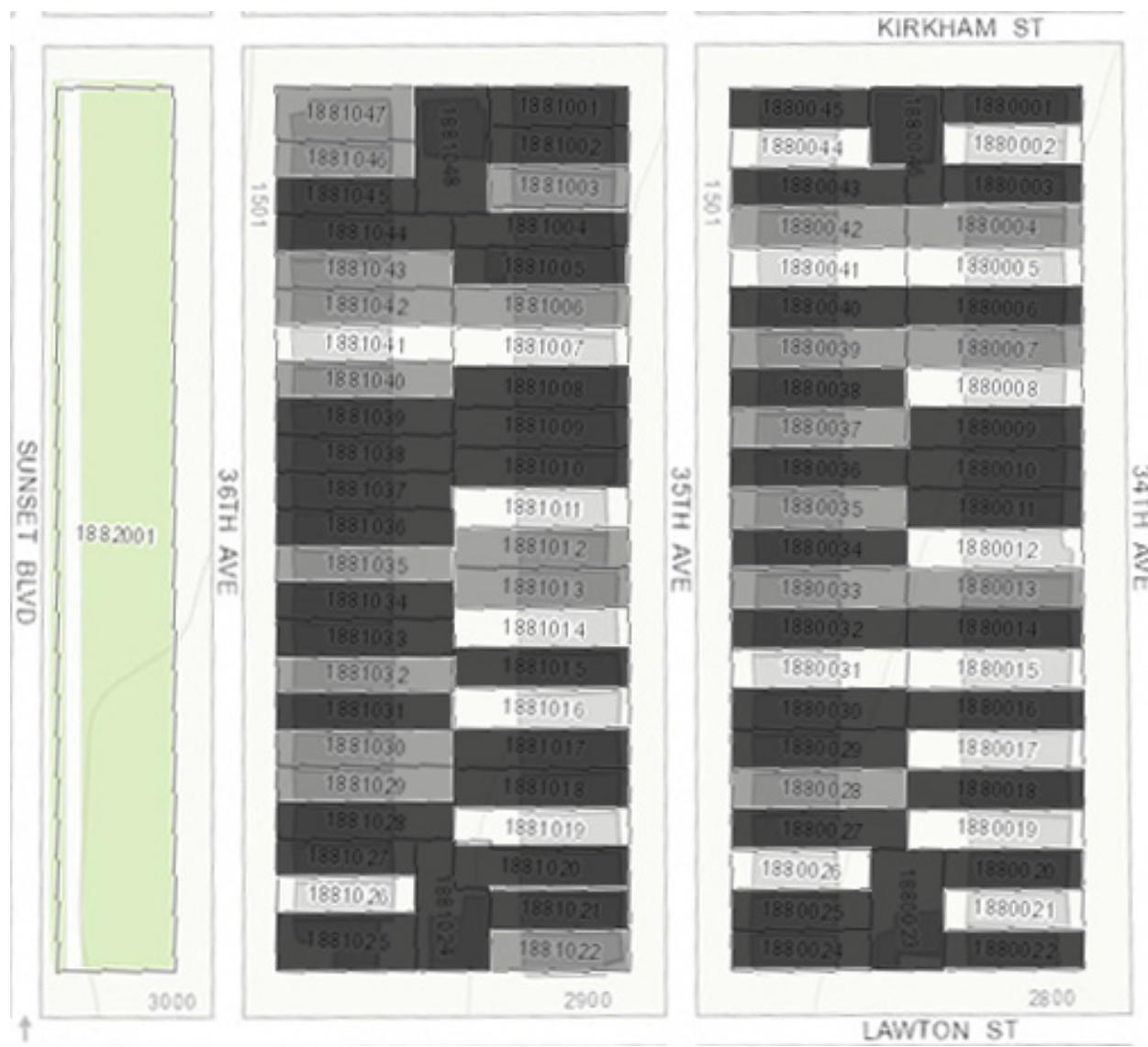
#### **SEC. 9. SIGNIFICANCE OF INDIVIDUAL BUILDINGS TO THE LANDMARK DISTRICT.**

All 93 single-family residences within the boundaries of the Rousseaus' Boulevard Tract Landmark District are identified as contributory buildings which date from the Landmark District's period of significance and retain their historic integrity. These structures are of the highest importance in maintaining the character of the Landmark District. The maximum suspension period allowable under Article 10 shall be imposed on applications for demolition of Contributory buildings.

The following buildings are deemed Contributory to the Rousseaus' Boulevard Tract Landmark District:

<b>APN</b>	<b>Address</b>	<b>Style/Sub-Style</b>
1880001	1501 34th Ave.	Spanish Colonial Revival with Churrigueresque and Monterey detail
1880002	1505 34th Ave.	French Provincial
1880003	1511 34th Ave.	Spanish Colonial Revival with Churrigueresque detail
1880004	1515 34th Ave.	Tudor Revival
1880005	1519 34th Ave.	French Provincial
1880006	1525 34th Ave.	Spanish Colonial Revival with Monterey detail
1880007	1529 34th Ave.	Tudor Revival
1880008	1533 34th Ave.	French Provincial
1880009	1537 34th Ave.	Spanish Colonial Revival with Churrigueresque detail
1880010	1543 34th Ave.	Spanish Colonial Revival
1880011	1547 34th Ave.	Spanish Colonial Revival
1880012	1551 34th Ave.	French Provincial
1880013	1555 34th Ave.	Tudor Revival
1880014	1561 34th Ave.	Spanish Colonial Revival
1880015	1565 34th Ave.	French Provincial
1880016	1569 34th Ave.	Spanish Colonial Revival with Monterey detail
1880017	1573 34th Ave.	French Provincial
1880018	1577 34th Ave.	Spanish Colonial Revival with Monterey detail
1880019	1581 34th Ave.	French Provincial
1880020	1587 34th Ave.	Spanish Colonial Revival
1880021	1591 34th Ave.	French Provincial
1880022	1599 34th Ave.	Spanish Colonial Revival
1880023	2830 Lawton St.	Spanish Colonial Revival with Churrigueresque and Monterey detail
1880024	1594 35th Ave.	Spanish Colonial Revival
1880025	1590 35th Ave.	Spanish Colonial Revival with Churrigueresque detail
1880026	1586 35th Ave.	French Provincial
1880027	1582 35th Ave.	Spanish Colonial Revival
1880028	1578 35th Ave.	Tudor Revival
1880029	1574 35th Ave.	Spanish Colonial Revival with Churrigueresque detail
1880030	1570 35th Ave.	Spanish Colonial Revival
1880031	1566 35th Ave.	French Provincial
1880032	1562 35th Ave.	Spanish Colonial Revival
1880033	1556 35th Ave.	Tudor Revival
1880034	1552 35th Ave.	Spanish Colonial Revival
1880035	1548 35th Ave.	Tudor Revival
1880036	1544 35th Ave.	Spanish Colonial Revival
1880037	1538 35th Ave.	Tudor Revival
1880038	1534 35th Ave.	Spanish Colonial Revival with Churrigueresque detail
1880039	1530 35th Ave.	Tudor Revival
1880040	1526 35th Ave.	Spanish Colonial Revival
1880041	1520 35th Ave.	French Provincial
1880042	1516 35th Ave.	Tudor Revival
1880043	1510 35th Ave.	Spanish Colonial Revival
1880044	1506 35th Ave.	French Provincial
1880045	1500 35th Ave.	Spanish Colonial Revival with Churrigueresque detail
1880046	3031 Kirkham St.	Spanish Colonial Revival
1881001	1501 35th Ave.	Spanish Colonial Revival

	1507 35th Ave.	Spanish Colonial Revival with Monterey detail
1881003	1511 35th Ave.	Tudor Revival
1881004	1517 35th Ave.	Spanish Colonial Revival
1881005	1521 35th Ave.	Spanish Colonial Revival
1881006	1527 35th Ave.	Tudor Revival
1881007	1531 35th Ave.	French Provincial
1881008	1535 35th Ave.	Spanish Colonial Revival
1881009	1539 35th Ave.	Spanish Colonial Revival
1881010	1545 35th Ave.	Spanish Colonial Revival with Churrigueresque detail
1881011	1549 35th Ave.	French Provincial
1881012	1553 35th Ave.	Tudor Revival
1881013	1557 35th Ave.	Tudor Revival with English Cottage detail
1881014	1563 35th Ave.	French Provincial
1881015	1567 35th Ave.	Spanish Colonial Revival
1881016	1571 35th Ave.	French Provincial
1881017	1575 35th Ave.	Spanish Colonial Revival
1881018	1579 35th Ave.	Spanish Colonial Revival with Churrigueresque and Monterey detail
1881019	1583 35th Ave.	French Provincial
1881020	1587 35th Ave.	Spanish Colonial Revival
1881021	1591 35th Ave.	Spanish Colonial Revival
1881022	1599 35th Ave.	Tudor Revival
1881024	2930 Lawton St.	Spanish Colonial Revival with Churrigueresque detail
1881025	1598 36th Ave.	Spanish Colonial Revival with Churrigueresque detail
1881026	1588 36th Ave.	French Provincial
1881027	1584 36th Ave.	Spanish Colonial Revival
1881028	1580 36th Ave.	Spanish Colonial Revival with Churrigueresque detail
1881029	1576 36th Ave.	Tudor Revival
1881030	1572 36th Ave.	Tudor Revival
1881031	1568 36th Ave.	Spanish Colonial Revival
1881032	1564 36th Ave.	Tudor Revival
1881033	1560 36th Ave.	Spanish Colonial Revival
1881034	1556 36th Ave.	Spanish Colonial Revival with Monterey detail
1881035	1552 36th Ave.	Tudor Revival
1881036	1548 36th Ave.	Spanish Colonial Revival
1881037	1544 36th Ave.	Spanish Colonial Revival
1881038	1542 36th Ave.	Spanish Colonial Revival
1881039	1540 36th Ave.	Spanish Colonial Revival
1881040	1534 36th Ave.	Tudor Revival
1881041	1528 36th Ave.	French Provincial
1881042	1524 36th Ave.	Tudor Revival
1881043	1520 36th Ave.	Tudor Revival
1881044	1516 36th Ave.	Spanish Colonial Revival
1881045	1512 36th Ave.	Spanish Colonial Revival with Churrigueresque detail
1881046	1508 36th Ave.	Tudor Revival
1881047	1500 36th Ave.	Tudor Revival
1881048	3131 Kirkham St.	Spanish Colonial Revival



[Dark Gray Box] Spanish Colonial Revival

[Medium Gray Box] Tudor Revival

[Light Gray Box] French Provincial

**SEC. 10. PAINT COLOR.**

Nothing in this legislation shall be construed to regulate paint colors within the District.