



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Executive Summary Oceanside Historic Resources Survey Findings

HEARING DATE: MAY 2, 2011

Date: April 25, 2012
Case Number: 2012.0490U
Project: **Oceanside Historic Resources Survey**
Staff Contact: Mary Brown – (415) 575-9074
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Recommendation: Adoption of survey findings

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PROJECT DESCRIPTION

The community-sponsored Phase II of the Oceanside Historic Resources Survey and updated Oceanside Historic Context Statement documented an area roughly bounded by Lincoln Avenue to the north; the Pacific Ocean to the west; Sloat Boulevard to the south; and at the eastern edge, an angled, non-linear boundary from approximately 37th Avenue to 45th Avenue. A map of the survey area is included in Attachment A.

ENVIRONMENTAL REVIEW

Historic resource surveys are exempt under Class 6 of the California Environmental Quality Act (CEQA). Section 15306, *Information Collection* of the CEQA Guidelines states the following: "Class 6 consists of basic data collection, research, experimental management, and resource evaluation activities which do not result in a serious or major disturbance to an environment resource. These may be strictly for information gathering purposes, or as part of a study leading to an action which a public agency has not yet approved, adopted or funded."

REQUESTED COMMISSION ACTION

The Planning Department (Department) requests the Historic Preservation Commission (HPC) to adopt, modify or disapprove a Motion to adopt the *Oceanside Historic Resources Survey* (Phase II), as recommended by the Planning Department, consisting of:

- 403 California Department of Parks and Recreation Primary Records (DPR 523-A forms)

- 57 California Department of Parks and Recreation Building, Structure, and Object Records (DPR 523-B forms) combined with related DPR 523-A forms
- 5 California Department of Parks and Recreation District Records (DPR 523-D forms) and related 48 DPR 523-A forms
- Updated *Oceanside Historic Context Statement* (2010)

Survey materials and findings are attached on CD and can also be found on the Oceanside Historic Resources Survey webpage <http://www.sf-planning.org/index.aspx?page=3071> and at the Department office.

PROJECT BACKGROUND

In 2004, the Sunset Architectural and Historical Resources Inventory Committee (SAHRIC) a subcommittee of the Sunset Parkside Education and Action Committee (SPEAK), initiated Phase I of an architectural study of the surviving early buildings constructed in a neighborhood formerly known as Oceanside. Phase I included development of the *Oceanside Historic Context Statement* (2007) and historic evaluations of 22 individual buildings. An architectural historian consultant, William Kostura, determined that all but three of the evaluated buildings qualified as eligible historic resources. The survey evaluations, documented on DPR 523-series forms, along with the historic context statement, were endorsed at a public hearing of the Landmarks Preservation Advisory Board on July 26, 2007.

In 2008, SPEAK initiated Phase II of the Oceanside Historic Resources Survey. SPEAK was awarded grants from the San Francisco Historic Preservation Fund Committee and San Francisco Beautiful to hire an architectural historian consultant firm to conduct a larger-scale survey of the Oceanside neighborhood.

Founded in 1969, SPEAK is an active neighborhood organization with a long history of involvement in neighborhood-based planning, architecture, and historic preservation issues. SPEAK commissioned the Oceanside Survey in order to assemble historic information about the buildings within the study area; to determine which of those buildings have some special historic, cultural, or architectural significance; and to “educate property owners and the community in general of the history of their neighborhood and to identify and evaluate buildings which have not been altered significantly and may be eligible for official designation as historic resources.”¹

Oceanside is the historic name for the turn-of-the-century beachside community that developed in the area roughly bounded by Golden Gate Park, 37th Avenue, 45th Avenue, Sloat Boulevard, and the Pacific Ocean. This distinctive neighborhood of small houses and beach cottages – with strong ties to early artistic and bohemian communities – was referred to as the Oceanside from approximately 1900 into the 1920s. Dwellings dating from the early period of the Oceanside neighborhood’s development (1900-1914) are rare survivors; fewer than 10% are estimated to have survived relatively intact. By the 1930s,

¹ As stated in a February 24, 2012 SPEAK mailing to property owners.

with the advent of mass construction of residential tracts, the area was considered part of the larger Sunset District and its original moniker dropped.

Survey Methodology

Phase II of the Oceanside Historic Resources Survey was researched and prepared by Kelley & VerPlanck Architectural Consulting, historians who meet the Secretary of the Interior's Professional Qualifications Standards. SPEAK member Inge Horton served as the survey's pro-bono project coordinator.

The Oceanside survey area is roughly bounded by Lincoln Avenue to the north; the Pacific Ocean to the west; Sloat Boulevard to the south; and at the eastern edge, an angled, non-linear boundary from approximately 37th Avenue to 45th Avenue. A map of the survey area is included in Attachment A.

The following is a summary of the survey methodology as provided by Kelley & VerPlanck:

"We contracted with SPEAK/SAHRIC in July 2008 and shortly thereafter began working on Part 2/ Phase I, which consisted of creating a survey application and a field survey methodology which was used to inventory every property within the survey area boundaries with a recorded construction date of 1924 or earlier. The survey area is very large and because of this we did not inventory properties built after 1924. This was done to maximize the efficiency of the survey objective, which is to record all properties developed during the earliest phase of development, when Outer Sunset District was called Oceanside and Carville was still a thriving enclave of cottages and businesses at Ocean Beach. Most of the houses built before 1925 were erected individually or as part of small clusters, in opposition to the speculative rowhouse product erected by merchant builders beginning in the mid-1920s. Using this methodology we surveyed over 500 properties within the survey area.... Following the completion of the fieldwork, we prepared official California Department of Parks and Recreation (DPR) 523 A (Primary) forms for [508] individual properties. These forms include basic information about each property, including a description and a photograph. The draft 523 A forms were submitted to SPEAK/SAHRIC, revised by our office, and submitted to the Historic Preservation Fund Committee for approval, which was accomplished in February 2009.

Upon completion of Part 2/Phase I, SPEAK/SAHRIC submitted for additional funds to the Historic Preservation Fund Committee to complete Part 2/Phase 2. This second phase of the project consisted of documenting and evaluating a subset of properties culled from the [508] DPR 523 A forms we prepared during Part 2/Phase 1. We documented the properties on DPR 523 B (Building, Structure, & Object) forms. As you know, the 523 B forms document the construction and alteration history of each property, as well as evaluate its potential eligibility for listing in the California Register of Historical Resources. Kelley & VerPlanck developed six criteria for selecting B form candidates. These criteria, to which we assigned numerical values, range from 1 to 3 points. Using this methodology we evaluated each of the [508] properties. The criteria are reprinted below:

Criterion 1: Does the property contain a building or structure that is clearly architecturally significant, i.e.; does it rise above the general level of the surrounding properties in regard to its construction, detailing, stylistic vocabulary? If so, add 3 points.

Criterion 2: Does the property contain an example of an unusual building or structural type, i.e.; earthquake refugee shack, Carville house, tank house, commercial building, etcetera? If so, add 2 points.

Criterion 3: Does the property contain a building or structure that predates the 1906 Earthquake? If so, add 2 points.

Does it contain a building or structure that pre-dates the First World War (1914)? If so, add 1.5 points.

Criterion 4: Does the property contain a building or structure that is an example of a recurring type in the Oceanside Survey Area, i.e.; is it a one-story, hipped-roof cottage, side-facing gable-roofed Dutch Colonial cottage, Craftsman rowhouse, etcetera? If so, add 1 point.

Criterion 5: Does the property contain a building that occupies less than 50 percent of the lot's square footage, making it vulnerable to redevelopment. If so, add 1 point.

Criterion 6: Does the property contain a building or structure that retains a high level of integrity? If so, add 1.5 points.

After applying the criteria we totaled the scores. Potentially a top-scoring property could garner a maximum of 10.5 points. We selected all properties that scored 6.5 or higher, yielding a total of [57] properties out of the total [503] properties. For these properties we conducted in-depth archival research at local government repositories and libraries in advance of preparing 523 B forms for each property... Upon completion of the DPR 523 B forms for all [57] properties, Kelley & VerPlanck prepared DPR 523 D (District) forms for five potential historic districts identified during the field survey. These districts contain a total of 48 properties."

Upon completion of the DPR 523 B and D forms in Fall 2009, Kelley & VerPlanck submitted them to SPEAK/SAHRIC, along with spreadsheets and maps summarizing the field data for your internal review. We revised the forms based on corrections and revisions provided by your organization and finalized the forms in February 2010. Tasks remaining in our contract include attending public meetings at the Historic Preservation Fund Committee and Historic Preservation Commission, as well as presenting the survey at one public meeting where property owners will be informed about the survey, and if they wish, provide additional information or photographs. This will complete our scope of work and our contract with SPEAK/SAHRIC."²

Kelley & VerPlanck assigned a California Historical Resource Status Code to each of the evaluated properties. Definitions for these status codes can be found in Attachment G.

In addition to the production of survey forms, Kelley & VerPlanck updated the existing *Oceanside Historic Context Statement*, which was originally published in May 2007 and endorsed by the Landmarks Preservation Advisory Board on July 26, 2007. While the overall structure and content of the *Oceanside Historic Context Statement* was retained, the updated February 2010 version was expanded to include new research and insights gleaned during the Phase II survey process. SPEAK provided documentation of

² As stated in a February 8, 2010 memo from Kelley & VerPlanck to SPEAK.

edits and expansions, which is found in Attachment E along with the updated *Oceanside Historic Context Statement* (2010).

SUMMARY OF CONSULTANT SURVEY FINDINGS

Eligible Individual Historic Resources

Kelley & VerPlanck evaluated 57 individual properties on DPR 523-B forms and made the following final determinations: 31 properties qualify as eligible historic resources; 23 properties do not qualify as eligible historic resources; and three properties require further research in order to make a determination as to historic status.

DPR 523-B forms for the 57 individually evaluated properties are found in Attachment C.

Eligible Historic Districts

Kelley & VerPlanck evaluated five clusters of buildings on DPR 523-D forms for potential eligibility as historic districts and made the following final determinations: three small clusters (containing a total of 37 buildings) qualify as eligible historic districts, and two small clusters (containing a total of 11 buildings) do not qualify as eligible historic districts.

DPR 523-D forms for the five evaluated clusters and DPR 523-A forms for individual buildings located within each cluster are found in Attachment D.

Unevaluated Properties

In addition to the evaluated properties described above, an additional 403 properties were documented on DPR 523-A forms. No evaluation or determination was made as to the historic status of these 403 properties.

DPR 523-A forms for the 403 unevaluated properties are found in Attachment B.

DEPARTMENT ANALYSIS

SPEAK and Kelley & VerPlanck provided the Department with the draft survey forms on February 23, 2010. The Department's review of the survey forms, led by Preservation Planner Mary Brown with oversight by Preservation Coordinator Tim Frye, included document review, site visits, photography, building permit research, and Sanborn Fire Insurance Map analysis. Due to staffing changes, budget issues, and competing Department priorities, the initial Department review of the draft survey forms was not completed and submitted to SPEAK and Kelley & VerPlanck until April 2011.

In addition, the Department's Survey Advisor's Group (SAG), comprised of Historic Preservation Commissioner Courtney Damkroger, San Francisco Architectural Heritage Executive Director Mike Buhler, and former Landmarks Preservation Advisory Board member Bob Cherny met with Department

staff on three occasions in the Summer and Fall of 2011 to review and comment on the submitted draft survey forms.

DEPARTMENT RECOMMENDATION

The Planning Department recommends adoption of all survey forms and findings associated with the Oceanside Historic Resources Survey and adoption of the updated *Oceanside Historic Context Statement* (2010).

BASIS FOR RECOMMENDATION

- That the Oceanside Historic Resources Survey was prepared by qualified historians in accordance with the Secretary of the Interior's Standards and State Office of Historic Preservation Recordation Manual as outlined in Resolution No. 527 of June 7, 2000, adopted by the previous San Francisco Landmarks Preservation Advisory Board.
- That the Oceanside Historic Resources Survey was reviewed by Planning Department qualified historians for accuracy and adequacy according to the established guidelines and standards of the National Park Service, the California State Office of Historic Preservation, and the City and County of San Francisco (a Certified Local Government).
- That the Oceanside Historic Resources Survey was reviewed by the Survey Advisor's Group, which concurred with Kelley & VerPlanck's final survey evaluations.
- That the Oceanside Historic Resources Survey meets established guidelines and standards of the National Park Service, the California State Office of Historic Preservation, and the City and County of San Francisco (a Certified Local Government) and may be adopted with no modifications.
- That the Public notice has not yielded, as of this writing, definitive corrections to resource assessments.

ISSUES AND OTHER CONSIDERATIONS

- SPEAK has expressed concern about the final determinations for nine individual properties. See Attachment F. No new information has been provided to staff that would provide a basis for reassessing the buildings otherwise. The Department's response to each of the concerns raised by SPEAK is included in the Public Comment section of this case report.

NEIGHBORHOOD NOTIFICATION AND COMMUNITY OUTREACH

The following table is a timeline of the notifications, announcements, and outreach activities that occurred for the Oceanside Historic Resource Survey. SPEAK led the public outreach for the Oceanside survey. Please note that there are no regulations, policies or procedures for public notification for consideration or adoption of historic resource surveys beyond standard hearing notice.

NOTIFICATION, ANNOUNCEMENT, AND OUTREACH ACTIVITY	DATE	NOTICE PRIOR TO ADOPTION HEARING
SPEAK mailing to owners of properties evaluated as part of the Oceanside survey: The mailing included an invitation to the March 15, 2010 community meeting and a copy of the initial individual buildings survey evaluation form or historic district evaluation form.	February 18, 2010	2 years+
The SPEAK newsletter contained three pages of content focused on the Oceanside survey and included an announcement of the March 15, 2010 community meeting.	March 2010	2 years+
SPEAK’s first community meeting featured an overview of the survey process by SPEAK, a presentation of the initial survey findings by Kelley & VerPlanck, and a question-and-answer period with Department preservation staff. Held at Grace Lutheran Church meeting room, 3201 Ulloa Street.	March 15, 2010	2 years+
SPEAK mailing to owners of properties evaluated as part of the Oceanside survey: The mailing included an invitation to the March 19, 2012 community meeting and a copy of the final individual building survey evaluation form or historic district evaluation form.	February 24, 2012	65 calendar days
SPEAK mailed postcard invitations to the community meeting to tenants of evaluated properties.	February 24, 2012	65 calendar days
The Department’s Oceanside survey webpage was posted online. It includes a Google Map application with links to PDFs of all forms produced for the survey, a PDF of the updated <i>Oceanside Historic Context Statement</i> , an Oceanside Frequently Asked Questions (FAQ) brochure, and a May 2, 2012 HPC hearing announcement. http://www.sf-planning.org/index.aspx?page=3071	March 17, 2012	46 calendar days

NOTIFICATION, ANNOUNCEMENT, AND OUTREACH ACTIVITY	DATE	NOTICE PRIOR TO ADOPTION HEARING
<p>SPEAK’s second community meeting featured an overview of the survey process by SPEAK, a presentation of the final survey findings by Kelley & VerPlanck, and a question-and-answer period with Department preservation staff.</p> <p>Held at Grace Lutheran Church meeting room, 3201 Ulloa Street.</p>	<p>March 19, 2012</p>	<p>44 calendar days</p>
<p>Department staff mailed HPC hearing notifications to owners of all properties included in the Oceanside survey. The mailing included a notification letter, FAQ, 1/4-page insert regarding availability of Chinese translation, and a link to the project webpage and survey forms.</p>	<p>March 29, 2012</p>	<p>34 calendar days</p>
<p>Department staff mailed postcards to tenants of properties included in the survey as well as relevant neighborhood and preservation stakeholders. The postcard included notification of the May 2, 2012 HPC hearing and a link to the project webpage and survey forms.</p>	<p>March 29, 2012</p>	<p>34 calendar days</p>
<p>Department staff briefed Cammy Blackstone, legislative aide to District 4 Supervisor Carmen Chu on the survey process, findings and outreach.</p>	<p>April 2, 2012</p>	<p>29 calendar days</p>
<p>Department staff posted HPC hearing announcements on streetlamps within the survey area.</p>	<p>April 18, 2012</p>	<p>13 calendar days</p>

PUBLIC COMMENT

The following is a summary of participation and comments received from the public and property owners:

- Approximately 70 people attended the March 2010 community meeting, including District 4 Supervisor Carmen Chu, and 40 attended the March 2012 meeting.
- Eleven property owners contacted the Department by phone, fax, email and/or mail.
- Most people who contacted the Department were owners of properties documented on DPR 523-A forms, which were not formally evaluated to determine historic status. Given that SPEAK’s previous mailings were directed at owners of *evaluated* buildings, the Department’s HPC hearing notification mailing was the first time that some property owners were made aware of the survey.
- Four property owners inquired about the effects of historic status (e.g. review process, interior alterations, incentives, etc.).

- One property owner expressed initial interest in formal designation of his building in order to qualify to apply for the Mills Act and/or the 20% Federal Tax Credit for Rehabilitation of income-producing properties.
- A representative for the San Francisco Korean Good News Church, 1984 Great Highway (formerly the Dennis Sullivan House), contacted the Department the week of April 16th to request a continuance. Board member Yun Kim stated that the church was not aware of the survey until the February 24, 2012 SPEAK mailing and that the congregation needed additional time to meet and vote on the survey evaluation. Ms. Kim further expressed her concern that the historic resource determination would impact possible future plans for building expansion.
- In addition, SPEAK (the survey sponsor) had specific concerns about the assessments of nine properties, which were determined by the consultant to be ineligible for listing as historic resources. A copy of the letter from SPEAK detailing these concerns is found in Attachment F. The table below lists the properties' current and proposed status codes, SPEAK's concerns, and the Department's response.

Address	Kelley & VerPlanck code	SPEAK's proposed Code	SPEAK Comments
1276 42 nd Ave	6L	7N or 7N1	Asbestos shingles can be removed; building in rear not visible; house of renowned carpenter
Department Response: The status code of "6L" applies only to 1276 42 nd Avenue. The rear dwelling and garage structure on the lot have not been evaluated to determine historic status. 1276 42 nd Avenue no longer retains integrity.			
1425 43 rd Ave	6L	7N	Possible earthquake shack needs further evaluation which is beyond the scope of Survey
Department Response: 1425 43 rd Avenue no longer retains integrity.			
1271 46 th Ave	6L	7N	Four aspects of Integrity are retained
Department Response: A key aspect of integrity – design – is lost and integrity of materials is compromised. The cumulative impact of alterations results in a lack of overall integrity.			
1255 47 th Ave	6L	3CS or 7N	Four aspects of Integrity are retained
Department Response: The key aspects of integrity – design and materials – are lost. The cumulative impact of alterations results in a lack of overall integrity.			
1783 45 th Ave	6Z	3CS or 7N	Four aspects of Integrity are retained
Department Response: The key aspects of integrity – design and materials – are lost. The cumulative impact of alterations results in a lack of overall integrity.			
2120 Great Hwy.	6Z	7N	Four aspects of Integrity are retained, most changes are reversible

Address	Kelley & VerPlanck code	SPEAK's proposed Code	SPEAK Comments
<p>Department Response: The key aspects of integrity – design and materials – are lost. The cumulative impact of alterations results in a lack of overall integrity.</p>			
4509 Lincoln Way	6L	7N	Five aspects of Integrity are retained, most changes are reversible
<p>Department Response: A key aspects of integrity – materials – is lost and the removal of character-defining windows results in a lowered integrity of design. The building's secondary façade (fronting 48th Avenue) appears to have been extensively altered. The cumulative impact of alterations and lack of original materials results in a lack of overall integrity</p>			
1542 47 th Ave & 4429-4431 Kirkham Street	6Z	-	These buildings seem to be examples of transition between the small cottages/houses of the Oceanside and the row houses of the Sunset and are worthy to be retained as such. At least they should not receive the Code 6Z.
<p>Department Response: 1542 47th Avenue might retain physical integrity, however, it does not appear to represent a significant transitional property type and does not qualify as significant under Criterion 3/C. Both structures at 4429-4431 Kirkham Street have been subject to major alterations and no longer retain integrity.</p>			

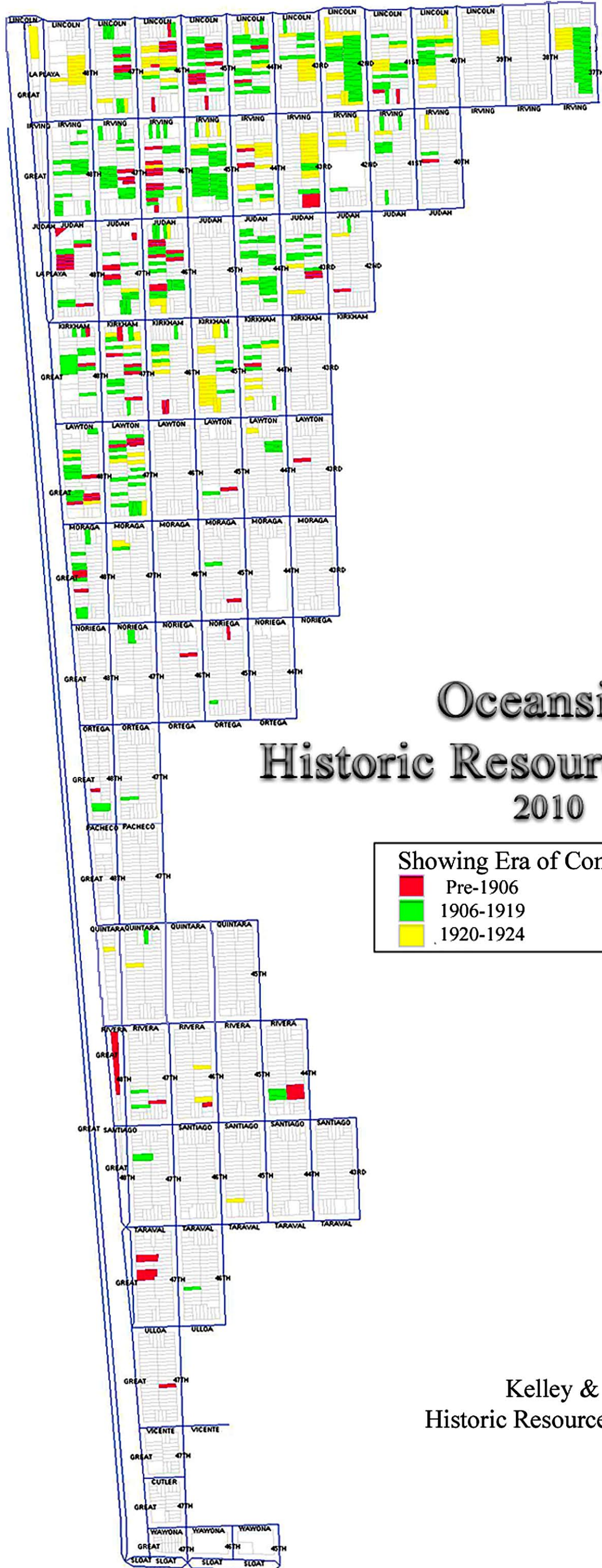
Attachments:

- Attachment A Maps of Survey Area
- Attachment B *DPR 523-A Forms*
- Attachment C *DPR 523-AB Forms*
- Attachment D *DPR 523-D Forms with Related DPR 523-A Forms*
- Attachment E Updated *Oceanside Historic Context Statement* and Documentation of Revisions
- Attachment F Written Public Comment
- Attachment G California Historical Resource Status Codes
- Attachment H Notification and Outreach Materials
- Attachment I *Draft Historic Preservation Commission Motion*

*The Oceanside Historic Resources Survey is available online at:
<http://www.sf-planning.org/index.aspx?page=3071>

Attachment A

Oceanside Survey Area Maps



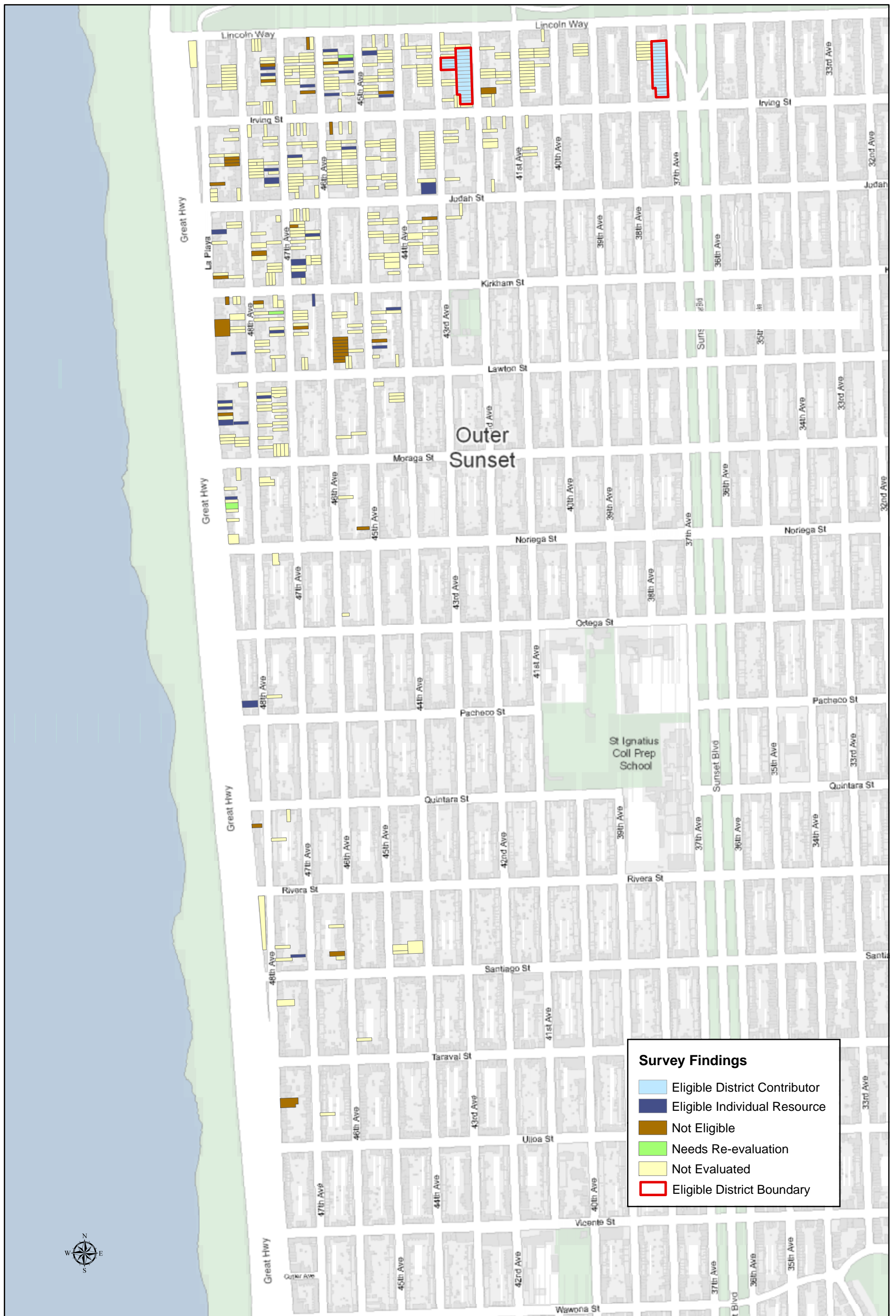
Oceanside Historic Resources Survey 2010

Showing Era of Construction

- Pre-1906
- 1906-1919
- 1920-1924

Kelley & VerPlanck
Historic Resources Consulting, LLC

Oceanside Historic Resources Survey Findings



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Attachment B

DPR 523-A Forms

(See CD folder)

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 1225 La Playa

P1. Other Identifier Oceanview Motel

*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: SF North

Date: 1994

*c. Address: 1225 La Playa

City: San Francisco

Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1701006

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

1225 La Playa Street is a three-story, wood-frame, vernacular commercial structure clad in plywood and capped with a flat roof. The building, which is composed of three linked structures, including a larger three-story central pavilion and two two-story wings, occupies the majority of a 12,511 sq ft block bounded by Lincoln Way, La Playa, Irving Street, and the Great Highway. The building, which appears to be much later than the official 1923 construction date, is simply a series of linked plywood-clad boxes penetrated by a variety of aluminum windows, some in a grid-like fashion, and other in a random pattern. The floor levels are visually defined by plain horizontal wood bands. The exterior facades of the central pavilion terminate in a wide-eave overhang and a simple cornice, bracketed on the south elevation. The building appears to be in fair condition.

*P3b. Resource Attributes: (list attributes and codes) HP5. Hotel/motel

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #

View toward west, 100_8610.JPG



*P6. Date Constructed/Age and Sources

Historic Prehistoric Both

1923, Assessor's Office

*P7. Owner and Address:

Surian, Romano M. & Doris M.
155 Ravine Dr.
Woodside, Ca 94062

*P8. Recorded by

Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:

01.26.09

*P10. Survey Type: (Describe)

Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments

- Archaeological Record NONE District Record BSOR Photograph Record Location Map Linear Feature Record Continuation Sheet Other...

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 1235 48th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1235 48th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1702002

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

1235 48th Avenue is a two-story, wood-frame, Mediterranean-style dwelling finished in stucco and capped by a shallow-pitched gable roof. The 1,215 sq ft building occupies a 3,000 sq ft lot on the west side of 48th Avenue between Lincoln Way and Irving Street. The first floor level has a terrazzo dogleg stair at left and a wood panel garage door at right. The stair provides access to the primary entrance, which is sheltered within a central porch on the second level. The porch has a wood panel pedestrian door with a fanlight window. To the left of the entry porch on the second floor level is a large sliding aluminum sash window with wood surrounds. To the right of the porch are two sliding aluminum sash windows with wood surrounds. The facade terminates in a stepped pent-roofed parapet supported by curved wood brackets and clad in red clay tiles. The moderately altered building appears to be in good condition. The dwelling is part of a row of eight related buildings including 1235, 1239, 1243, 1247, 1251, 1255, 1259, and 1261 48th Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8585.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1924, Assessor's Office

*P7. Owner and Address:
Wong, Roland
1595 Red Rock St.
Las Vegas, Nv 89146

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.09.09 / Rev. 4.24.12

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1239 48th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1239 48th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1702003

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

1239 48th Avenue is a two-story, wood-frame, Craftsman-style dwelling finished in stucco and capped by a shallow-pitched gable roof. The 875 sq ft building occupies a 3,000 sq ft lot on the west side of 48th Avenue between Lincoln Way and Irving Street. The first floor level has a wood panel garage door at left and a terrazzo dogleg stair right. The stair provides access to the primary entrance, which is sheltered within a shed-roofed central porch on the second level. The porch has a wood panel pedestrian door and is illuminated by two aluminum double-hung windows. To the left of the entry porch on the second floor level are two sliding aluminum sash windows with wood surrounds and to the right is a large sliding aluminum sash window with wood surrounds. The facade terminates in a stepped parapet composed of two shallow-pitched raking gables supported by exposed purlin ends. The moderately altered building appears to be in good condition. The dwelling is part of a row of eight related buildings including 1235, 1239, 1243, 1247, 1251, 1255, 1259, and 1261 48th Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8586.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1924, Assessor's Office

*P7. Owner and Address:
Cavan Kai & Lena Le Che Byp
Lena Le Che, Trustee
1239 48th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.09.09 / Rev. 4.24.12

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1243 48th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1243 48th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1702004

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

1243 48th Avenue is a two-story, wood-frame, Mediterranean-style dwelling finished in stucco and capped by a shallow-pitched gable roof. The 1,365 sq ft building occupies a 3,000 sq ft lot on the west side of 48th Avenue between Lincoln Way and Irving Street. The first floor level has a terrazzo dogleg stair at left and a wood panel garage door at right. The stair provides access to the primary entrance, which is sheltered within a shed-roofed central porch on the second level. The porch has a wood panel pedestrian door and is illuminated by two fixed sash windows. To the left of the entry porch on the second floor level is a large sliding aluminum sash window with wood surrounds. To the right of the porch are two sliding aluminum sash windows with wood surrounds. The facade terminates in a stepped pent-roofed parapet supported by curved wood brackets and clad in red clay tiles. The moderately altered building appears to be in good condition. The dwelling is part of a row of eight related buildings including 1235, 1239, 1243, 1247, 1251, 1255, 1259, and 1261 48th Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8588.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1924, Assessor's Office

*P7. Owner and Address:
Tsui Ching-wai
1243 48th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.09.09 / Rev. 4.24.12

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1247 48th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1247 48th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1702005

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

1247 48th Avenue is a two-story, wood-frame, vernacular dwelling finished in stucco and capped by a shallow-pitched gable roof. The 875 sq ft building occupies a 3,000 sq ft lot on the west side of 48th Avenue between Lincoln Way and Irving Street. The first floor level has a wood panel garage door at left, a brick dogleg stair at center and a gated pedestrian entry at right. The stair provides access to the primary entrance, which is sheltered within a gable-roofed porch on the second level. The porch has a wood panel pedestrian door and is illuminated by a large multi-light vinyl sliding window. To the left of the entry porch on the second floor level are two sliding vinyl sash windows with wood surrounds. The facade terminates in a straight parapet. The heavily altered building appears to be in good condition. The dwelling is part of a row of eight related buildings including 1235, 1239, 1243, 1247, 1251, 1255, 1259, and 1261 48th Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8590.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1924, Assessor's Office

*P7. Owner and Address:
Lin Jing Lue & Peng Cui Mei
1247 48th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.09.09 / Rev. 4.24.12

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1251 48th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1251 48th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1702006

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

1251 48th Avenue is a two-story, wood-frame, Mediterranean-style dwelling finished in stucco and capped by a shallow-pitched gable roof. The 1,807 sq ft building occupies a 3,000 sq ft lot on the west side of 48th Avenue between Lincoln Way and Irving Street. The first floor level has a pedestrian door and double-hung vinyl sash window at left, a brick dogleg stair at center, and a vinyl garage door at right. The stair provides access to the primary entrance, which is sheltered within a shed-roofed porch at the left side of the second floor level. The porch has a wood panel pedestrian door and is illuminated by a vinyl slider window. To the right of the entry porch is a small vinyl slider window and at the right side of the second floor is a large vinyl sliding window. The facade terminates in a shaped parapet and a shed roof section clad in red clay tiles. The heavily altered building appears to be in good condition. The dwelling is part of a row of eight related buildings including 1235, 1239, 1243, 1247, 1251, 1255, 1259, and 1261 48th Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8593.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1924, Assessor's Office

*P7. Owner and Address:
Basilio, Mariano Castro & Il
1253 48th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.09.09 / Rev. 4.24.12

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1255 48th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1255 48th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1702007

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

1255 48th Avenue is a two-story, wood-frame, Mediterranean-style dwelling finished in stucco and capped by a shallow-pitched gable roof. The 965 sq ft building occupies a 3,000 sq ft lot on the west side of 48th Avenue between Lincoln Way and Irving Street. The first floor level has a brick dogleg stair at left and a glazed, multi-light pedestrian door and wood panel garage door at right. The stair provides access to the primary entrance, which is sheltered within a shed-roofed central porch on the second level. The porch has a wood panel pedestrian door. To the left of the entry porch on the second floor level is a large sliding vinyl sash window with wood surrounds. To the right of the porch is a double-hung vinyl sash window with wood surrounds. The facade terminates in a flat parapet with incised stucco detailing and a pent roof section clad in red clay tiles. The heavily altered building appears to be in good condition. The dwelling is part of a row of eight related buildings including 1235, 1239, 1243, 1247, 1251, 1255, 1259, and 1261 48th Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8595.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1924, Assessor's Office

*P7. Owner and Address:
Chan Kam W & Sai Pun & Liza
1255 48th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.09.09 / Rev. 4.24.12

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1259 48th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1259 48th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1702008

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

1259 48th Avenue is a two-story, wood-frame, Mediterranean-style dwelling finished in stucco and capped by a shallow-pitched gable roof. The 1,157 sq ft building occupies a 3,000 sq ft lot on the west side of 48th Avenue between Lincoln Way and Irving Street. The first floor level has a wood panel garage door at left and a terrazzo dogleg stair at center. The stair provides access to the primary entrance, which is sheltered within a shed-roofed porch on the second level. The porch has a wood panel pedestrian door and is illuminated by two small wood double-hung windows. To the left of the entry porch on the second floor level are two arched wood sash windows with wood surrounds and to the right is a large tripartite aluminum sliding window with wood surrounds. Above the window is a molded stucco medallion and a red clay tile-clad gable. The facade terminates in a stepped parapet with a red clay tile border. The minimally altered building appears to be in good condition. The dwelling is part of a row of eight related buildings including 1235, 1239, 1243, 1247, 1251, 1255, 1259, and 1261 48th Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8596.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1924, Assessor's Office

*P7. Owner and Address:
Wong, Eric
1259 48th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.09.09 / Rev. 4.24.12

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1261 48th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1261 48th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1702009

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

1261 48th Avenue is a two-story, wood-frame, Mediterranean-style dwelling finished in stucco and capped by a shallow-pitched gable roof. The 905 sq ft building occupies a 3,000 sq ft lot on the west side of 48th Avenue between Lincoln Way and Irving Street. The first floor level has a terrazzo dogleg stair at left and a wood panel garage door at right. The stair provides access to the primary entrance, which is sheltered within a shed-roofed porch on the second level. The porch has a wood panel pedestrian door and is illuminated by a large aluminum sliding window. To the right of the entry porch on the second floor level are two sliding aluminum sash windows with wood surrounds. The facade terminates in a stepped parapet with a shed-roofed section above the porch clad in red clay tiles. The heavily altered building appears to be in good condition. The dwelling is part of a row of eight related buildings including 1235, 1239, 1243, 1247, 1251, 1255, 1259, and 1261 48th Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8599.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1924, Assessor's Office

*P7. Owner and Address:
Swain, Elva K Trust 1996
% Elva K Swain
1261 48th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.09.09 / Rev. 4.24.12

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1258 La Playa

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1258 La Playa City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1702012

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

1258 La Playa Street is a two-story, wood-frame, Craftsman-style dwelling finished in stucco and capped with a gabled roof. The 905 sq ft building occupies a 2,998 sq ft lot on the east side of La Playa between Lincoln Way and Irving street. The building is set back from the sidewalk, leaving room for a paved driveway and small garden. The first floor level of the primary facade consists of a pair of hinged wood garage doors with glazed lights at left and a curving concrete stair at center. The right bay is obscured behind shrubbery. The second floor level features a tripartite wood window at left with decorative multi-light transoms, a similar fixed wood window at center, and an enclosed entry porch to the right. The porch, which is accessed by the center stair, features a large fixed wood window with a decorative transom. Plain rectangular stucco relief moldings are present above the left and center bays. The porch terminates with a gabled parapet with a molded cornice. The minimally altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8609.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1924, Assessor's Office

*P7. Owner and Address:
Cherry Wesley W Jr
1258 La Playa St
San Francisco Ca
94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.26.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1227 47th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1227 47th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1703004

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

1227-1229 47th Avenue is a two-story, wood-frame, vernacular dwelling clad in wood shingles and capped with a hipped roof. The building is 1,978 sq ft occupies a 2,982 sq ft lot on the west side of 47th Avenue between Lincoln Way and Irving Street. The building sits atop a fully raised basement with a multi-panel wood garage door at left and a recessed pedestrian door and sliding window at the right. A wooden staircase leads up to the primary entrance, recessed in an entry porch which also features wooden railings, posts and support posts. Other fenestration at the second story consists of paired double-hung wood sash windows with wood surrounds at the right and a fixed multi-pane wood sash window with wood surrounds at the left. The façade terminates with a shallow eave overhang. There is a hipped dormer with four square pivoting windows with wood sashes and surrounds. The minimally altered building appears to be in good condition. The building appears to be a twin to its neighbor at 1231 47th Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8550.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1907, Assessor's Office

*P7. Owner and Address:
Abbaszadeh, Michelle
1227 - 1229 47th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, Ca 94131

*P9. Date Recorded:
11.26.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

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) 1231 47th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1231 47th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1703005

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

1231-1233 47th Avenue is a one-story, wood-frame, vernacular dwelling clad in wood shingles and capped with a hipped roof. The building is 1,496 sq ft and occupies a 2,982 sq ft lot on the west side of 47th Avenue between Lincoln Way and Irving Street. The basement is partially exposed, and a wooden garage door is visible at the left side. A centrally located wood stair leads up to the entry porch, which shelters the primary entrance, a multi-panel wood door located at the right of the first story. Other fenestration at the first story consists of a multi-light sliding vinyl sash window at the left side of the façade. The first story is overhung by a full-width soffit supported by wooden support posts. There is a hipped dormer with a multi-light vinyl sash casement window. The building terminates with a shallow eave overhang. The moderately altered building appears to be in good condition. The building appears to be a twin to its neighbor at 1227 47th Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8551.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1907, Assessor's Office

*P7. Owner and Address:
Choroski, Paul E. & Myrna Pre
1233 47th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
11.26.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

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) 1251 47th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1251 47th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1703010

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

1251 47th Avenue is a two-story, wood-frame, vernacular dwelling clad in horizontal rustic wood siding and capped with a hipped roof. The building is 2,470 sq ft and occupies a 2,982 sq ft lot on the west side of 47th Avenue, between Lincoln Way and Irving Street. The first story is finished in stucco and features a wide multi-panel wood and glass, overhead garage door at right and a straight concrete stair at left which leads up to the primary entrance. The primary entrance is recessed and obscured within an entry porch at the left side of the second story. The entry porch is supported by chamfered wood posts. Visible fenestration at the second story includes a narrow vinyl sash sliding window within the entry porch, and two larger vinyl sash sliding windows at the center and right of the façade. The window at the right is topped by a front gable which features patterned shingles, a small vent window, and a raking cornice. The rest of the façade terminates with a shallow eave overhang. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8560.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1904, Assessor's Office

*P7. Owner and Address:
Lee Jin G. & Chinh D. Family
% Jin G. & Chinh D. Lee
718 34th Ave.
San Francisco, Ca 94121

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
11.28.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1259 47th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1259 47th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1703012

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

1259 47th Avenue is a one-story, wood-frame, vernacular dwelling clad in transite shingles and capped with a flat roof. The building is 1,236 sq ft and occupies a 2,982 sq ft lot on the west side of 47th Avenue between Lincoln Way and Irving Street. The primary façade meets the front of the lot line and faces east on 47th Avenue. The primary entrance is a solid wood door sheltered by a small visor roof. On the right side of the door are three fixed aluminum sash window with thin wood surrounds. The building terminates with a simple molded cornice. The heavily altered building appears to be in fair condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8565.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1912, Assessor's Office

*P7. Owner and Address:
Nolan, James W. & Daisy A.
1658 Grove Street
San Francisco, Ca 94117

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
11.28.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 4608 Irving St

P1. Other Identifier None

*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: SF North

Date: 1994

*c. Address: 4608 Irving St

City: San Francisco

Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1703018

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

4608 Irving Street is a two-story, wood-frame, vernacular dwelling clad in horizontal beveled wood siding and capped with a flat roof. The 1,840 sq ft building occupies a 2,500 sq ft lot on the north side of Irving Street between 47th and 48th avenues. The building is set back from the lot line, providing space for a small fenced-in yard and a one-story detached garage. The first floor level of the primary facade features a chamfered bay window containing four six-light wood casement windows with wood moldings. The bay window is capped by a hipped copper brow. Other fenestration at the first story, including the primary entrance, is obscured by the garage. At the second story, there are two double-hung wood-sash windows with wood moldings and decorative applied shutters. The building has wide corner moldings, and the facade terminates with a wide fascia board and a projecting molded cornice. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #

View toward north, 100_8568.
JPG

*P6. Date Constructed/Age and Sources

Historic Prehistoric Both

1905, Assessor's Office

*P7. Owner and Address:

Ahern, Robin Lee
36 Hillcrest Court
San Anselmo, Ca 94960

*P8. Recorded by

Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:

01.22.09

*P10. Survey Type: (Describe)

Reconnaissance-level survey:
Oceanside Survey



*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments

- | | | | |
|--|--|--|---|
| <input type="checkbox"/> Archaeological Record | <input type="checkbox"/> BSOR | <input type="checkbox"/> Photograph Record | <input type="checkbox"/> Continuation Sheet |
| <input type="checkbox"/> Artifact Record | <input checked="" type="checkbox"/> NONE | <input type="checkbox"/> Location Map | <input type="checkbox"/> Other... |
| | <input type="checkbox"/> District Record | <input type="checkbox"/> Linear Feature 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) 4616 Irving St

P1. Other Identifier None

*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: SF North

Date: 1994

*c. Address: 4616 Irving St

City: San Francisco

Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1703019

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

4616 Irving Street is a two-story, wood-frame vernacular dwelling finished in stucco and capped with a hipped roof. The 1,038 sq ft dwelling occupies a 2,500 sq ft lot on the north side of Irving Street between 46th and 47th avenues. The first floor level of the primary facade features a wood pedestrian door at left, a terrazzo stair at center, and a wood overhead garage door on the right. The stair accesses the primary entrance on the second floor level. The entrance is a wood panel door flanked by sidelights and capped by a multi-light transom. The entrance is flanked by a pair of asymmetrically placed sliding aluminum windows with wood surrounds and fixed decorative shutters. The facade terminates with a shallow eave overhang and a denticulated cornice. The heavily altered building appears to be in good condition. The building appears to be a twin to its neighbor next door at 4620 Irving Street.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #

View toward north, 100_8570.

JPG

*P6. Date Constructed/Age and Sources

Historic Prehistoric Both

1908, Assessor's Office

*P7. Owner and Address:

Kustura, Anatoliy

4616 Irving

San Francisco, Ca 94122

*P8. Recorded by

Kelley & VerPlanck, LLC

2912 Diamond Street, #330

San Francisco, CA 94131

*P9. Date Recorded:

01.22.09

*P10. Survey Type: (Describe)

Reconnaissance-level survey:

Oceanside Survey



*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments

Archaeological Record

Artifact Record

BSOR

NONE

District Record

Photograph Record

Location Map

Linear Feature Record

Continuation Sheet

Other...

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 4620 Irving St

P1. Other Identifier None

*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: SF North

Date: 1994

*c. Address: 4620 Irving St

City: San Francisco

Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1703020

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

4620 Irving Street is a two-story, wood-frame vernacular dwelling finished in stucco and capped with a hipped roof. The 1,400 sq ft dwelling occupies a 2,500 sq ft lot on the north side of Irving Street between 46th and 47th avenues. The first floor level of the primary facade features a wood overhead garage door on the left, a tiled stair at center, and a wood pedestrian door at right. The stair accesses the primary entrance on the second floor level. The entrance is a wood panel door flanked by sidelights and capped by a multi-light transom. The entrance is flanked by a pair of asymmetrically placed sliding aluminum windows with wood surrounds and fixed decorative shutters. The facade terminates with a shallow eave overhang and a denticulated cornice. The heavily altered building appears to be in good condition. The building appears to be a twin to its neighbor next door at 4616 Irving Street.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #

View toward north, 100_8571.
JPG

*P6. Date Constructed/Age and Sources

Historic Prehistoric Both

1908, Assessor's Office

*P7. Owner and Address:

Kostenko, Svitlana
4620 Irving St.
San Francisco, Ca 94122

*P8. Recorded by

Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:

01.22.09

*P10. Survey Type: (Describe)

Reconnaissance-level survey:
Oceanside Survey



*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments

- | | | | |
|--|--|--|---|
| <input type="checkbox"/> Archaeological Record | <input checked="" type="checkbox"/> NONE | <input type="checkbox"/> Photograph Record | <input type="checkbox"/> Continuation Sheet |
| <input type="checkbox"/> Artifact Record | <input type="checkbox"/> District Record | <input type="checkbox"/> Location Map | <input type="checkbox"/> Other... |
| | <input type="checkbox"/> Linear Feature 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) 4641 Lincoln Way

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 4641 Lincoln Way City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1703044

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

4641 Lincoln Way is a three-story, wood-frame, Craftsman-style dwelling clad in wood shingles and capped with a side-facing gambrel roof. The 1,880 sq ft building occupies a 2,500 sq ft lot on the south side of Lincoln Way between 47th and 48th avenues. The first story features a multi-panel wood and glass pedestrian door under a gable-roof hood at left and a single-panel wood garage door at right under a short shed roof. The second-floor level features a vinyl-sash sliding window at the left and a tripartite wood casement window at right. The second story terminates at left with overhanging eaves with exposed rafters, and at right with a gabled wall dormer. At the third story, a gable-roofed dormer contains two single-light casement windows. Both dormers feature wide boxed cornices and thick wood brackets. The minimally altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward south, 100_8580.
JPG

*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1913, Assessor's Office

*P7. Owner and Address:
Roberts James Paxton Jr
4641 Lincoln Way
San Francisco Ca
94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.27.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey



*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 4625 Lincoln Way

P1. Other Identifier None

*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: SF North Date: 1994

*c. Address: 4625 Lincoln Way City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1703045

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

4625 Lincoln Way is a two-story, wood-frame, vernacular, multiple-family dwelling clad in wood shingles and capped with a front-facing gable roof. The 919 sq ft building occupies a 2,500 sq ft lot on the south side of Lincoln Way between 47th and 48th avenues. The building is set back from the street, providing space for a one-story, wood-frame cottage with a hipped roof and a paved driveway. The facade of the dwelling is mostly obscured by the cottage. What is visible includes a partially submerged garage and an enclosed porch illuminated by a band of wood clerestory windows. The facade terminates with a raking cornice. Visible behind is a secondary cornice. The heavily altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward south, 100_8577.
JPG

*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1914, Assessor's Office

*P7. Owner and Address:
Iwata Koji & Quynh Nhu
4625 - 4639 Lincoln Way
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, Ca 94131

*P9. Date Recorded:
01.27.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey



*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 4621 Lincoln Way

P1. Other Identifier Sri Thai
*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: SF North Date: 1994

*c. Address: 4621 Lincoln Way City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1703046

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

4621 Lincoln Way is a two-story, wood-frame, Craftsman-style, mixed-use commercial and residential building clad in shingles and capped with a flat roof. There is also a two-story, wood-frame dwelling at the rear of the lot not visible from the street. The 3,961 sq ft buildings occupy a 2,500 sq ft lot on the south side of Lincoln Way between 47th and 48th avenues. The first floor level of the primary façade features a series of multi-light wood storefronts at left, the primary pedestrian entry (a wood-panel, glazed wood door) at center, and a wood-panel pedestrian door at the far right that accesses the residential units upstairs. The first-floor level is sheltered beneath a fabric awning and the area above has a business sign. The second-floor level features two chamfered bay windows, each containing three, double-hung aluminum-sash windows with wide wood surrounds. The bay windows are both supported by exposed beam ends, connected by a small wood balcony, and capped by a hipped-roof brow. The facade terminates with a simple molded wood cornice. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property, HP6. 1-3 story commercial building

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward south, 100_8576.
JPG

*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1915, Assessor's Office

*P7. Owner and Address:
Lau, Shang L. & Chen Jie
20 Manor Dr.
San Francisco, Ca 94127

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.27.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey



*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1298 48th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1298 48th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1703052

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

1298 48th Avenue is a three-story, wood-frame, vernacular dwelling finished in stucco and vertical rustic wood siding and capped with a front-facing gable roof. The 1,770 sq ft building occupies a 2,687 sq ft lot on the east side of 48th Avenue between Lincoln Way and Irving Street. The dwelling is set back from the sidewalk, leaving room for a fenced in garden. At the first story, there is a straight terrazzo stair at left and a recessed single panel garage door at right. The stair leads to an arched, recessed entry porch at the second story. The entry porch contains the primary entrance, a multi-panel wood door, and a twelve-light wood sash window. Other fenestration at the second story includes two large tripartite aluminum sliding windows. The second story is capped by a shed roof and terminates with a wide molded cornice. The third story contains two centrally located six-over-six vinyl sash double-hung windows with slim wood moldings. The building terminates with a simple sculpted bargeboard. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8572.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1905, Assessor's Office

*P7. Owner and Address:
Haller Family Revocable Tru
% William A. Haller & Judith
1298 48th Avenue
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.09.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1201 -1207 46th Ave

P1. Other Identifier None

*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: SF North Date: 1994

*c. Address: 1201 -1207 46th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one ofr large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1704001

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

1201-1207 46th Avenue is a two-story, wood-frame, Mediterranean-style, multiple-family dwelling finished in stucco and capped with a flat roof. The 3,864 sq ft building occupies a 3,261 sq ft lot on the southwest corner of 46th Avenue and Lincoln Way. The primary facade faces east on 46th Avenue. At the far left side of the primary facade is a one-story, three-car garage with a multi-panel wood garage door flanked by pairs of hinged, wood-panel garage doors. The primary entrances to the four units are located within a recessed arcade at the center of the primary facade. Brick steps lead to each of the entrances within the arcade. Each entrance contains a flush wood door. The arcade is supported by Composite columns and embellished with stucco shield and garland cartouches. Flanking the arcade is a variety of windows organized in a symmetrical fashion, including a aluminum-sash hopper window, aluminum-sash fixed windows, and a group of three aluminum-sash casement windows. This pattern is repeated on either side of the arcade. A molded intermediate cornice separates the first and second stories. Fenestration on the second story include two square bay windows at the corners, two aluminum-sash hopper windows, and two tripartite aluminum-sash casement windows above the arcade. The secondary facade faces north on Lincoln Way. It presents two tripartite aluminum-sash casement windows at the first floor level and two square bay windows fenestrated with aluminum sash casement windows at the second story. The facades terminate with a projecting molded cornice and parapet clad in red clay tiles. The minimally altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #

View toward southwest,
100_8543.JPG

*P6. Date Constructed/Age and Sources

Historic Prehistoric Both
1911, Assessor's Office

*P7. Owner and Address:

Mustanich Family Lp
1255 Almond Orchard Dr
Morgan Hill, Ca 95037

*P8. Recorded by

Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:

12.11.08

*P10. Survey Type: (Describe)

Reconnaissance-level survey:
Oceanside Survey



*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments

- | | | | |
|--|--|--|---|
| <input type="checkbox"/> Archaeological Record | <input type="checkbox"/> BSOR | <input type="checkbox"/> Photograph Record | <input type="checkbox"/> Continuation Sheet |
| <input type="checkbox"/> Artifact Record | <input checked="" type="checkbox"/> NONE | <input type="checkbox"/> Location Map | <input type="checkbox"/> Other... |
| | <input type="checkbox"/> District Record | <input type="checkbox"/> Linear Feature 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) 1223 46th Ave

P1. Other Identifier None

*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: SF North

Date: 1994

*c. Address: 1223 46th Ave

City: San Francisco

Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1704003

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

1223 46th Avenue is a one story single-family house clad in flush wood siding and capped with a hip roof. The 540 sq ft building occupies a 3,000 sq ft lot on the west side of 46th Avenue between Lincoln Way and Irving Street. The house is set back from the sidewalk, leaving space for a detached garage and garden at the front of the property. A wood fence and dense brush conceal the features of the house. The hipped dormer on the roof features an aluminum slider window. The moderately altered building appears to be in good condition.

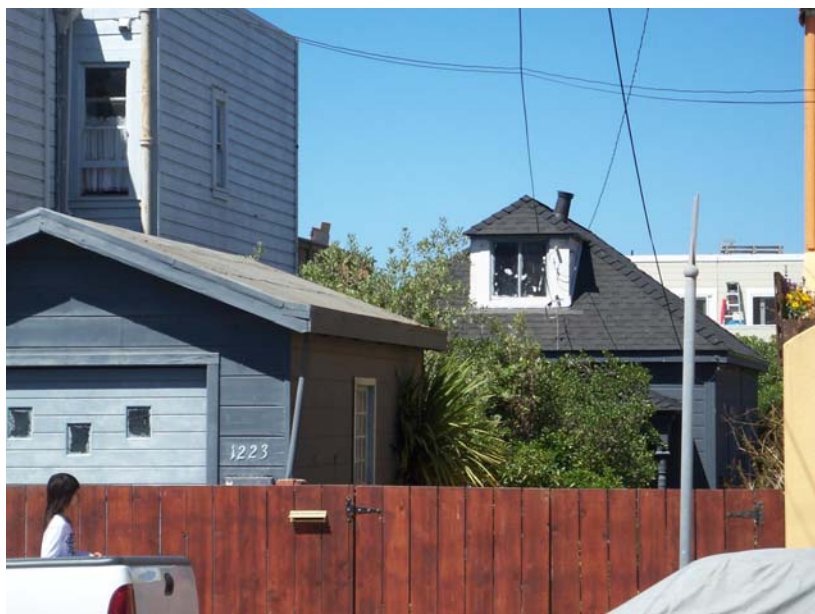
*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #

View toward west, 100_8538.JPG



*P6. Date Constructed/Age and Sources

Historic Prehistoric Both

1900, Assessor's Office

*P7. Owner and Address:

Bogie, John H. Jr.
1223 46th Ave.
San Francisco, Ca 94122

*P8. Recorded by

Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:

11.05.08

*P10. Survey Type: (Describe)

Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments

- | | | | |
|--|--|--|---|
| <input type="checkbox"/> Archaeological Record | <input type="checkbox"/> BSOR | <input type="checkbox"/> Photograph Record | <input type="checkbox"/> Continuation Sheet |
| <input type="checkbox"/> Artifact Record | <input checked="" type="checkbox"/> NONE | <input type="checkbox"/> Location Map | <input type="checkbox"/> Other... |
| | <input type="checkbox"/> District Record | <input type="checkbox"/> Linear Feature 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) 1227 46th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1227 46th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1704004

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

1227 46th Avenue is a two-story, wood-frame, stripped Classical Revival multiple-family dwelling clad in asbestos transite siding and capped with a flat roof. The 2,400 sq ft building occupies a 3,000 sq ft lot on the west side of 46th Avenue between Lincoln Way and Irving Street. The building is set back from the street, leaving space for a small fenced-in yard between the building and the public sidewalk. The first floor level features a two-story chamfered bay window at left and a recessed porch and secondary wood pedestrian door at right. The porch contains two wood doors with transoms. Fenestration on the bay window and above the porch consists of one-over-one double-hung wood-sash windows. The building terminates with a projecting cornice. The heavily altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8535.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1904, Assessor's Office

*P7. Owner and Address:
Chanbanchong, Saravut
1227 46th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
12.11.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1231 46th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1231 46th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1704005

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

1231 46th Avenue is a three-story, wood-frame, vernacular dwelling finished in stucco and capped with a flat roof. The 2,425 sq ft building occupies a 3,000 sq ft lot on the west side of 46th Avenue between Lincoln Way and Irving Street. The building sits atop a raised basement, which features a multi-panel garage door at left and a quarter-turn stair leading to the primary entrance at right. A metal security gate encloses the bottom landing of the stair. The primary entrance is located at the second story and features a recessed flush wood door. The fenestration on the second and third stories is identical and includes two pairs of aluminum-sash sliding windows on each floor. A stucco intermediate cornice divides the second and third floors. The building terminates with a simple flat parapet coping. The heavily altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8534.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1904, Assessor's Office

*P7. Owner and Address:
Lo, Serafina
1276 45th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
12.11.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1239 46th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1239 46th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1704007

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

1239 46th Avenue is a two-story, wood-frame, vernacular dwelling finished in stucco and capped with a hipped roof. The 3,050 sq ft building occupies a 3,000 sq ft lot on the west side of 46th Avenue between Lincoln Way and Irving Street. The first story features an arched pedestrian entrance at far left, a triple set of double hung wood sash windows with slim wood moldings in a projecting bay at center, and a straight terrazzo stair at right which leads up to the second story. The primary entrance is a single panel wood and glass door recessed within an arched entry porch at the right of the second story. Other fenestration at the second story includes a continuation of the projecting bay, with a triple set of double hung wood sash windows with slim wood moldings. The building terminates with an exaggerated projecting box cornice. The heavily altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8531.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1905, Assessor's Office

*P7. Owner and Address:
Iu U Seng
1419 45th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
11.05.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1243 46th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1243 46th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1704008

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

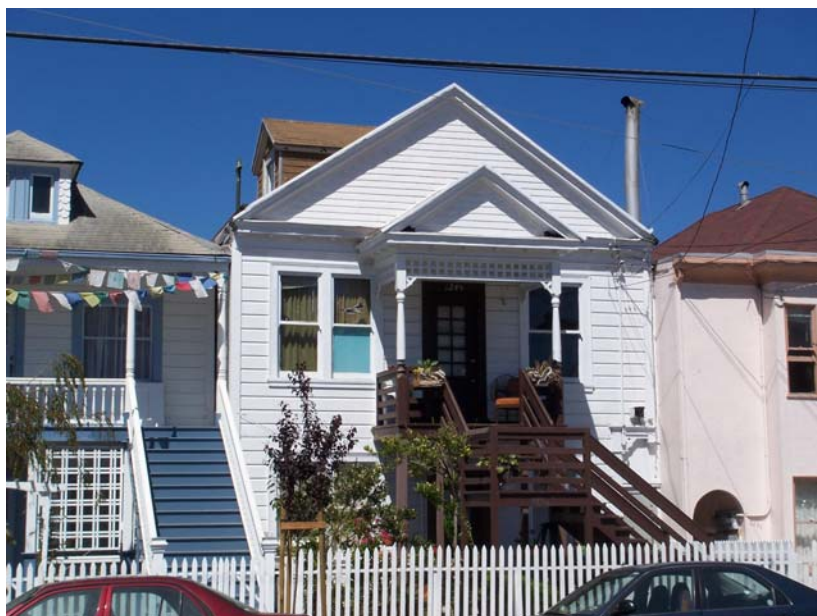
1243 46th Avenue is a two-story, wood-frame, late Queen Anne-style dwelling clad in horizontal rustic wood siding and capped with a front-facing gable roof. The 2,000 sq ft building occupies a 3,000 sq ft lot on the west side of 46th Avenue between Lincoln Way and Irving Street. The first story appears to be slightly below street grade and features a solid panel pedestrian door at far right, a double-hung wood sash window with wide wood surrounds at right, a pair of double-hung wood sash windows with wide wood surrounds at left, and a pedestrian entrance at center, obscured by a quarter turn stair which leads to the second-story entry porch. The porch is supported by turned wood posts and wood brackets and is capped by a front-facing gable roof embellished with a band of turned spindles. The primary entrance contains a multi-panel wood and glass door. Other fenestration at the second story includes a double-hung wood sash window with wide wood surrounds at right and a pair of double-hung wood sash windows with wide wood surrounds at left. The second story terminates with a modillioned course and a molded entablature. The façade terminates with a molded raking cornice. A gable-roofed dormer is visible on the left side of the building. The minimally altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8528.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1905, Assessor's Office

*P7. Owner and Address:
Sam Nui Leung Chui Revoc Tr
1350 Sloat Blvd.
San Francisco, Ca 94132

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
11.06.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1247 46th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1247 46th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1704009

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

1247 46th Avenue is a two-story, wood-frame, vernacular dwelling clad in horizontal rustic wood siding and capped with a hipped roof. The 1,760 sq ft building occupies a 3,000 sq ft lot on the west side of 46th Avenue between Lincoln Way and Irving Street. The lot sits below street grade, and a down-sloping concrete driveway is visible at the left of the lot. At the first story, a multi-panel wood and glass pedestrian door is located slightly left of center, flanked by fenestration obscured by wooden latticework. At right, a straight wooden stair leads up to a balustraded porch at the second story. The porch spans the width of the façade and overhangs the first story fenestration. The primary entrance, a multi-panel wood and glass door with wide wood surrounds, is located left of center. The door is flanked by double-hung wood sash windows with wide wood surrounds. A hipped dormer is clad in fish-scale shingles and contains two casement windows with wide wood surrounds. The building terminates with a moderate eave overhang. The minimally altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8527.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1905, Assessor's Office

*P7. Owner and Address:
Sivanov, Biljana
1247 46th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
11.06.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1251 46th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1251 46th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1704010

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

1251-1253 46th Avenue is a three-story, wood-frame, vernacular dwelling clad in horizontal rustic channel wood siding and capped with a front-facing gable roof. The 1,672 sq ft building occupies a 3,000 sq ft lot on the west side of 46th Avenue between Lincoln Way and Irving Street. The first story features two single panel wood doors with wood surrounds at the right side under a front gabled entry porch, and one double-hung wood sash window with wood surrounds at the left. Second story fenestration consists of two slightly asymmetrical double-hung wood sash windows with wood surrounds. The third story has a single double-hung wood sash window with wood surrounds. All windows feature decorative shutters. The building terminates with a shallow eave overhang. The minimally altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8525.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1907, Assessor's Office

*P7. Owner and Address:
Haschemeyer, Julie & Doran P.
1251 - 1253 46th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, Ca 94131

*P9. Date Recorded:
11.06.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 4538 Irving St

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 4538 Irving St City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1704023

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

4538 Irving Street is a one-story, wood-frame vernacular commercial building and a one-story, vernacular dwelling. Both structures are clad in rustic wood siding although the commercial structure has a flat roof and the dwelling a hipped roof. To the right of the commercial building is a large landscaped garden behind a white picket fence. The 902 sq ft buildings occupy a 2,500 sq ft lot on the north side of Irving Street between 46th and 47th avenues. The primary façade of the commercial building features a recessed pedestrian entrance with a security gate on the left side and a fixed display window on the right side. The facade terminates with a narrow wood cornice and metal coping. The primary façade of the dwelling features a flush wood door asymmetrically flanked by two aluminum slider windows. The front entrance is accessed by wooden steps and covered with a pent roof. The building terminates with a shallow eave overhang. Both buildings appear to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property, HP6. 1-3 story commercial building

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward north, 100_8351.
JPG

*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1900, Assessor's Office

*P7. Owner and Address:
Woo, Min Yung Revoc Living T
% Min Yung Woo
1475 Holloway Ave.
San Francisco, Ca 94132

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.22.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey



*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1258 47th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1258 47th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1704031

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

1258 47th Avenue is a three-story, wood-frame, Craftsman-style dwelling clad in asbestos siding and capped with a side-facing gable roof. The 2,550 sq ft building occupies a 3,002 sq ft lot on the east side of 47th Avenue between Lincoln Way and Irving Street. The building is set back from the public sidewalk with a small yard on the left and a driveway on the right. A wood fence encloses the yard and obscures the features of the ground level. This building sits atop a raised basement, which features a stair leading to the primary entrance at left and a multi-panel garage door at right. The primary entrance is located on the second story and features a glazed wood door leading to an enclosed porch. The porch is sheltered by a gable roof and features a multi-pane wood-sash window. The right side of the second story features what appears to be a casement window sheltered by a pent visor. The window is obscured by foliage. The third-story features a shed-roofed dormer with two one-over-one windows. The building terminates with overhanging eaves supported by exposed rafters. The minimally altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8695.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1911, Assessor's Office

*P7. Owner and Address:
Oliquino Marcelina B.
1258 47th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.06.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1254 47th Ave

P1. Other Identifier None

*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: SF North

Date: 1994

*c. Address: 1254 47th Ave

City: San Francisco

Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1704032

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

1254 47th Avenue is a two-story, wood-frame, vernacular dwelling finished in stucco and capped with a flat roof. The building is 1,475 sq ft and occupies a 3,002 sq ft lot on the east side of 47th Avenue between Lincoln Way and Irving Street. The first story features a recessed multi-panel wood and glass garage door at right and the primary entrance at left contains a multi-panel wood and glass door, recessed in an entry porch. At the second story, there are two sets of tripartite vinyl sash casement windows. The building terminates with a slim molded cornice. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #

View toward east, 100_8693.JPG



*P6. Date Constructed/Age and Sources

Historic Prehistoric Both

1905, Assessor's Office

*P7. Owner and Address:

Andre, Thomas & Debbie
1254 47th Ave.
San Francisco, Ca 94122

*P8. Recorded by

Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:

11.28.08

*P10. Survey Type: (Describe)

Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments

- Archaeological Record NONE District Record BSOR Photograph Record Location Map Linear Feature Record Continuation Sheet Other...

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 1248 47th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1248 47th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1704034

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

1248 47th Avenue is a two-story, wood-frame, vernacular dwelling clad in horizontal and vertical wood siding and capped with a side-facing gable roof. The building is 1,056 sq ft and located on a 1,546 sq ft lot on the east side of 47th Avenue between Lincoln Way and Irving Street. The primary façade reaches the front of the lot line and faces west on 47th Avenue. The first story presents a wood and glass panel, overhead garage door on the right side and a wood stair with wood balusters parallel to the building's façade on the left side. A simple wood molding separates the first level from the second. The primary entrance is concealed behind a security gate in a recessed entry porch on the left side of the second story level. The second story presents two multiple-light vinyl sash sliding windows with wood surrounds to the right of the entry porch. The building terminates in a shallow eave overhang and a simple cornice. The moderately altered building appears to be in good condition. The building is a twin to its neighbor at 1244 47th Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8691.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1923, Assessor's Office

*P7. Owner and Address:
Luo Zhi Ming & Liu Bao Qi
1248 47th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
11.28.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1244 47th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1244 47th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one ofr large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1704035

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

1244 47th Avenue is a two-story, wood-frame, vernacular dwelling finished in stucco and vertical wood siding and capped with a side-facing gable roof. The building is 1,056 sq ft and occupies a 1,550 sq ft lot on the east side of 47th Avenue between Lincoln Way and Irving Street. The primary façade reaches the front of the lot line and faces west on 47th Avenue. The first story presents a wood and glass panel overhead garage door on the left side and a wood staircase parallel to the building's façade on the right side. The primary entrance is a wood door with four-over-four lights, reached via a recessed entry porch on the second level. The second story presents two sliding aluminum sash windows with wood surrounds to the left of the entry porch. The building terminates in a shallow eave overhang and a simple cornice. The heavily altered building appears to be in good condition. The building appears to be a twin of 1248 47th Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8688.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1923, Assessor's Office

*P7. Owner and Address:
Li Shek Hong & So Ying Yip
1370 38th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
11.28.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

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) 1246 47th Ave

P1. Other Identifier None

*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: SF North Date: 1994

*c. Address: 1246 47th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1704035A

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

1246 47th Avenue is a two-story, wood-frame, vernacular dwelling clad in horizontal wood siding and capped with a hipped roof. The building is 550 sq ft on a 1,450 sq ft lot between Lincoln Way and Irving Street. The primary façade is set back from the front of the lot line and concealed from view by 1244 47th Avenue. The building is not visible from the street.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #)
N/A

*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1923, Assessor's Office

*P7. Owner and Address:
Li Shek Hong & So Ying Yip
1370 38th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
11.28.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1238 47th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1238 47th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1704036

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

1238 47th Avenue is a two-story, wood-frame, vernacular dwelling finished in stucco and capped with a compound flat and front-facing gable roof. The building is 1,023 sq ft and occupies a 3,002 sq ft lot on the east side of 47th Avenue between Lincoln Way and Irving Street. The building has a contemporary three-story rear addition which presents a separate recessed module at the right side of the façade. It is accessed via a wood and glass pedestrian door at street level. The first story features a straight concrete stair at left which leads up to the primary entrance, recessed within an entry porch at the second story level. To the right of the stair is a multi-panel wood and glass garage door. The primary entrance is recessed within the entry porch and contains a glazed wood door. Other fenestration at the second story includes a tripartite wood window with wide wood surrounds at the right of the façade. The building terminates with a molded raking cornice. The heavily altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8686.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1905, Assessor's Office

*P7. Owner and Address:
Oeagarataigh, Padraig
1697 23rd Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
11.26.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1230 47th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1230 47th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1704038

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

1230 47th Avenue is a two-story, wood-frame vernacular dwelling finished in stucco and capped with a compound hip-and-gable roof. The building is 2,345 sq ft and occupies a 3,002 sq ft lot on the east side of 47th Avenue between Lincoln Way and Irving Street. The building is slightly raised above street grade and set back from the sidewalk creating space for a driveway and a small fenced-in yard. The first floor features a pair of double-hung vinyl sash windows with wood surrounds at left, a straight terrazzo stair leading up to the second story at center, and a pair of historic wood and glass garage doors at right. The primary entrance is centrally located at the second story and recessed within an arched and security-gated entry porch. A tripartite vinyl sash sliding window sits to the left of the entrance, and at right, contained within an intersecting front gable, is a wide double-hung wood sash window with slim wood surrounds. The front gable terminates with a boxed raking cornice and the façade terminates with a moderate eave overhang. The heavily altered building appears to be in good condition. This building appears to be a twin of its neighbor at 1226 47th Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8685.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1905, Assessor's Office

*P7. Owner and Address:
Lee, Amy Fei Yin
1230 47th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
11.26.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1226 47th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1226 47th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1704039

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

1226 47th Avenue is a two-story, wood-frame, vernacular dwelling finished in stucco and capped with a compound hip and gable roof. The building is 966 sq ft and occupies a 3,002 sq ft lot on the east side of 47th Avenue between Lincoln Way and Irving Street. The building is raised slightly above street grade and set back from the street, creating space for a driveway and a small yard. The first floor level consists of a straight concrete stair at the center and a wood panel garage door at right. The stair leads up to the a recessed porch at the second story. The primary entrance is located at the right side of the porch, which occupies the left side of the second floor. The porch is supported by stucco-finished posts and partially concealed behind an elaborate wrought iron security fence which obscures the details of the fenestration (a sliding window can be seen at the left of the facade.) At the right of the facade, an intersecting front gable contains a vinyl sash sliding window with slim wood surrounds. The front gable terminates with a boxed raking cornice, and the facade terminates with a moderate eave overhang. The moderately altered building appears to be in good condition. This building appears to be a twin of its neighbor at 1230 47th Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8682.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1905, Assessor's Office

*P7. Owner and Address:
Ababa, Ethel G.
865 Junipero Serra Blvd.
San Francisco, Ca 94127

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, Ca 94131

*P9. Date Recorded:
11.26.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1235 45th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1235 45th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1705006

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

1235 45th Avenue is three-story, wood-frame, Craftsman-style dwelling clad in lapped wood siding and shingles and capped by a hipped roof with a side-facing gable roof at the front. The building is 2,200 sq ft and occupies a 3,000 sq ft lot between Lincoln Way and Irving Street. The primary façade is slightly set back from the front of the lot line and faces east on 45th Avenue. The basement is fully raised. A parallel staircase that rises to the right side of the second story has a wood garage door beneath on the right side. The primary entrance is within a full-length porch that is partially enclosed by two six-light windows separated and framed by pilastered posts. A double-hung vinyl sash window with wood surrounds is on the right of the entry. The second level displays a single double-hung vinyl sash window with wood surrounds on the left and a pair of double-hung vinyl sash windows with wood surrounds on the right. The building terminates in a wide front eave overhang and a molded cornice with brackets. The minimally altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8473.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1912, Assessor's Office

*P7. Owner and Address:
Jerry J. Spain Revoc Tr.
75-6016 Alii Dr. #238
Kailua, Kona HI 96740

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
10.31.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1239 45th Ave

P1. Other Identifier None

*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: SF North

Date: 1994

*c. Address: 1239 45th Ave

City: San Francisco

Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1705007

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

1239 45th Avenue is a one-story, wood-frame, vernacular dwelling clad in vertical T-111 siding and capped with a compound side-facing gable roof at the front and a front-facing gable roof at the rear. The building occupies a 3,000 sq ft lot on the west side of 45th Avenue between Lincoln Way and Irving Street. The building is 1,318 sq ft and the primary façade faces east on 45th Avenue. The lot is fronted by a tall wood fence which obscures the facade. The first story of the building appears to be spanned by a wide porch, which shelters a centrally located multi-panel wood door with wide wood surrounds. The door is flanked by large aluminum-sash sliding windows with wide wood surrounds. The porch is supported by simple wood posts and capped with a shed roof. The building appears to have a two story front gable addition at the rear. All other architectural details are obscured. The heavily altered building appears to be in fair condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #

View toward west, 100_8475.JPG



*P6. Date Constructed/Age and Sources

Historic Prehistoric Both

1906, Assessor's Office

*P7. Owner and Address:

Chew Tong Qun
1239 45th Ave
San Francisco, Ca 94122

*P8. Recorded by

Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:

10.31.08

*P10. Survey Type: (Describe)

Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments

- Archaeological Record NONE District Record BSOR Photograph Record Location Map Linear Feature Record Artifact Record Continuation Sheet Other...

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 1259 45th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1259 45th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1705012

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

1259 45th Avenue is a two-story, wood-frame, Mission Revival-style dwelling clad in brick and finished in stucco and capped with a front-facing gabled roof concealed behind a false parapet. The building occupies a 3,000 sq ft lot on the west side of 45th Avenue between Lincoln Way and Irving Street. The building is 1,400 sq ft and the primary façade faces east. The first story features a concrete stair at the left and a multi-panel wood garage door at right. The stair leads up to the recessed entry porch, which contains a multi-panel wood and glass pedestrian door. The entrance is flanked by sidelights. Other fenestration at the second story consists of a tripartite aluminum sliding window. The entry and the windows are both capped by decorative Craftsman/Mission Revival-style lintels with carved ends that are visually supported by exposed beams. A rectangular frieze is located above the second floor level. A large hipped visor roof supported by exposed knee braces and clad in Spanish tiles spans the width of the façade. The building terminates with a false parapet roof with raised corner sections. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8479.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1916, Assessor's Office

*P7. Owner and Address:
Weaks, Marie Living Trust
% Marie Weaks
1259 45th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
10.31.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 4420 Irving St

P1. Other Identifier None

*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: SF North Date: 1994

*c. Address: 4420 Irving St City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1705022

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

4420 Irving Street is a two-story, wood-frame, vernacular dwelling finished in stucco and capped with a flat roof. The 1,188 sq ft building occupies a 2,500 sq ft lot on the north side of Irving Street between 45th and 46th avenues. The first story features a recessed, wood-panel wood garage door on the left side and a recessed entry porch concealed behind a wrought iron security gate on the right. The second story features a tripartite aluminum slider window. The facade terminates with a flared parapet. The heavily altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward north, 100_8482.
JPG

*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1900, Assessor's Office

*P7. Owner and Address:
Low, Herbert & Lucienne M.
% Herbert & Lucienne M. Low
23 Baldwin Ave.
Daly City, Ca 94015

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.16.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey



*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

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) 1266 46th Ave

P1. Other Identifier None

*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: SF North Date: 1994

*c. Address: 1266 46th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1705029

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

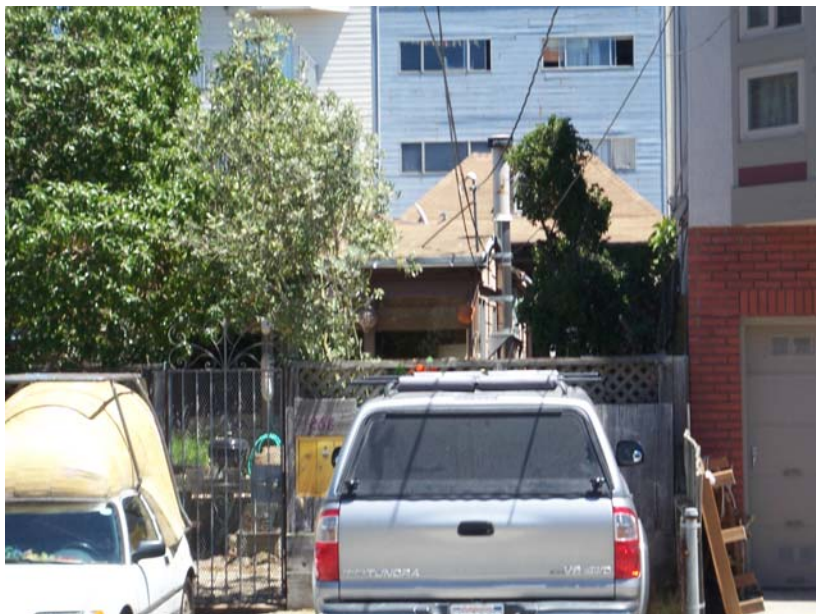
1266 45th Avenue is a 825 sq ft dwelling that occupies a 3,004 sq ft lot on the east side of 46th Avenue between Lincoln Way and Irving Street. Due to the presence of a fence, foliage and other obstructions, only the hipped roof is visible from the street.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8701.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1900, Assessor's Office

*P7. Owner and Address:
Muller, David I.
1266 46th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
11.06.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1262 46th Ave

P1. Other Identifier None

*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: SF North

Date: 1994

*c. Address: 1262 46th Ave

City: San Francisco

Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1705030

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

1262 46th Avenue is a two-story, wood-frame, vernacular dwelling finished in stucco and capped with a hipped roof. The 720 sq ft building occupies a 3,004 sq ft lot on the east side of 46th Avenue between Lincoln Way and Irving Street. The first story of the building is recessed, and is topped by arches and supported by square stucco posts. There is a single panel aluminum garage door at left, and at right a wooden quarter-turn stair leads up to the primary entrance, centrally located at the second story. The primary entrance is a multi-panel aluminum and glass door slightly recessed at the center of the second story. Other fenestration at the second story consists of a pair of double-hung aluminum-sash windows at left, and a smaller pair of double-hung aluminum-sash windows at right. At the roof peak, a small hipped dormer features a window (currently missing its glass) with wood moldings. The building terminates with a shallow eave overhang. The heavily altered building appears to be in fair condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #

View toward east, 100_8706.JPG



*P6. Date Constructed/Age and Sources

Historic Prehistoric Both

1902, Assessor's Office

*P7. Owner and Address:

Ross, Kelly S. & Kraun Kalidi
1262 46th Ave.
San Francisco, Ca 94122

*P8. Recorded by

Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:

01.28.09

*P10. Survey Type: (Describe)

Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments

- Archaeological Record NONE Photograph Record Continuation Sheet
 Artifact Record District Record Location Map Other...
 Linear Feature 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) 1260 46th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1260 46th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1705031

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

1227 46th Avenue is a two-story, wood-frame, vernacular dwelling clad in horizontal rustic wood siding and capped with a hipped roof. The 1,725 sq ft building occupies a 3,004 sq ft lot on the east side of 46th Avenue between Lincoln Way and Irving Street. The first story features a single panel wood garage door at right and a quarter turn stair at left which leads to the primary entrance. The primary entrance is centrally located at the second story, sheltered and obscured by a small projecting entry porch. Other fenestration at the second story includes a single pane wood sash casement window fronting the entry porch, and two double-hung, vinyl sash windows symmetrically flanking the entry porch. All windows have wide wood surrounds. The building has corner moldings and terminates with a slight eave overhang. Visible at the rear is a front-facing gabled three-story addition visible at the rear of the building. The heavily altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8709.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1904, Assessor's Office

*P7. Owner and Address:
Ho, Darrel & Rita
Rita Ho
4359 Binchy Wy.
Rancho Cordova, Ca 95742

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
11.06.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1252 46th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1252 46th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1705032

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

1252 46th Avenue is a two-story, wood-frame vernacular dwelling clad in horizontal rustic wood siding with corner board molding and capped with a hip roof. The 1,750 sq ft building occupies a 3,004 sq ft lot on the east side of 46th Avenue between Lincoln Way and Irving Street. The building sits atop a raised basement clad in artificial stone siding. The building is set back from the street, with a paved concrete parking pad located between the house and the sidewalk. The first floor features a straight brick stair at the left, a solid wood door at the center, and a wood panel garage door at the right. The second floor features a single panel wood door at left and tripartite aluminum sliding window with wood surrounds on the right. The building terminates with a shallow boxed eave overhang. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8711.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1906, Assessor's Office

*P7. Owner and Address:
Lu Shu-shia Huang Shu-jan L
1254 46th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
11.06.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1246 46th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1246 46th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1705034

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

1246 46th Avenue is a three-story, wood-frame, vernacular dwelling finished in stucco and capped with a low pitched, front-facing gable roof. The 4,350 sq ft building occupies a 3,004 sq ft lot on the east side of 46th Avenue between Lincoln Way and Irving Street. The building sits atop a fully raised basement, which features a multi-panel wood and glass garage door at left and a straight terrazzo stair at right. The stair leads a small entry porch at the right side of the second story. The entry porch contains two pedestrian entrances, both of which have non-historic multi-panel wood and glass doors. Other fenestration at the second story consists of three double-hung vinyl sash windows with molded stucco moldings. The second story terminates with a projecting intermediate cornice and pent roof. The third story features a centrally located canted bay window containing three double-hung vinyl sash windows with stucco moldings. Other fenestration at the third story consists of symmetrical double-hung vinyl sash windows flanking the central bay. The building terminates with overhanging eaves and a raking cornice. The heavily altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8714.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1908, Assessor's Office

*P7. Owner and Address:
Anthony K. Tam Trust
Tam, Anthony K. Trustee
1246 46th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
11.06.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1240 46th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1240 46th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1705036

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

1240 46th Avenue is a three-story, wood-frame, late Queen Anne-style dwelling clad in transite siding and capped with a front-facing gable roof. The 1,260 sq ft building occupies a 3,004 sq ft lot on the east side of 46th Avenue between Lincoln Way and Irving Street. The building sits atop a fully raised basement which features a multi-panel metal and glass garage door at left and a straight slate-clad staircase at right. The stairs lead to the primary entrance, a metal and glass door with wood surrounds located at the right of the second story. Other fenestration at the second story consists of a fixed single pane window to the right of the door and a canted bay window to the left, with three double-hung vinyl sash windows with wood surrounds. The second story terminates with a projecting flattened cornice and a pent visor. The second story features a canted bay window with double hung vinyl sash windows and wood surrounds. The building terminates with a moderate eave overhang. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8715.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1907, Assessor's Office

*P7. Owner and Address:
Georgia Trigonis Revoc Trus
2255 45th Ave.
San Francisco, Ca 94116

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
11.05.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1230 46th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1230 46th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1705038

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

1230 46th Avenue is a three-story, wood-frame, Craftsman-style dwelling clad in formstone laminate and stucco and capped with a side-facing gabled roof. The 1,312 sq ft building occupies a 3,004 sq ft lot on the east side of 46th Avenue, between Lincoln Way and Irving Street. The first story features a single panel wood door at right and a straight wood stair at left which leads up to the primary entrance. The primary entrance is located at the left side of the second story. It is a single panel wood door sheltered beneath a shed-roofed entrance porch. Other fenestration at the second story consists of three aluminum-sash sliding windows with wood moldings. A large gable-roofed dormer contains three windows of identical configuration. The dormer terminates with a raked boxed cornice, and the building terminates with a slight eave overhang. The heavily altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8719.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1916, Assessor's Office

*P7. Owner and Address:
Man Man Wong Trust
1230 46th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
11.05.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1226 46th Ave

P1. Other Identifier None

*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: SF North

Date: 1994

*c. Address: 1226 46th Ave

City: San Francisco

Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1705040

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

1226 46th Avenue is a three-story, wood-frame, vernacular dwelling clad in vinyl siding and capped with a flat roof. The building occupies a 3,004 sq ft lot on the east side of 46th Avenue between Lincoln Way and Irving Street. The building is 3,600 sq ft and the primary façade faces west. The building at the front of the lot is clearly of recent origin and not historic. There is a small, wood-frame cottage at the rear of the lot that may date to 1914, the parcel's recorded date of construction. It is not visible from the street.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #

View toward east, 100_8720.JPG



*P6. Date Constructed/Age and Sources

Historic Prehistoric Both

1914, Assessor's Office

*P7. Owner and Address:

Ng, Jeffrey H.
1226 46th Ave.
San Francisco, Ca 94122

*P8. Recorded by

Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:

11.06

*P10. Survey Type: (Describe)

Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments

- Archaeological Record NONE District Record BSOR Photograph Record Location Map Linear Feature Record Continuation Sheet Other...

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 1275 -1283 45th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1275 -1283 45th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____ mE/ _____ mN

e. Other Locational Data: Assessor's Parcel Number: 1705050

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

1275-1283 45th Avenue is a three-story, wood-frame, vernacular, multiple-family dwelling finished in stucco and capped with a flat roof. The building occupies a 2,574 sq ft lot on the west side of 45th Avenue between Lincoln Way and Irving Street. The building is 2,716 sq ft and the primary façade faces east. At the left side of the first story, a two-story gable-roofed projecting wing contains a small utilities enclosure. At the right is a double-hung vinyl sash window. At the center, a straight terrazzo stair leads up to the second story and the entry porch. The entry porch, which is capped by a shed-roofed visor clad in red clay tiles, contains the two primary entrances; both are multi-panel wood and glass doors with wide wood surrounds and large transom windows. At the left, the second floor features a fixed vinyl sash window topped by an arched transom window. The projecting wing terminates with a Spanish-tiled raking cornice. At the third story, which appears to be an addition to this building, there is one small centrally located double-hung vinyl sash window with decorative shutters. The building terminates with a flat parapet coping. The heavily altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8480.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1906, Assessor's Office

*P7. Owner and Address:
Maureen Fealy Revoc. Lvg. Tr.
1366 27th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, Ca 94131

*P9. Date Recorded:
10.31.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1223 -1225 44th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1223 -1225 44th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1706003

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

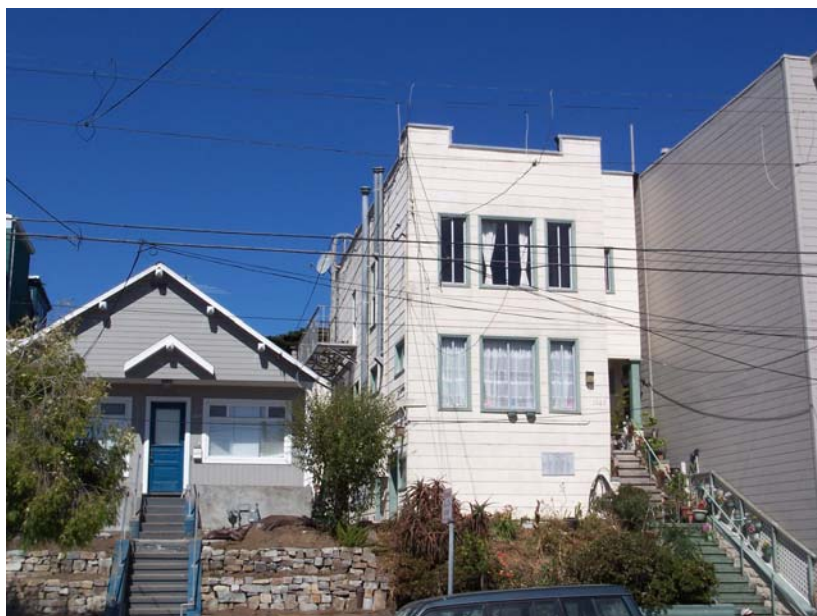
1223-1225 44th Avenue is a two-story, wood-frame, vernacular dwelling clad in horizontal transite siding and capped with a flat roof. The building occupies a 3,000 sq ft lot on the west side of 43rd Avenue between Lincoln Way and Irving Street. The building is 2,624 sq ft and the primary façade faces east. The building is located on an ungraded lot above street grade, with a small garden located between the structure and a concrete retaining wall at the front of the property. The primary module of this building features a repeating fenestration pattern at the first and second stories consisting of a larger sliding aluminum window at the center flanked by slim aluminum windows to either side. The primary entrance is located at the first story, in a recessed entry porch at the right side of the building accessed via a double flight of straight concrete stairs. The porch has a square supporting column and a sliding aluminum sash window with molded wood surrounds. A small aluminum sash sliding window is located at the second story of the recessed module above the entry porch. The building terminates in a crenellated parapet with a slim coping. The moderately altered building appears to be in good condition. A second structure, not visible from the street, is located at the rear of the lot. It appears to be of the same construction type and style as the front building.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8458.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1907, Assessor's Office

*P7. Owner and Address:
E & B #1 Llc
534 Ortega St.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
10.27.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1227 44th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1227 44th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1706004

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

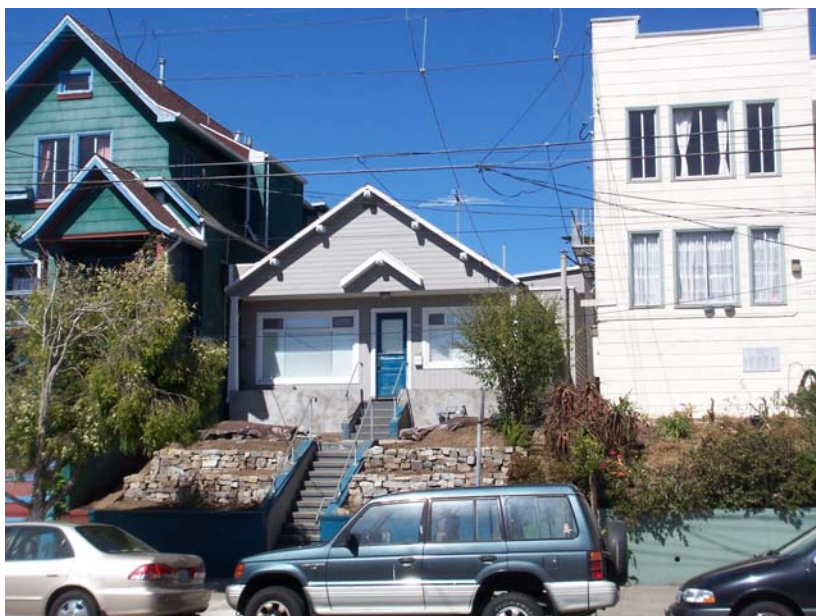
1227 44th Avenue is a one-story, wood-frame, Craftsman-style dwelling clad in both horizontal and vertical wood siding and capped with a front-facing gabled roof. The building occupies a 3,000 sq ft lot on the west side of 44th Avenue between Lincoln Way and Irving Street. The building is 1,249 sq ft and the primary façade faces east. The lot is raised on an ungraded lot above street level, creating space for a terraced garden located between the dwelling and a concrete retaining wall along the street. A centrally located straight concrete stair provides access to the primary entry, located midway along a porch that extends across the facade. The building sits atop a partially raised basement, finish in stucco. A multi-panel wood and glass door with wood surrounds serves as the primary entrance. Other fenestration at the first story includes large slightly asymmetrical fixed pane wood sash windows with wood surrounds. The gable overhangs the first story slightly and is supported at the corners by battered wood posts. There is a decorative gable projection over the primary entrance. The building terminates with overhanging eaves with exposed purlin ends. The heavily altered building, which is undergoing rehabilitation, appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8456.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1907, Assessor's Office

*P7. Owner and Address:
Kohlenberg, Philip & Betty
1227 44th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
10.27.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1231 44th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1231 44th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1706005

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

1231 44th Avenue is a two story multiple-family house clad in asbestos shingles and capped with gable roof. The 2,070 sq ft building occupies a 3,000 sq ft lot on the west side of 44th Avenue between Lincoln Avenue and Irving Street. The lot is ungraded and slopes downward toward the east. The primary façade faces west and is setback from the public sidewalk. The ground level features a one car garage on the right side that projects away from the house. On the left side are concrete steps that lead to the main entrance. The main entrance sits within a covered entryway with a gable roof supported by wood beams. The entrance features a wood door with sidelights. On the left side is a pair of double hung wood sash windows with a molded wood cornice outlining a false gambrel roof. The second story features a pair of aluminum slider windows and a fixed wood sash window that sits below the gable peak. The building terminates with a flared cornice. The building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8452.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1900, Assessor's Office

*P7. Owner and Address:
Brohard, Diana L.
1231 44th Ave
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
10.27.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1235 44th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1235 44th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1706006

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

1235 44th Avenue is a three-story, wood-frame, vernacular dwelling clad in horizontal wood siding and capped with a gambrel roof. The building occupies a 3,000 sq ft lot on the west side of 44th Avenue between Lincoln Way and Irving Street. The building is 2,148 sq ft and the primary façade faces east. The building sits atop a fully raised basement, which features a multi-panel garage door at right and a stair at left which leads up to a pedestrian door and further up to the primary entrance. The primary entrance is located in an entry porch at the right side of the building, which features a triple set of vinyl sash fixed-over-sliding windows with wide wood surrounds. Other fenestration at the second story consists of a canted bay window with vinyl sash fixed-over-sliding windows and wide wood surrounds. The third story has two symmetrical vinyl sash sliding windows with wide wood surrounds. The building terminates with a moderate eave overhang. The heavily altered building appears to be in fair condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8450.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1908, Assessor's Office

*P7. Owner and Address:
Ko, Jacky Lee Li Ming
1235 44th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
10.27.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1247 44th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1247 44th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1706009

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

1247 44th Avenue is a two-story, wood-frame, Mission Revival-style dwelling finished in stucco and capped with a compound flat and gabled roof. The building is composed of two sections: an older frame structure at the center of the lot and a later ca. 1925 addition at the front of the lot. The building is 2,035 sq ft and occupies a 3,000 sq ft lot on the west side of 44th Avenue between Lincoln Way and Irving Street. The primary façade faces east. The basement is raised and consists of a recessed wood overhead garage door on the left and the primary entrance recessed behind a decorative scrollwork security door on the right. The second level presents two tripartite sliding vinyl sash windows with thin wood surrounds. The building terminates with a projecting cornice beneath a shaped false pediment. The heavily altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8447.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1909, Assessor's Office

*P7. Owner and Address:
Galinsky, Leonid
1247 44th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
10.29.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1251 44th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1251 44th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1706010

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

1251 44th Avenue is a two-story, wood-frame, vernacular dwelling finished in stucco and capped with a flat roof. The 1,000 sq ft building occupies a 3,000 sq ft lot on the west side of 44th Avenue between Lincoln Way and Irving Street. The building sits atop a raised basement, which features a concrete stair leading to the primary entrance at left and a recessed wood garage door at right. The primary entrance is recessed within an arched porch that is secured behind a metal security gate. A tripartite window containing three one-over-one vinyl-sash windows with transoms and wood surrounds sits above the garage. The facade terminates with a projecting canopy and a flat parapet. The minimally altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8445.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1923, Assessor's Office

*P7. Owner and Address:
Medeck, Gabrielle
1251 44th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
12.11.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1257 -1259 44th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1257 -1259 44th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one ofr large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1706012

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

1257-1259 44th Avenue is a two-story, wood-frame vernacular dwelling finished in stucco and capped with a gable roof. The building is 2,837 sq ft on a 3,000 sq ft lot on the west side of 44th Avenue between Irving and Judah streets. The primary façade is set back from the front of the lot line and faces east. The building is elevated above street level on an ungraded lot. Projecting from the main body of the house at the left is a freestanding garage structure with a wood overhead garage door. A small garden is located to the right of the garage and a concrete stair leads up the front of the house, turning 90 degrees to the primary entrance at the left side of the first story level. The primary entry is located within an enclosed entry porch. A solid wood door and sliding aluminum sash window with wood surrounds is present at the basement level where the stair turns. The entry porch is supported by plain wood posts and is capped by a flat roof. The porch presents one fixed glazed window with wood surrounds and a course of vertical wood siding trim above. A three-part aluminum sash sliding window with wood surrounds is inset on the right side of the first story. The second story presents a tripartite sliding aluminum sash window with wood surrounds. The building terminates in a false parapet and a simple box cornice with a wide eave overhang. The heavily altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8443.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1910, Assessor's Office

*P7. Owner and Address:
Good, George B. Trustee
1259 44th Ave
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
10.29.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1278 45th Ave

P1. Other Identifier None

*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: SF North Date: 1994

*c. Address: 1278 45th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1706027

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

1278 45th Avenue is a two-story, wood-frame, vernacular dwelling clad in a mix of horizontal and vertical rustic wood siding and capped by a side-facing gable roof. The building occupies a 3,067 sq ft lot on the east side of 45th Avenue between Lincoln Way and Irving Street. The building is 1,760 sq ft and the primary façade faces west. The building sits atop an ungraded lot. A wood-frame garage has been built at street level. To the right of the garage is a straight stair concrete leading to the primary entrance, located within an entry porch at the first story. The entry porch is capped by a shed roof and also features a fixed aluminum sash window. Other fenestration at the first story consists of two centrally located fixed aluminum sash windows, flanked by simple pilasters and capped by a shed roof. A gable-roofed dormer with flared eaves contains a pair of double hung aluminum sash windows at the second floor level. The building terminates with a fascia board and a wide, flared eave overhang. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8750.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1908, Assessor's Office

*P7. Owner and Address:
Philliou, Dimitrios P.
1278 45th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
10.31.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1272 45th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1272 45th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1706029

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

1272 45th Avenue is a three-story, wood-frame, vernacular dwelling clad in transite shingles and capped with a gambrel roof. The building is 1,465 sq ft on a 3,003 sq ft lot on the east side of 45th Avenue between Lincoln Way and Irving Street. The building is elevated above the street on an ungraded lot. The primary façade is set back from the front of the lot line and faces west. A straight concrete stair is located at the left and it leads up to the the primary entrance at the first floor level. The primary entrance contains a non-historic wood door with a fanlight window. The first and second story levels are chamfered on the right edge of the building. Two double-hung wood sash windows with wood surrounds are on the left of the primary entrance and a third is present on the far right facet. On the second story, two double-hung windows with wood sash and surrounds are on the left. Beside them, on the right, is a band of three double-hung wood sash windows with wood surrounds. Another double-hung window with wood sash and surrounds is on the right diagonal facet. A set of three double-hung, vinyl sash windows with wood surrounds is centered on the third story. The building terminates with a simple cornice and has shallow eave overhang. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8748.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1912, Assessor's Office

*P7. Owner and Address:
Mereciy, Eva
1272 45th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
10.31.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1268 45th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1268 45th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1706030

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

1268 45th Avenue is a two story multiple-family house clad in wood shingles and capped with a gable roof. The 990 sq ft building occupies a 3,003 sq ft lot on the east side of 45th Avenue between Lincoln Avenue and Irving Street. The building sits atop an ungraded lot that slopes downhill to the west. The primary façade faces west and is setback from the public sidewalk. The ground level features a two-car garage that rests at the public sidewalk. Concrete steps on the right side lead a landing followed by wood steps that lead to the main entrance and a porch with wooden railings. The main entrance features a multi-paned door. Modern multi-pane windows flank the door. A single aluminum sash double hung window sits at the peak of the gable. The building terminates with a raked cornice. The building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8745.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1900, Assessor's Office

*P7. Owner and Address:
Bond, David E. & Carmel M.
1268 45th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
10.31.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1260 45th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1260 45th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1706032

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

1260 45th Avenue is a three-story, wood-frame, late Queen Anne-style dwelling clad in horizontal rustic wood siding and capped with a front-facing gable roof. The building occupies a 3,003 sq ft lot on the east side of 45th Avenue between Lincoln Way and Irving Street. The building is 660 sq ft and the primary façade faces west on 45th Avenue. The building sits above street level on an ungraded lot. A heavily wooded yard separates the building from a concrete retaining wall at the sidewalk. Mature trees partially obscure the facade. The basement level contains a wood panel pedestrian entrance and a straight wood stair at the right side. The stair leads to an enclosed entry porch which contains the primary entrance and is characterized by multiple fixed pane wood sash windows. Other fenestration at the second story consists of a canted bay window with double-hung wood sash windows. The second story terminates with a bracketed intermediate cornice. The third story gable front contains a sliding aluminum sash window topped by a triangular fixed pane window. The building terminates with a fascia board and a raking cornice. The minimally altered building appears to be in poor condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8744.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1907, Assessor's Office

*P7. Owner and Address:
Vago, Daniel A.
1260 45th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
10.31.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1254 45th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1254 45th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1706033

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

1254 45th Avenue is a three-story, wood-frame, Queen Anne-style dwelling finished in stucco and capped with a front-facing gable roof. The building occupies a 3,003 sq ft lot on the east side of 45th Avenue between Lincoln Way and Irving Street. The building is 1,796 sq ft and the primary façade faces west. The building is raised above street level on an ungraded lot. A lushly vegetated yard is located between the building and a concrete retaining wall at the sidewalk. A straight concrete stair at right leads from the street to the dwelling. The basement level features a wood pedestrian door at left with glass brick sidelights and wood surrounds. At right, a quarter turn wood stair leads up to the primary entrance on the second-floor level. The entry consists of a multi-panel wood door. Other fenestration at the second story consists of four double-hung aluminum sash windows with slim wood moldings. The left edge of the building is chamfered, and contains one window at both basement and second stories. The gabled third story level overhangs the second story, and the gable area features a single recessed double hung aluminum sash window. The building terminates with flush eaves. The heavily altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8739.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1908, Assessor's Office

*P7. Owner and Address:
Zanetto, Janet S. & Jeffrey A.
1254 45th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
10.31.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1238 45th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1238 45th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1706037

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

1238 45th Avenue is a one-story, wood-frame, vernacular dwelling finished in stucco and capped with a hipped roof. The building occupies a 3,003 sq ft lot on the east side of 45th Avenue between Lincoln Way and Irving Street. The building is 484 sq ft and the primary façade faces west on 45th Avenue. The structure is raised up above street level on an ungraded lot. A small, sloping yard is located between the structure and a concrete retaining wall that borders the sidewalk. A centrally located concrete stair leads up to the building. A short stair at the center of the facade leads to the primary entrance, which contains a solid panel door with slim wood surrounds sheltered beneath a shed roofed canopy. Other fenestration at the first story includes two large aluminum combination fixed-and-sliding windows with slim wood molding: one is at the right of the facade, and one is in a projecting element at the left of the facade. The building terminates with a shallow eave overhang. The heavily altered building appears to be in poor condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8737.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1906, Assessor's Office

*P7. Owner and Address:
Parikh, Amit
227 Crestmoor Cr.
Pacifica, Ca 94044

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
10.31.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1236 45th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1236 45th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1706038

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

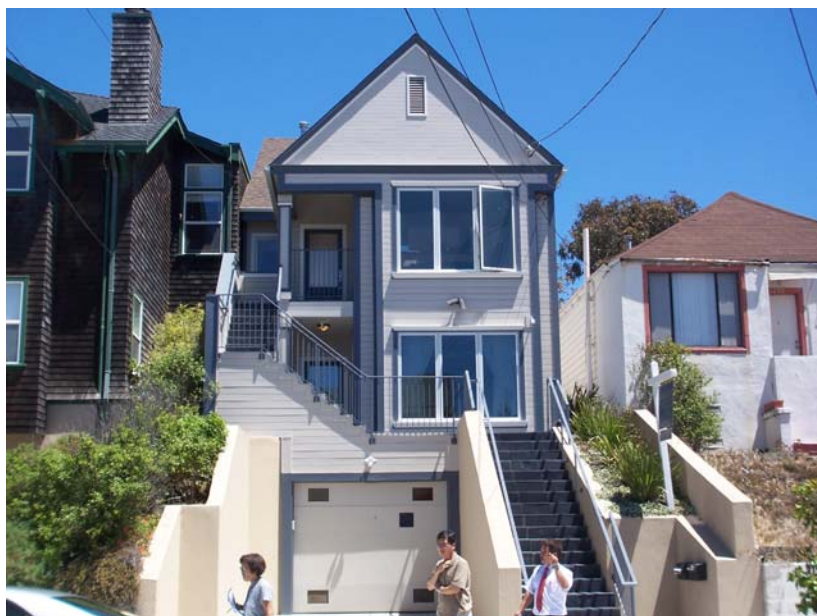
1236 45th Avenue is a two-story, wood-frame, late Queen Anne-style dwelling clad in horizontal wood and vinyl siding and capped with a cross gable roof. The building occupies a 3,003 sq ft lot on the east side of 45th Avenue between Lincoln Way and Irving Street. The building is listed as 1,150 sq ft but has recently undergone substantial renovation. The primary façade faces west on 45th Avenue. The lot is raised several feet above street level behind a recently constructed concrete retaining wall pierced with a garage entrance at left with a multi-panel wood garage door. At right, a concrete straight stair leads to the primary entrance, located at the left of the first story, from which a quarter turn stair leads to another entrance at the second story. Fenestration at the first story consists of a triple set of vinyl sash casement windows at the right and an entry door at the left. This fenestration pattern is repeated at the second story. A casement window is visible at the left of the second story, in the cross gable. At the front gable, there is a small louvered vent. The building terminates with boxed eaves and a raking cornice. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8733.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1908, Assessor's Office

*P7. Owner and Address:
Hegarty, Conor
1236 45th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
10.31.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1220 45th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1220 45th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1706041

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

1220 45th Avenue is a two-story, wood-frame vernacular dwelling clad in horizontal wood lapped siding and capped with a side-facing gable roof. The building occupies a 3,003 sq ft lot on the east side of 45th Avenue between Lincoln Way and Irving Street. The building is 1,543 sq ft and the primary façade faces west. The building is raised above street level on an ungraded lot. A small yard sits between the building and a concrete retaining wall at the front of the property. A straight brick stair at right leads up to the building and a concrete stair leads up to the enclosed entry porch at the center of the first floor level. The primary entrance contains a multi-panel wood door at the right side of the porch. The porch is enclosed by sliding aluminum sash windows and capped by a shed roof. Other fenestration at the first story consists of sliding vinyl sash windows in a projecting bay at the right corner of the building and a small fixed pane window to the left of the entry porch. The second story features a shed-roofed dormer with paired sliding aluminum sash windows with wood surrounds. The building terminates with slightly flared and boxed eaves. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8728.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1907, Assessor's Office

*P7. Owner and Address:
Vilches-nielsen, Jeanette & m
1220 45th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
10.31.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 4335 Lincoln Way

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 4335 Lincoln Way City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1706045

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

4335 Lincoln Way is a one-story, wood-frame, vernacular dwelling finished in stucco and plywood and capped by a hipped roof. The 720 sq ft building occupies an ungraded 2,500 sq ft lot on the south side of Lincoln Way between 44th and 45th avenues. The building is set back from the street, providing space for a one-story garage at the front of the lot and a terraced garden to the left. The stucco-finished garage contains a wood-panel overhead door and a small fixed window and it is capped by a gabled parapet. A gated concrete stair to the left of the garage provides access from the street to the dwelling. The primary facade consists of a concrete stair at the left which provides access to the main entry. Located above the stair is a pair of vinyl sliding windows. To the right of the entry is a tripartite aluminum sliding window. The facade terminates with a simple parapet coping. A tall chimney stack is visible to the right of the dwelling. The heavily altered building appears to be in fair condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward south, 100_8464.
JPG

*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1920, Assessor's Office

*P7. Owner and Address:
Tse, Felix Yan-tak & Mary
4335 Lincoln Way
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, Ca 94131

*P9. Date Recorded:
01.27.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey



*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 4309 Lincoln Way

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 4309 Lincoln Way City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1706049

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

4309 Lincoln Way is a two-story, wood-frame, vernacular dwelling clad in stucco, horizontal wood siding, and wood shingles and is capped by a front-facing gable roof. The building occupies an ungraded lot and is set back from the street, providing room for a detached one-story garage and a small garden. The 1,078 sq ft building occupies a 2,500 sq ft lot on the south side of Lincoln Way between 44th and 45th avenues. The stucco-finished garage, which is located at street level, features two, wood overhead doors and a shaped parapet. The dwelling is accessed by a straight concrete stair to the left of the garage. The first floor level of the primary facade features a pedestrian entry at left, a concrete stair at center, and a sliding vinyl-sash window at right. The stair leads up to an integral porch that spans the width of the facade. The porch is supported by wood posts and sheltered by the gable-roofed attic story. The second-floor level of the facade features a centrally located pedestrian entrance flanked by two windows. All three are concealed behind steel security grates, making it difficult to identify their materials or features. The attic gable is clad in fishscale shingles and presents a central double-hung wood sash window with wood surrounds and fixed decorative shutters. The facade terminates with a broken entablature and a molded raking cornice. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #)
View toward south, 100_8459.
JPG

*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1909, Assessor's Office

*P7. Owner and Address:
Xu Xia Juan Chen & George Gu
Xu Xiz Juan Chen & George G
4309 Lincoln Way
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.27.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey



*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1219 43rd Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1219 43rd Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1707002

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

1219 43rd Avenue is a one-story, wood-frame Craftsman-style dwelling clad in horizontal transite siding and capped with a shallow-pitch, front-facing gabled roof. The 1,282 sq ft building occupies a 3,041 sf lot on the west side of 43rd Avenue between Lincoln Way and Irving Street. The building sits atop a partially exposed brick basement and a centrally located stair leads up to the first story. The gable overhangs the first story and creates a porch sheltering the width of the facade. The porch itself is defined framed by low brick walls, heavy timber posts, knee braces and exposed purlin ends. The primary entrance is a solid wood door with slim wood surrounds located just left of center at the first story. A triple set of aluminum sash sliding windows is at the right of the door, and windows at the left of the door are obscured by latticework at the front of the porch. The gable front features a small 14-paned wood pivot-sash window with wood molding. The building terminates with a molded raking cornice. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_9001.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1913, Assessor's Office

*P7. Owner and Address:
Lee, Lorraine C. & Ying M.
102 Morningside Dr
Daly City, Ca 94015

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
10.27.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1223 43rd Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1223 43rd Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1707003

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

1223 43rd Avenue is a two-story, wood-frame, Craftsman-style dwelling finished in stucco and capped with a front-facing gable roof. The building occupies a 3,012 sf lot on the west side of 43rd Avenue between Lincoln Way and Irving Street. The building is 1,220 sq ft and the primary façade faces east. The building sits atop a raised garage/basement, which features a wood pedestrian door at far left, a wood overhead garage door at left and a straight terrazzo stair at right which leads up to the primary entry porch. The entry porch contains a multi-panel wood and glass door, which features multiple fixed windows. The porch is capped with a gabled roof with exposed beam ends. Other fenestration at the first story consists of a projecting rectangular bay, supported by wood brackets, which features a triple set of wood sash casement windows, one large flanked by two slim windows. The building terminates with wide overhanging eaves, a boxed cornice, and wood support brackets. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8998.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1914, Assessor's Office

*P7. Owner and Address:
Ghosh, Rinko & Sondag-ghosh
1223 43rd Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
10.27.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1231 43rd Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1231 43rd Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1707005

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

1231 43rd Avenue is a two-story, wood-frame, Mission Revival-style dwelling finished in stucco and capped with a hipped roof. The dwelling occupies a 3,012 sf lot on the west side of 43rd Avenue between Lincoln Way and Irving Street. The building is 1,000 sq ft and the primary façade faces east. The building sits atop a raised garage/basement, which features a wood overhead garage door at left and a brick, quarter-turn stair at right, which leads up to the recessed entry porch. The stair railing has a decorative scalloped stucco edge. The entry porch is arched and shelters a glass brick wall. Other fenestration at the second story consists of a triple set of aluminum sash sliding windows at the left and what appears to be a painted-over tall thin stack of glass bricks at the center, which extend below the second story. Above the second story, there are two small arched niches in the stucco and a centrally located louvered vent. The building terminates with a lobed parapet and coping. The heavily altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8996.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1914, Assessor's Office

*P7. Owner and Address:
Southworth, Eugene W. 2001 Tr
Eugene W. Southworth Trustee
1231 43rd Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
10.27.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1243 43rd Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1243 43rd Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1707008

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

1243 43rd Avenue is a two-story, wood-frame, Craftsman-style "bungalow" dwelling finished in stucco and rustic wood siding and capped with a side-facing gable roof. The building occupies a 3,012 sf lot on the west side of 43rd Avenue between Lincoln Way and Irving Street. The building is 1,000 sq ft and the primary façade faces east. The building sits atop a fully raised basement which features a multi-panel wood and glass garage door at right and a straight terrazzo staircase at center which leads up to the primary entrance. The primary entrance, located in a projecting volume which appears to be an enclosed former porch, is a metal and glass door flanked at left by a sidelight. The width of the façade is spanned by six double-hung vinyl-sash windows enframed in a flat arched opening. The corners of the second story terminate in simple stucco battered pilasters. A gabled dormer features a central wood sash casement window flanked by louvered vents, all with wide wood surrounds. The dormer terminates with wide overhanging eaves and exposed wood struts. The building terminates with overhanging eaves and exposed rafters. The minimally altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8995.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1915, Assessor's Office

*P7. Owner and Address:
Cheung, Jackson W. C. & Linda
1243 43rd Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
11.06.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1247 43rd Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1247 43rd Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1707009

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

1247 43rd Avenue is a two-story, wood-frame, Craftsman-style dwelling finished in stucco and capped with a flat roof. The building is 1,038 sq ft and located on a 3,012 sf ft lot between Lincoln Way and Irving Street. The primary façade is set back from the front of the lot line and faces east on 43rd Avenue. The first level presents a wood and glass panel pedestrian door on the left, a wood and glass panel garage door at the center, and a recessed entry porch to the right. Accessed by a single step, the porch contains a wood and glass panel door. The second level presents two identical window arrangements consisting of three wood sash windows with wood surrounds, surmounted by a seven-light transom, and underscored by a large flat rectangular relief panel. A projecting cornice supported by molded brackets defines the top of the second level. The building terminates with a shaped parapet with a molded coping. The minimally altered building appears to be in good condition. The building is part of a row of six related dwellings including 1247, 1251, 1255, 1259, 1263, and 1267 43rd Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8993.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1924, Assessor's Office

*P7. Owner and Address:
Callies, Charlotte
310 Arroyo Dr.
So. San Francisco, Ca 94080

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
11.07.08 / Rev. 4.24.12

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1251 43rd Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1251 43rd Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1707010

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

1251 43rd Avenue is a two-story, wood-frame, Craftsman-style dwelling finished in stucco and capped with a flat roof. The building is 1,704 sq ft and located on a 3,012 sq ft lot between Lincoln Way and Irving Street. The primary façade is set back from the front of the lot line and faces east on 43rd Avenue. The first level presents a wood panel pedestrian door with an aluminum sash window on the left, a wood and glass panel garage door at center, and a shaped entry porch, accessed by a single step, on the right. The entry porch features at the rear the primary entrance to the building, a wood and glass panel door flanked by glass-block lights. The second level presents two identical window arrangements: a four-over-one fixed wood sash window with wood surrounds flanked by two-over-one wood sash windows with wood surrounds. A projecting cornice supported by molded brackets defines the top of the second level. The building terminates in a shaped parapet with a molded cornice. The minimally altered building appears to be in good condition. The building is part of a row of six related dwellings including 1247, 1251, 1255, 1259, 1263, and 1267 43rd Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8992.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1924, Assessor's Office

*P7. Owner and Address:
Hewett, Benjamin
1251 43rd Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
11.07.08 / Rev. 4.24.12

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1255 43rd Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1255 43rd Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1707011

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

1255 43rd Avenue is a two-story, wood-frame, Craftsman-style dwelling finished in stucco and capped with a flat roof. The building is 1,038 sq ft and located on a 3,012 sq ft lot between Lincoln Way and Irving Street. The primary façade is set back from the front of the lot line and faces east on 43rd Avenue. The first level presents a wood and glass panel pedestrian door on the left, a wood and glass panel garage door at center, and a shaped entry porch accessed by a single step and screened behind a wrought steel security gate on the right. The entry porch features at the rear the primary entrance to the building, a wood and glass panel door. The second level presents two shallow rectangular bay windows with identical window arrangements: a fixed vinyl sash window flanked by sliding ten-light vinyl sash windows, all with wood surrounds. A projecting cornice supported by three molded brackets defines the top of the second level. The building terminates in a shaped parapet with a molded cornice. The minimally altered building appears to be in good condition. The building is part of a row of six related dwellings including 1247, 1251, 1255, 1259, 1263, and 1267 43rd Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8991.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1924, Assessor's Office

*P7. Owner and Address:
Choe, Eunuchul & Shin Jeong H.
1255 43rd Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
11.07.08 / Rev. 4.24.12

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1259 43rd Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1259 43rd Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1707012

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

1259 43rd Avenue is a two-story, wood-frame, Craftsman-style dwelling finished in stucco and capped with a flat roof. The building is 1,728 sq ft and located on a 3,012 sq ft lot between Lincoln Way and Irving Street. The primary façade is set back from the front of the lot line and faces east on 43rd Avenue. The first level presents a wood and glass panel entry door on the left, a wood and glass panel garage door at center, and a shaped entry porch, framed by a molded relief and guarded by a decorative scrolled security gate, on the right. The entry porch features at the rear the primary entrance to the building, a wood and glass panel door. The second level presents two six-part aluminum sash windows with thin wood surrounds. Plain rectangular relief moldings underscore each window. A projecting cornice defines the top of the second level. The building terminates in a shaped parapet with a molded cornice. The minimally altered building appears to be in good condition. The building is part of a row of six related dwellings including 1247, 1251, 1255, 1259, 1263, and 1267 43rd Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8990.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1924, Assessor's Office

*P7. Owner and Address:
Poon, Yuet Nga&kin Chung 200
Kin Chung Poon Trustee
1259 43rd Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
11.07.08 / Rev. 4.24.12

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1263 43rd Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1263 43rd Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1707013

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

1263 43rd Avenue is a two-story, wood-frame, Craftsman-style dwelling finished in stucco and capped with a flat roof. The building is 1,375 sq ft, located on a 3,012 sq ft lot between Lincoln Way and Irving Street. The primary façade is set back from the front of the lot line and faces east on 43rd Avenue. The first level presents a wood and glass panel pedestrian door on the left, a wood and glass panel garage door at center, and a shaped entry porch on the right. The entry porch features at the rear the primary entrance to the building, a wood and glass panel door. The second level presents two shallow rectangular bay windows, each containing a five-section aluminum sash casement window with wood surrounds. A projecting cornice supported by three molded brackets defines the top of the second level. The building terminates in a stepped parapet with a molded cornice. The minimally altered building appears to be in good condition. The building is part of a row of six related dwellings including 1247, 1251, 1255, 1259, 1263, and 1267 43rd Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8989.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1924, Assessor's Office

*P7. Owner and Address:
Survivors Trust The
% Anne Mcknight
566 Eureka St.
San Francisco, Ca 94114

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
11.07.08 / Rev. 4.24.12

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1267 43rd Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1267 43rd Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1707014

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

1267 43rd Avenue is a two-story, wood-frame, Craftsman-style dwelling finished in stucco and capped with a flat roof. The building is 1,012 sq ft and located on a 3,012 sq ft lot between Lincoln Way and Irving Street. The primary façade is set back from the front of the lot line and faces east on 43rd Avenue. The first level presents a wood and glass panel pedestrian door on the left, a wood and aluminum panel garage door at center, and a shaped entry porch, framed by a molded relief and guarded by a decorative scrolled security gate, on the right. The entry porch features at the rear the primary entrance to the building, a wood and glass panel door. The second level presents two three-part aluminum sash windows with thin wood surrounds. Plain rectangular reliefs underscore each window. The building terminates in a projecting cornice capped by a shed roof clad in red clay tiles. The moderately altered building appears to be in good condition. The building is part of a row of six related dwellings including 1247, 1251, 1255, 1259, 1263, and 1267 43rd Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8988.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1924, Assessor's Office

*P7. Owner and Address:
Kamita Family Lvg Tr.
David Y & Kaori Suzie Kamit
1267 43rd Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
11.07.08 / Rev. 4.24.12

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1242 44th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1242 44th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1707036

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

1242 44th Avenue is a three-story, wood-frame, Craftsman-style dwelling clad in wood shingles and capped with a front-facing gabled roof. The building is 1,048 sq ft on a 3,000 sq ft lot on the east side of 44th Avenue between Lincoln Way and Irving Street. The primary façade is set back from the front of the lot line and faces west. The basement is fully raised and clad in rustic horizontal wood siding. A wood panel garage door is slightly recessed on the left. A wood staircase with wood railings climbs perpendicular to the street before arching right, into a gabled entry porch on the right side of the second story. The porch's façade displays a plain pediment above a sliding aluminum sash window. The primary entry door is solid wood. Two sliding aluminum sash windows with wood surrounds are set to the left of the entry porch. The second story presents a single wood sash hopper window with wood surrounds. The building terminates with a wide eave overhang supported by three triangular knee braces. An open alley on the right of the building appears to lead to a wood stairway leading to a secondary second story entry. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8985.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1911, Assessor's Office

*P7. Owner and Address:
Fred & Esme Seto Trust
%fred Y & Esme Y Seto
2236 Cabrillo St.
San Francisco, Ca 94121

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.28.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1218 44th Ave

P1. Other Identifier None

*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: SF North Date: 1994

*c. Address: 1218 44th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1707042

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

1218 44th Avenue is a two-story, wood-frame, Craftsman-style dwelling finished in stucco and capped with a flat roof. The 1,125 sq ft building occupies a 3,038 sq ft lot on the east side of 44th Avenue between Lincoln Way and Irving Street. The first floor level features the primary entrance concealed behind a large Cypress tree at left and a recessed multi-panel garage door at right. The second story projects over the first floor level and features three, one-over-one wood sash windows surmounted by transoms. A planter box is located beneath the second-floor windows. The facade terminates with a flat canopy and a crenellated parapet. This minimally altered building appears to be in fair condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8983.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1923, Assessor's Office

*P7. Owner and Address:
Steward, Daniel W. & June M. &
1218 44th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
12.11.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 4245 Lincoln Way

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 4245 Lincoln Way City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1707044

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

4245 Lincoln Way is a two-story, wood-frame, vernacular, multiple-family dwelling clad in horizontal rustic wood siding and capped with a hipped roof. The 1,800 sq ft building occupies a 2,541 sq ft lot on the south side of Lincoln Way between 43rd and 44th avenues. The first-floor level of the primary facade features a recessed entry porch at the left. Concealed behind a wrought-iron security gate, the porch contains two glazed wood-panel doors. Other fenestration at the first-floor level includes a tripartite window behind a steel security grate at center, and a multi-panel wood garage door at right. The second-floor level features two, six-over-six double-hung vinyl sash windows with wide wood surrounds at either corner. A decorative plaster cartouche is located between the two windows. The facade has corner board moldings and terminates with a molded cornice and a shallow eave overhang. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward south, 100_8980.
JPG

*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1916, Assessor's Office

*P7. Owner and Address:
Huang, Sanka & Cheny
4245 Lincoln Way
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.27.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey



*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1219 42nd Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1219 42nd Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1708002

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

1219 42nd Avenue is a two-story, wood-frame, Craftsman-style dwelling finished in stucco and capped with a flat roof. The 2,019 sq ft building occupies a 3,653 sq ft lot on the west side of 42nd Avenue between Lincoln Way and Irving Street. The first floor level features two multi-panel garage doors at left and a recessed primary entrance at right. The primary entrance is recessed within an arched entryway and features a glazed wood door with sidelights. The second story presents two rectangular bay windows featuring tripartite wood casement windows with transoms above. The facade terminates with a bracketed cornice and a shaped parapet. This minimally altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_9002.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1923, Assessor's Office

*P7. Owner and Address:
Giosso, Guido & Pierina Fami
227 Concord St.
San Francisco, Ca 94112

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
12.11.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1295 42nd Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1295 42nd Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1708019

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

1295 42nd Avenue is a two-story, wood-frame, vernacular dwelling with an attached commercial addition at the rear. The building is finished in stucco and capped with a flat roof. The 1,853 sq ft building occupies a 2,393 sq ft lot on the northwest corner of 42nd Avenue and Irving Street. Due to the the downward sloping grade of the lot, the primary facade is only one-story and it faces east toward 42nd Ave. The secondary facade, which is two stories, faces south toward Irving Street. The primary facade is set back from the public sidewalk and features terrazzo steps leading to the primary entrance on the left side. The primary entrance is recessed behind a metal security gate and sheltered beneath a corrugated metal shed roof. There is a six-part, multi-pane vinyl sash window to the right of the primary entrance. A multi-pane basement window is located below the six-part window. The secondary facade features a commercial storefront at the far left side. To the right of the storefronts are a pair of windows and a modern pedestrian door. A metal corrugated awning covers the storefronts and adjoining fenestration. The second story appears to be a later addition. The left portion is infilled with metal corrugated siding. Other fenestration at the second floor level includes three multi-pane vinyl-sash windows. The facades terminate with a hipped roof and a simple flat parapet. The heavily altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property, HP6. Commercial Building, 1-3 stories

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_9051.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1923, Assessor's Office

*P7. Owner and Address:
Liu Kevin Tie Cheng & Chen
1295 42nd Ave.
San Francisco Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
12.11.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 4124 Irving St

P1. Other Identifier None

*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: SF North Date: 1994

*c. Address: 4124 Irving St City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1708020

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

4124 Irving Street is a two-story, wood-frame, vernacular dwelling finished in stucco and capped with a flat roof. The 1,700 sq ft building occupies a 2,500 sq ft lot on the north side of Irving Street between 42nd and 43rd avenues. The primary facade features a recessed entry porch on the left concealed behind a wrought iron security gate. A wood and glass panel garage door is recessed within a shaped arch alcove on the right side of the first floor level. The second level presents a chamfered bay window containing five double-hung vinyl sash windows with wood surrounds. The building terminates with a molded cornice with a shallow eave overhang. A truncated parapet is present above. The minimally altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



*P5b. Photo (view, date, accession #
View toward north, 100_9055.
JPG

*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1924, Assessor's Office

*P7. Owner and Address:
Cheng, Cheuk Yan & Lai Ah
4124 Irving St.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.16.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 4130 Irving St

P1. Other Identifier None

*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: SF North

Date: 1994

*c. Address: 4130 Irving St

City: San Francisco

Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1708021

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

4130 Irving Street is a two-story, wood-frame, vernacular dwelling clad in aluminum siding and capped with a flat roof. The 1,700 sq ft building occupies a 2,500 sq ft lot on the north side of Irving Street between 42nd and 43rd avenues. The primary facade features a wood and glass panel garage housed within a recessed alcove on the left and a recessed entry porch concealed behind a security gate on the right. The second floor level presents a chamfered bay window containing five sliding aluminum sash windows with wood surrounds. The facade terminates with a wide cornice with a shallow eave overhang. A truncated parapet is present above. The heavily altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #

View toward north, 100_9056.
JPG

*P6. Date Constructed/Age and Sources

Historic Prehistoric Both

1924, Assessor's Office

*P7. Owner and Address:

Luo, Yue Huan & Hau Kum
4130 Irving St.
San Francisco, Ca 94122

*P8. Recorded by

Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:

01.16.09

*P10. Survey Type: (Describe)

Reconnaissance-level survey:
Oceanside Survey



*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments

- Archaeological Record NONE District Record Linear Feature Record
 Artifact Record BSOR Photograph Record Continuation Sheet
 Location Map Other...

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 1286 43rd Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1286 43rd Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1708024

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

1286 43rd Avenue is a two-story, wood-frame, Mediterranean-style dwelling finished in stucco and capped with a flat roof. The building is 1,400 sq ft and located on a 2,375 sq ft lot between Lincoln Way and Irving Street. The primary façade is set back from the front of the lot and faces west on 43rd Avenue. The first level presents a straight terrazzo stair on the left that leads to a recessed arched entry porch on the second floor level. Within the porch is the primary entrance, a solid wood door. A shield-and-floral molding is affixed above the porch. A nine-light fixed wood sash window with wood surrounds is present to the right of the staircase on the first level. A wood panel garage door is located at center, and to its right is a wood pedestrian door. A rectangular bay supported by molded brackets is present above the garage. Three sliding vinyl sash windows with wood surrounds are present on the front of the bay window. Above the windows, a molded shield-and-garland is affixed. The building terminates with a molded arch cornice and a shallow eave overhang. The minimally altered building appears to be in good condition. This building appears to be a twin of 1222 43rd Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8962.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1924, Assessor's Office

*P7. Owner and Address:
Lau Anita Kin Fong Revoc Tr
Anita Kin Fong Lau Trustee
1286 43rd Ave
San Francisco Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
11.07.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1266 43rd Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1266 43rd Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1708029

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

1266 43rd Avenue is a two-story, wood-frame, Craftsman-style dwelling finished in stucco and capped with a flat roof. The 1,550 sq ft building occupies a 3,000 sq ft lot on the east side of 43rd Avenue between Lincoln Way and Irving Street. The dwelling is set back from the street, creating space for a paved driveway, a small yard and concrete steps that lead to the entrance at left side of the first floor. The primary entrance is located within recessed porch enclosed behind a steel security gate. To the right of the entrance is a pair of wood, hinged garage doors. A molded intermediate cornice separates the first and second stories. The second story is articulated by two tripartite aluminum-sash sliding windows with wood surrounds. The facade terminates with a dentil molding and a bracketed wood cornice. The minimally altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8963.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1921, Assessor's Office

*P7. Owner and Address:
Mark Osuna Lvg Tr
Osuna Mark Trustee
1471 43rd Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
12.11.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1262 43rd Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1262 43rd Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1708030

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

1262 43rd Avenue is a two-story, wood-frame, Craftsman-style dwelling finished in stucco and capped with a flat roof. The building is 1,475 sq ft and located on a 3,000 sq ft lot between Lincoln Way and Irving Street. The primary façade is set back from the front of the lot line and faces west on 43rd Avenue. The primary entrance is accessed by a straight terrazzo stair on the right side of the building that leads to an arched second-floor entry porch. The first level also presents a wood and glass panel pedestrian door on the left, a wood and glass panel garage door at center, and a small six-light fixed wood sash window with wood surrounds on the right. The second level presents a chamfered bay window containing a three-part aluminum sash window with wood surrounds at center, flanked by aluminum sash windows with wood surrounds on the side facets. A projecting cornice with molded horizontal scoring caps the bay window. The building terminates with a shallow shaped parapet with a molded cornice. The minimally altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8964.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1924, Assessor's Office

*P7. Owner and Address:
Gin, Simon K. & Mabel Living
Gin Mabel, Trustee
1262 43rd Ave.
San Francisco Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
11.07.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1230 43rd Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1230 43rd Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1708038

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

1230 43rd Avenue is a two-story, wood-frame, Craftsman-style dwelling finished in stucco and capped with a flat roof. The 1,620 sq ft occupies a 2,996 sq ft lot on the east side of 43rd Avenue between Lincoln Way and Irving Street. The building is set back from the sidewalk, creating space for a paved driveway in front of the house. Concrete steps lead to the primary entrance midway between the first and second stories. The concrete steps end at a metal security gate within an enclosed, recessed porch. Terrazzo steps behind the security gate lead to the primary entrance. A multi-panel glass and wood garage door and wood panel door is present at the right side of the first floor level. A rectangular bay window is located above the garage. It contains a tripartite aluminum-sash window. The facade terminates with a projecting shaped cornice and a shaped parapet. A shallow-relief stucco molding in the shape of a pediment occupies the center of the parapet. The minimally altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8973.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1922, Assessor's Office

*P7. Owner and Address:
Leong Family Trust
1268 19th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
12.11.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1222 43rd Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1222 43rd Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1708040

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

1222 43rd Avenue is a two-story, wood-frame, Mediterranean-style dwelling finished in stucco and capped with a flat roof. The building is 1,075 sq ft and located on a 3,000 sq ft lot between Lincoln Way and Irving Street. The primary façade is set back from the front of the lot and faces west on 43rd Avenue. The first level presents a cast concrete stair on the left that leads straight to an arched entry porch recessed on the second level. Within the porch is the primary entrance, a solid wood door. A shield-and-floral molding is affixed above the porch. A nine-light fixed wood sash window with wood surrounds is present to the right of the staircase on the first level. A pair of hinged wood garage doors penetrated by diamond lights is located at the center, and to the right is a wood and glass panel pedestrian door. A rectangular bay supported by molded brackets is present above the garage. Two tripartite sliding aluminum sash windows with wood surrounds and shaped wood detailing beneath the sills are on the front of the bay. Above the windows, a molded shield-and-garland is affixed. The building terminates with a molded arch cornice and a shallow eave overhang. The minimally altered building appears to be in good condition. This building appears to be a twin of 1286 43rd Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8974.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1924, Assessor's Office

*P7. Owner and Address:
Siu & Ming Chi Chan Non-marti
626 39th Ave.
San Francisco, Ca 94121

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
11.07.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1218 43rd Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1218 43rd Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1708041

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

1218 43rd Avenue is a two-story, wood-frame, Craftsman-style dwelling finished in stucco and capped with a flat roof. The 1,430 sf building is located on a 3,082 sq ft lot on the east side of 43rd Avenue between Lincoln Way and Irving Street. The building is set back from the sidewalk, providing space for a paved driveway and shallow concrete steps. The first floor level features a recessed primary entrance at left and a multi-panel glass and wood garage door and a wood panel pedestrian door at right. The second story projects over the first level and is punctuated with two tripartite vinyl sash casement windows. The building terminates with a scored pediment and a stepped parapet. This minimally altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8975.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1922, Assessor's Office

*P7. Owner and Address:
Sik Tang Ng
1218 43rd Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
12.11.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 4199 Lincoln Way

P1. Other Identifier None

*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: SF North Date: 1994

*c. Address: 4199 Lincoln Way City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1708042

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

4199 Lincoln Way is a two-story, wood-frame, vernacular dwelling finished in stucco and capped with a flat roof. The 1,624 sq ft building occupies a 3,315 sq ft lot on the southeast corner of 43rd Avenue and Lincoln Way. The primary facade is slightly set back from the front of the lot line and faces north on Lincoln Way. The first-floor level of the primary facade features a wood-panel pedestrian at the far left side. The rest of the first-floor level is blank stucco. The second-floor level presents two sliding aluminum sash windows with thin wood surrounds. The first level of the 43rd Avenue elevation presents, left to right, three double-hung wood sash windows with wood surrounds, a solid wood pedestrian door accessed by one concrete step, and a wood and glass panel garage door. The second level of the 43rd Avenue elevation presents, left to right, two sliding aluminum sash windows; a four-light fixed glazed window with wood surrounds and a slightly projected sill; a three-sectioned sliding aluminum sash window with wood surrounds; and a sliding aluminum sash window with wood surrounds. A shallow shed roof with composite shingles shelters the three rear windows. The facades terminate with a simple parapet molding. The heavily altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8978.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1923, Assessor's Office

*P7. Owner and Address:
Gary W. Chan & Jade Yan Yu W.
4199 Lincoln Way
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.27.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

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) 1231 41st Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1231 41st Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1709005

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

1231 41st Avenue is a two-story, wood-frame, vernacular dwelling clad in transite siding and capped with a hipped roof. The 2,068 sq ft building occupies a 3,011 sq ft lot on the west side of 47th Avenue between Lincoln Way and Irving Street. The building is set back from the public sidewalk, leaving room for a small yard enclosed behind a wood picket fence. A concrete stair leads to the primary entrance at the right side of the first floor. The primary entrance consists of two glazed wood doors sheltered beneath a pedimented portico supported by square columns. A two-story chamfered bay window occupies the left side of the facade and features one-over-one vinyl-sash windows with wood sills on the first and second floors. A one-over-over vinyl-sash window occupies the area above the portico on the second floor. The building terminates with a projected molded cornice supported by end brackets. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8843.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1908, Assessor's Office

*P7. Owner and Address:
Davis Bruno A & Norma Trust
1308 Lasuen Dr.
Millbrae, Ca 94030

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
12.11.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1235 41st Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1235 41st Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1709006

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

1235 41st Avenue is a two-story, wood-frame, vernacular dwelling clad in stucco and capped with a flat roof. The 1,225 sq ft building occupies a 3,011 sq ft lot on the west side of 41st Avenue between Lincoln Way and Irving Street. This building sits atop a raised basement, which features a multi-panel wood garage door at center and a terrazzo stair leading to the primary entrance at right. The primary entrance is located on the right side second-story and features a recessed entrance secured by a metal security gate. The second-story features a barrel bay window with five one-over-one vinyl-sash windows. The building terminates with a molded cornice. This minimally altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8845.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1923, Assessor's Office

*P7. Owner and Address:
Roldan, Denis M. & Cienitha T.
1306 Misawa Ct.
Vallejo, Ca 94591

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
12.11.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1255 41st Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1255 41st Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1709009

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

1255 41st Avenue is a two-story, wood-frame dwelling finished in stucco and capped with a gabled roof. The heavily remodeled 1,025 sq ft building is slightly set back from the front of the lot line on a 3,011 sq ft lot, and faces east on 41st Avenue between Lincoln Way and Irving Street. The basement is fully raised with a wood pedestrian entry door on the left beside a pair of hinged garage doors of vertical wood panels. The primary entrance is in a recessed entry porch on the right of the second story, accessed by a concrete dog-leg stair with iron railings. The entry porch is enclosed by a decorative scrollwork security gate and is topped by a plain wood crown. The left side of the second story displays a three-section aluminum sash window with wood surrounds. Between this window and the entry porch is a smaller double-hung three-over-one wood sash window with wood surrounds. The building terminates with a shallow eave overhang. A shaped vergeboard decorates the gable. The heavily altered building appears to be in fair condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8870.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1911, Assessor's Office

*P7. Owner and Address:
Chan Yuen Hop & Kam Wood &
1255 41st Ave
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
10.24.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1259 41st Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1259 41st Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1709010

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

1259 41st Avenue is a three-story, wood-frame, Craftsman-style dwelling finished in non-historic stucco and capped with a front-facing gable roof. The building occupies a 3,011 sf lot on the west side of 41st Avenue between Lincoln Way and Irving Street. The dwelling is 2,950 sq ft and the primary façade faces east on 41st Street. The building sits atop a fully raised basement, which features a multi-panel wood and glass garage door at right, a pedestrian door at extreme left, and a straight brick stair at the center that leads up to the entry porch on the second floor level. The entry porch contains two wood and glass doors located. Other fenestration at the second story includes a canted bay window with fixed single pane and double hung vinyl sash windows with slim wood moldings. The third story slightly overhangs the first story, sheltering the porch and bay window, and features a pair of double hung vinyl sash windows with wide wood surrounds. The façade terminates with a raking cornice with returns supported by pairs of brackets and a simple applied truss in the peak. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8873.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1908, Assessor's Office

*P7. Owner and Address:
Eva L Araujo 2004 Revoc Lvg
Eva L Araujo, Trustee
1259 41st Avenue
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
10.24.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1267 41st Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1267 41st Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1709012

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

1267 41st Avenue is a two-story, wood-frame vernacular, multiple-family dwelling finished in stucco and capped by a flat roof. The building occupies a 3,011 sf lot on the west side of 41st Avenue between Lincoln Way and Irving Street. The dwelling is 1,922 sq ft and the primary façade faces east on 41st Avenue. The building presents a symmetrical façade, with two slightly recessed primary pedestrian entrances on the first floor flanking a pair of centrally located wood, hinged garage doors. At the second story, symmetrical pairs of double hung wood sash windows flank a central recessed area that appears to be an infilled entry. The building terminates with a simple parapet coping. The heavily altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8875.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1913, Assessor's Office

*P7. Owner and Address:
Louie Survivors Tr
Silvia Louie, Trustee
4215 Anza St.
San Francisco, Ca 94121

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
10.24.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 4032 Irving St

P1. Other Identifier None

*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: SF North

Date: 1994

*c. Address: 4032 Irving St

City: San Francisco

Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1709020

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

4032 Irving Street is a two-story, wood-frame, First Bay Region Tradition-style dwelling clad in wood shingles and capped with a front-facing bow-end gable roof. The 1,577 sq ft building occupies a 2,499 sq ft lot on the north side of Irving Street between 41st and 42nd avenues. The dwelling is set back from the lot line, creating room for a fenced-in yard. The floor first level presents a rectangular bay window on the left containing three double-hung wood windows. To the right is the primary entrance, which contains a glazed wood panel door flanked by sidelights and surmounted by a transom. Fenestration at the second-floor level consists of a tripartite wood window composed of three wood casement windows surmounted by transoms and flanked by shutters. The gable above the second floor level bows out in imitation of mediaeval French architecture, a primary influence behind the First Bay Region Tradition. the facade terminates with a raking cornice with flared eaves. The minimally altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #

View toward north, 100_8892.
JPG

*P6. Date Constructed/Age and Sources

Historic Prehistoric Both

1908, Assessor's Office

*P7. Owner and Address:

Lasa, Ignacio D.
100 Northgate Dr.
San Francisco, Ca 94127

*P8. Recorded by

Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, Ca 94131

*P9. Date Recorded:

01.16.09

*P10. Survey Type: (Describe)

Reconnaissance-level survey:
Oceanside Survey



*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments

BSOR

Photograph Record

Continuation Sheet

Archaeological Record

NONE

Location Map

Other...

Artifact Record

District Record

Linear Feature 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) 1280 42nd Ave

P1. Other Identifier None

*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: SF North Date: 1994

*c. Address: 1280 42nd Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1709023

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

1280 42nd Avenue is a two-story single-family house clad in wood shingles and capped with a hip roof. The 1,050 sq ft building occupies a 2,062 sq ft lot and the primary façade faces west on 42nd Avenue between Lincoln Avenue and Irving Street. The ground level features a wood and glass paneled door and fixed aluminum sash window on the left side leading to a small patio and yard. The right side features a wood panel garage door with wooden steps on the far right leading to the primary entrance. The primary entrance is recessed within a covered entryway. Four aluminum sash windows with wood surrounds predominantly characterize the second story. The building terminates with a projected and bracketed cornice. The building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_9044.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1900, Assessor's Office

*P7. Owner and Address:
Nadine E Radovich Trust 200
Perovic Milutin & Radovich
1280 42nd Ave
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
10.24.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

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) 1272 42nd Ave

P1. Other Identifier None

*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: SF North Date: 1994

*c. Address: 1272 42nd Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1709026

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

1272 42nd Avenue is a three-story, wood-frame, multiple-family property located on the east side of 42nd Avenue between Lincoln Way and Irving Street. The building that occupies the 3,000 sq ft lot is new and probably replaced an older building with the construction date of 1907.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_9029.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1907, Assessor's Office

*P7. Owner and Address:
Chen, Sophia
2559 28th Ave.
San Francisco, Ca 94116

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.28.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1258 42nd Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1258 42nd Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1709028

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

1258 42nd Avenue is a two-story, wood-frame, Craftsman-style dwelling finished in stucco and capped with a flat roof. The 1,337 sq ft building occupies a 3,000 sq ft lot on the east side of 42nd Avenue between Lincoln Way and Irving Street. The building is set back from the public sidewalk, providing space for a small lawn and paved driveway. The first floor level features a recessed primary entrance at left and a multi-panel glass and wood garage door at right. The primary entrance contains a glazed wood door with sidelights. The left side of the second story features a pair of one-over-one vinyl sash windows with wood surrounds and a Craftsman window hood supported by wood brackets. The right side presents a rectangular bay window containing a tripartite aluminum window with wood surrounds. The window is capped by a scroll-sawn gable element. The facade terminates in a simple frieze embellished with false wood beam ends on the left side and a gabled parapet on the right. The minimally altered building appears to be in good condition. The building appears to be a twin of 1250 42nd Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_9028.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1921, Assessor's Office

*P7. Owner and Address:
George W & Silva Hedman Tru
George W Hedman , Successor
1258 42nd Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
12.11.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1254 42nd Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1254 42nd Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1709029

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

1254 42nd Avenue is a three-story, wood-frame, Craftsman-style dwelling finished in rough stucco and capped with a flat roof. The 2,731 sq ft building occupies a 3,000 sq ft lot on the east side of 42nd Avenue between Lincoln Way and Irving Street. The ground level features a recessed primary entrance at left and a multi-panel garage door at right. The primary entrance is enclosed by a metal security gate with colored plastic tiles on the sides. The second and third-story present a projecting element articulated by a symmetrical grid of multi-pane aluminum sash windows with wood surrounds. Below the peak in the gable parapet is a plaster cartouche. The building terminates with a gable parapet with stepped corners. This moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_9027.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1921, Assessor's Office

*P7. Owner and Address:
Kabajouzian Family Trust
Seta & Vatche Kabajouzian
1245 Toyon Dr.
Millbrae, Ca 94030

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
12.11.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1250 42nd Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1250 42nd Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one ofr large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1709030

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

1250 42nd Avenue is a two-story, wood-frame, Craftsman-style dwelling finished in stucco and capped with a flat roof. The 1,170 sq ft occupies a 3,000 sq ft lot on the east side of 42nd Avenue between Lincoln Way and Irving Street. The building is set back from the public sidewalk, providing space for a small lawn and paved driveway. The first floor level features a recessed primary entrance at left and a multi-panel glass and wood garage door at right. The primary entrance contains a glazed wood door with sidelights. The left side of the second story features a pair of one-over-one vinyl sash windows with wood surrounds and a Craftsman window hood supported by wood brackets. The right side presents a rectangular bay window containing a tripartite vinyl window with wood surrounds. The window is capped by a scroll-sawn gable element. The facade terminates in a simple frieze embellished with false wood beam ends on the left side and a gabled parapet on the right. The minimally altered building appears to be in good condition. The building appears to be a twin of 1258 42nd Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_9026.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1921, Assessor's Office

*P7. Owner and Address:
Lau Kwok Leung & Tina K W T
1250 42nd Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
12.11.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1222 42nd Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1222 42nd Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1709036

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

1222 42nd Avenue is a two-story, wood-frame, Craftsman-style, multiple-family dwelling finished in stucco and capped with a side-facing gable roof. The building occupies a 3,000 sf lot on the east side of 42nd Avenue between Lincoln Way and Irving Street. The building is 1,241 sq ft and the primary façade faces west on 42nd Avenue. The lot is slightly above street grade, with a concrete retaining wall at left, a concrete stairs to the ground floor at the center, and a paved driveway at the right. The building sits atop a full raised basement, which features a solid panel wood garage door at right, a pedestrian door and vinyl-sash window at center, and a quarter turn stair at the left which leads up to the primary entrance. The primary entrance is recessed in an entry porch at the left of the second story. Other fenestration at the second story includes a wood-sash double hung window in the entry porch, a fixed window with wood moldings at the left of the façade, and a canted bay window at right, which features four double-hung wood-sash windows with wood moldings. The building terminates with overhanging eaves and exposed rafters. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_9012.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1915, Assessor's Office

*P7. Owner and Address:
Bruno 1989 Living Trust The
% Anthony Bruno
1508 Davis Dr.
Burlingame, Ca 94010

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
10.24.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1227 40th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1227 40th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1710004

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

1227 40th Avenue is a two-story, wood-frame, Craftsman-style dwelling finished in stucco and capped with a flat roof. The 1,475 sq ft building occupies a 3,000 sq ft lot on the west side of 40th Avenue between Lincoln Way and Irving Street. The first story features a recessed multi-panel fiberglass garage door at left and a recessed primary entrance at right. The primary entrance is housed within a recessed porch secured behind a metal security door. The second story presents a pair of tripartite four-over-one vinyl sash double-hung windows with wood mullions and surrounds. The facade terminates with a molded cornice and a shaped parapet embellished with a thick coping. The minimally altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8830.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1922, Assessor's Office

*P7. Owner and Address:
Kimelman Family Lvg Trust
Joseph & Elizabeth Kimelman
1227 40th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
12.11.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1226 41st Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1226 41st Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1710004A

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

1226 41st Avenue is a two-story, wood-frame, Craftsman-style dwelling finished in stucco and capped with a flat roof. The 900 sq ft building occupies a 3,000 sq ft lot on the east side of 41st Avenue between Lincoln Way and Irving Street. The first floor features a pedestrian entrance with a wood panel door at left, a quarter-turn terrazzo stair at center leading to the primary entrance, and a pair of hinged glass and wood garage doors at right. The primary entrance is housed within an enclosed porch that projects over the ground level on the left side of the second floor. The porch is articulated by a lone double-hung, one-over-one vinyl sash window. To the right of the porch is a pair of tripartite wood sash windows with transoms above. The building terminates with a cornice molding and a shaped parapet. There appears to be a one-story wood frame structure at the rear of the parcel. The minimally altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8838.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1921, Assessor's Office

*P7. Owner and Address:
Hu Yi Xing & Xue Ying Chen
1226 41st Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
12.11.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1231 40th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1231 40th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1710005

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

1231 40th Avenue is a two-story, wood-frame dwelling finished in stucco and capped with a gabled roof. The 1,800 sq ft building occupies a 3,000 sq ft lot on the west side of 40th Avenue between Lincoln Way and Irving Street. The primary façade is slightly set back from the front of the lot line, and faces east on 40th Avenue. The basement is fully raised with a solid wood garage door on the right. The primary entrance is a wood paneled door to an enclosed entry porch on the second story, reached by a wood stair with wood railings, set parallel to the street. The entry porch presents on the primary façade a sliding vinyl sash window with wood surrounds set in a frame of vertical wood cladding with corner molding. A three-part sliding vinyl sash window is set to the left of the porch. The building has a simple cornice and is surmounted by a shaped parapet. The building heavily altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8832.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1911, Assessor's Office

*P7. Owner and Address:
Vinsky, Eugene
1231 40th Ave
San Francisco Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
10.23.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1235 40th Ave

P1. Other Identifier None

*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: SF North

Date: 1994

*c. Address: 1235 40th Ave

City: San Francisco

Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1710006

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

1235 40th Avenue is a one-story, wood-frame, vernacular dwelling finished in stucco and capped with a flat roof. The 750 sq ft building occupies a 3,000 sq ft lot on the west side of 40th Avenue between Lincoln Way and Irving Street. The building occupies the western half of the parcel with a detached one-car garage and yard at the front. The yard is enclosed within a wood fence that sits atop a brick wall. The garage is clad in rustic siding and capped with a hipped roof. A wood porch sits in front of the house and a passageway steps up to the porch and leads to the primary entrance. The primary entrance features a flush wood door capped with a shed-roofed porch with a basketball hoop attached. A vinyl slider window sits at left and a modern vinyl sash atrium window at right. Visible at the rear of the dwelling is a small box-shaped, roof-top addition with a flat roof. The building terminates with a simple box cornice. The heavily altered building appears to be in fair condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #

View toward west, 100_8835.JPG



*P6. Date Constructed/Age and Sources

Historic Prehistoric Both

1923, Assessor's Office

*P7. Owner and Address:

Sykulski, Zbigniew R.
1235 40th Ave
San Francisco, Ca 94122

*P8. Recorded by

Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:

12.11.08

*P10. Survey Type: (Describe)

Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments

Archaeological Record

Artifact Record

BSOR

NONE

District Record

Photograph Record

Location Map

Linear Feature Record

Continuation Sheet

Other...

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 1247 40th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1247 40th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1710009

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

1247 40th Avenue is a two-story, wood-frame, Mediterranean-style dwelling finished in stucco. The front portion has a flat roof, while the rear approximately 2/3 of the structure has a hipped roof. The 1,375 sq ft building occupies a 3,000 sf lot on the west side of 40th Avenue between Lincoln Way and Irving Street. At the first floor, a multi-panel wood and glass garage door is located within an arched recession at the right. At the left, a multi-panel wood and glass entry door is sheltered within an arched entry porch fronted by a metal security gate. At the far right of the building, a recessed module features a multi-panel wood and glass pedestrian door. At the second story, a large curved bay features a row of five windows, all slim aluminum-sash double hung windows with slim moldings and enlarged sills, and each topped with a recessed crescent with a decorative plaster rosette. At the second story of the recessed module, a double hung window is topped by a plaster cartouche. The building terminates with a Spanish-tiled parapet at the bay, and a short shed Spanish-tiled roof at the sides of the bay. The building, which appears to be composed of an older structure at the rear and a minimally altered later addition in the front, appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west100_8837.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1916, Assessor's Office

*P7. Owner and Address:
Zhu Jeff & Ma Mary
1247 40th Ave
San Francisco Ca
94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
10.23.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1278 41st Ave

P1. Other Identifier None

*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: SF North

Date: 1994

*c. Address: 1278 41st Ave

City: San Francisco

Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1710028

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

1278 41st Avenue is a two-story, wood-frame, Mediterranean-style dwelling finished in stucco and capped with a flat roof. The building is 1,098 sq ft and located on a 2,980 sq ft lot between Lincoln Way and Irving Street. The primary façade is slightly set back from the front of the lot line and faces west on 41st Avenue. The first level presents a brick stair with shaped stucco sides that runs from the building's center and turns 90 degrees before terminating at a shaped entry alcove on the left side of the second-level. Behind a security gate, the alcove features a large fixed wood sash window with wood surrounds and the building's primary entrance within. To the right of the staircase on the first level are a wood and glass panel garage door and a solid wood entry door. Above the garage door is a chamfered bay window featuring a three-part aluminum sash window with wood surrounds flanked by three-part sliding aluminum sash windows with wood surrounds. Between the bay and the entry alcove is a sliding aluminum sash window with wood surrounds and an extended sill. The building terminates in a shaped parapet with a simple cornice. The minimally altered building appears to be in fair condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #

View toward east, 100_8868.JPG



*P6. Date Constructed/Age and Sources

Historic Prehistoric Both

1924, Assessor's Office

*P7. Owner and Address:

Hom, Stephen
652 10th Ave.
San Francisco, Ca 94118

*P8. Recorded by

Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:

11.07.08

*P10. Survey Type: (Describe)

Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments

Archaeological Record NONE District Record BSOR Photograph Record Location Map Linear Feature Record Artifact Record Continuation Sheet Other...

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 1270 41st Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1270 41st Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1710030

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

1270 41st Avenue is a two-story, wood-frame, Mediterranean-style dwelling finished in stucco and capped with a flat roof. The building is 1,342 sq ft and located on a 3,000 sq ft lot between Lincoln Way and Irving Street. The primary façade is slightly set back from the front of the lot line and faces west on 41st Avenue. The first level presents a cast-concrete staircase that runs from the building's center and turns 90 degrees before terminating at a shaped entry alcove outlined with sunken reliefs on the left side of the second-level. Behind a security gate, the alcove features a large fixed wood sash window with wood surrounds and the building's primary entrance within. To the right of the staircase on the first level are a wood and glass panel garage door and a solid wood entry door. Above the garage door is a chamfered bay window featuring an aluminum sash window with wood surrounds flanked by double-hung aluminum sash windows with wood surrounds. Between the bay and the entry alcove is a fixed wood sash window with wood surrounds and an extended sill. Above the window and bay are simple geometric decorative reliefs. The building terminates with a simple cornice and a shallow eave overhang. The minimally altered building appears to be in good condition. The building is part of a row of four related dwellings comprising 1258, 1262, 1266, and 1270 41st Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8866.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1924, Assessor's Office

*P7. Owner and Address:
Louie Ho On & Daisy
811 Maddux Dr.
Daly City, Ca 94015

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
11.07.08 / Rev. 4.24.12

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1266 41st Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1266 41st Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1710031

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

1266 41st Avenue is a two-story, wood-frame, Mediterranean-style dwelling finished in stucco and capped with a flat roof. The building is 1,046 sq ft and located on a 2,996 sq ft lot between Lincoln Way and Irving Street. The primary façade is slightly set back from the front of the lot line and faces west on 41st Avenue. The first level presents a brick staircase with shaped stucco sides that runs from the building's center and turns 90 degrees before terminating at an arched entry alcove on the left side of the second-level. The alcove features a large fixed four-over-one wood sash window with wood surrounds and the building's primary entrance within. To the right of the staircase on the first level are a solid wood garage door with diagonal reliefs, and a wood panel door with a four-light window. Above the garage door is a chamfered bay featuring a fixed wood sash window with wood surrounds flanked by wood sash two-over-one casement windows with wood surrounds. Between the bay and the entry alcove is a fixed two-over-one wood sash window with wood surrounds and an extended sill. The building terminates with a shaped parapet inset with courses of red clay tiles and a simple cornice. The minimally altered building appears to be in good condition. The building is part of a row of four related dwellings comprising 1258, 1262, 1266, and 1270 41st Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8865.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1924, Assessor's Office

*P7. Owner and Address:
Taylor Lorna Trustee
1266 41st Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
11.07.08 / Rev. 4.24.12

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1262 41st Ave

P1. Other Identifier None

*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: SF North

Date: 1994

*c. Address: 1262 41st Ave

City: San Francisco

Zip: 94122

d. UTM: (Give more than one ofr large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1710032

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

1262 41st Avenue is a two-story, wood-frame, Mediterranean-style dwelling finished in stucco and capped with a flat roof. The building is 1,725 sq ft and located on a 2,996 sq ft lot between Lincoln Way and Irving Street. The primary façade is slightly set back from the front of the lot line and faces west on 41st Avenue. The first level presents a cast-concrete staircase with metal railing that runs from the building's center and turns 90 degrees before terminating at an arched entry alcove on the left side of the second-level. The alcove is outlined with a sunken relief and features a large fixed wood sash window with wood surrounds and the building's primary entrance within. To the right of the staircase on the first level are a sliding vinyl sash window, a wood and glass panel garage door, and a wood door with a small security window. Above the garage door is a canted bay window featuring a sliding vinyl sash window with wood surrounds flanked by double-hung vinyl sash windows with wood surrounds. Between the bay and the entry alcove is a double-hung vinyl sash window with wood surrounds and an extended sill. The building terminates with a shaped parapet and molded cornice. The minimally altered building appears to be in good condition. The building is part of a row of four related dwellings comprising 1258, 1262, 1266, and 1270 41st Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #

View toward east, 100_8863.JPG



*P6. Date Constructed/Age and Sources

Historic Prehistoric Both

1924, Assessor's Office

*P7. Owner and Address:

Tang Yuk Ying & Chung Ping
1262 41st Ave.
San Francisco, Ca 94122

*P8. Recorded by

Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:

11.07.08 / Rev. 4.24.12

*P10. Survey Type: (Describe)

Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments

Archaeological Record

Artifact Record

BSOR

NONE

District Record

Photograph Record

Location Map

Linear Feature Record

Continuation Sheet

Other...

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 1258 41st Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1258 41st Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1710033

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

1258 41st Avenue is a two-story, wood-frame, Mediterranean-style dwelling finished in stucco and capped with a flat roof. The building is 1,445 sq ft and located on a 3,000 sq ft lot between Lincoln Way and Irving Street. The primary façade is slightly set back from the front of the lot line and faces west on 41st Avenue. The first level presents a terrazzo stair that runs from the building's center and turns 90 degrees before terminating at a shaped entry alcove on the left side of the second-story level. The alcove features a large fixed wood sash window with wood surrounds and the building's primary entrance within. To the right of the staircase on the first level are a solid wood garage door and a wood pedestrian door with a three-light security window. Above the garage door is a chamfered bay window featuring within each facet an aluminum sash window with wood surrounds. Between the bay and the entry alcove is a fixed wood sash window with wood surrounds and an extended sill. The building terminates with a simple cornice and a shallow eave overhang. The minimally altered building appears to be in good condition. The building is part of a row of four related dwellings comprising 1258, 1262, 1266, and 1270 41st Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8862.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1924, Assessor's Office

*P7. Owner and Address:
Qwan King Cheung & Siu Seto
1258 41st Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
11.07.08 / Rev. 4.24.12

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1254 41st Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1254 41st Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1710034

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

1254 41st Avenue is a one-story, wood-frame vernacular dwelling clad in rustic channel, "California Novelty" wood siding and shingles and capped with a front-facing gable roof. The 920 sq ft building occupies a 3,000 sf lot on the east side of 41st Avenue between Lincoln Way and Irving Street. The building sits on a partially raised basement, which features a pair of hinged garage doors at the left, with a down sloping driveway, and a straight wood stair on the right that leads up to the primary entrance. The primary entrance is recessed in an entry porch at the right of the first story. It contains a paneled wood glazed door in the main entry flanked by fixed wood sash windows. Other fenestration at the first story includes a non-historic fixed octagonal window to the left of the entry porch, and a projecting rectangular bay window at the left with a multi-light fixed wood-sash window with wide wood surrounds. The gable front overhangs the first story with a slight flare, and features a fixed octagonal window. The gable front is clad in a mix of imbricated shingle and horizontal wood siding and is punctuated by a non-historic octagonal window. The building terminates with a raking cornice. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8859.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1915, Assessor's Office

*P7. Owner and Address:
Thedford, Leah
1254 41st Ave
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
10.24.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1250 41st Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1250 41st Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1710035

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

1250 41st Avenue is a two-story, wood-frame, Craftsman-style dwelling clad in wood shingles and capped by a gable roof. The building is 1,570 sq ft, slightly set back on a 3,000 sq ft lot near Irving Street. The primary façade faces west on 41st Avenue. The basement is semi-exposed with a partially below-grade wood and a wood-panel overhead garage door on the left and on the right an entryway with a decorative scrollwork security gate. The primary entrance is within a recessed porch on the first level, reached by a short straight wood stair with wood railings. The entry door is a four-paneled wood door surmounted by a transom. A canted bay window stands over the garage left of the entry porch and presents a fixed wood sash window with wood surrounds flanked by two double-hung vinyl sash windows with wood surrounds. The second level presents two double-hung vinyl sash windows with wood surrounds set in the slightly overhanging gable. The building terminates in a simple raking cornice with a narrow eave overhang. A rear wall dormer capped by a shed roof is visible on the left. The minimally altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8856.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1910, Assessor's Office

*P7. Owner and Address:
Tico, Christopher
1716 Stuart St.
Berkeley, Ca 94703

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
10.24.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1246 41st Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1246 41st Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1710036

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

1246 41st Avenue is a two-story, wood-frame, Craftsman-style dwelling clad in wood shingles, and capped with a gabled roof. The 1,406 sq ft building occupies a 3,000 sq ft lot on the east side of 41st Avenue between Lincoln Way and Irving Street. The primary facade is slightly set back from the front of the lot line. The basement is semi-exposed with a solid wood garage door on the right, and a solid wood pedestrian door on the left. The primary entrance is a solid wood door sheltered in a recessed entry porch on the left side of the first-floor level. The porch is accessed by a straight wood staircase with wood railings and is supported by plain wood posts. A fixed five-over-one wood sash window with wood surrounds is inset to the left of the door with a top ribbon of stained glass panes. A rectangular bay window supported by two decorative beams is present on the first level right of the porch. The bay window has a hipped roof featuring exposed rafters. The bay window is articulated by three double-hung wood-sash windows with wood surrounds. The second-floor level presents another rectangular bay window supported by decorative beam ends. It too is sheltered beneath a shed roof with exposed rafters. The front facet displays a sliding aluminum sash window with wood surrounds. The facade terminates with a steeply pitched raking cornice supported by triangular knee braces. A gable-roofed dormer is visible on the right side of the roof. The minimally altered building appears to be in good condition. This building appears to be a twin of 1242 41st Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8853.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1911, Assessor's Office

*P7. Owner and Address:
Pappas David J
1246 41st Ave
San Francisco Ca
94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.28.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1242 41st Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1242 41st Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1710037

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

1242 41st Avenue is two-story, wood-frame, Craftsman-style dwelling clad in wood shingles and capped by a gable roof. The 1,360 sq ft building occupies a 3,000 sq ft lot on the west side of 41st Avenue near Lincoln Way. The first level presents the primary entrance within a wood-paneled porch on the left side: a wood paneled door with fanlight glazing. The porch features two fixed six-light wood sash windows on the left side, and an open crossbeam transom above. A shallow squared bay window to the right of the primary entrance has three aluminum sash windows on the front facet with wood surrounds and is capped by an exposed rafter hipped roof. A larger, canted bay window is present on the first level on the right side of the facade with at least one aluminum sash sliding window with wood surrounds. The bay is capped with an exposed-rafter brow. The second level presents a shallow squared bay window with a six-light, sliding vinyl sash window with wood surrounds, and is capped by an exposed-rafter hipped brow. Two exposed false beams support the window sill. The building terminates with a front eave overhang and simple vergeboard supported by triangular knee braces. On the left side of the roof, a gable-roofed dormer is visible. The right side of the roof features a dormer toward the front containing a sliding aluminum sash window with wood surrounds, and a rear dormer with at least one double-hung wood sash window with wood surrounds capped by a shed roof. The minimally altered building appears to be in good condition. This building appears to be a twin of 1246 41st Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8850.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1910, Assessor's Office

*P7. Owner and Address:
Settan, William H.
1242 41st Ave
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, Ca 94131

*P9. Date Recorded:
10.24.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1234 41st Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1234 41st Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1710039

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

1234 41st Avenue is a two-story, wood-frame, vernacular dwelling clad in transite shingles, and capped with a hipped roof. The building is 1,200 sq ft on a 3,000 sq ft lot between Lincoln Way and Irving Street. The primary façade is slightly set back from the front of the lot line, and faces west on 41st Avenue. The basement is fully raised and clad in wood "California Novelty" siding. An alley entry is recessed on the right and a garage entry is present at center. A straight wood stair rises on the left of the building to an entry porch with a double-hung vinyl sash window with wood surrounds, and the primary entrance, a wood door inset on the right. The main projection of the building displays three six-over-six vinyl sash windows with wood surrounds on the second story. Another six-over-six vinyl sash window with wood surrounds is set in the right recession on the second story. The building terminates with a molded cornice, and has a boxed eave overhang supported by modillions and knee braces. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8847.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1912, Assessor's Office

*P7. Owner and Address:
House, Donald S Stracuzzi-ho
1234 41st Ave
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
10.24.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1230 41st Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1230 41st Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1710040

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

1230 41st Avenue is a three-story, wood-frame, vernacular dwelling clad in horizontal wood siding and transite shingles with corner moldings, and capped with a gabled roof. The building is 2,543 sq ft on a 3,000 sq ft lot between Lincoln Way and Irving Street. The primary façade reaches the front of the lot line and faces west on 41st Avenue. The basement is fully raised with a wood panel overhead garage door on the right and a solid wood entry door on the left. A straight wood staircase with wood rails rises to a recessed entry porch on the second story. The primary entrance is a wood paneled door, with another entry on the left side of the porch. A three-part aluminum sash window with wood surrounds is present on the left of the entry. Inset on the right of the second story is a canted bay with a three-part aluminum sash window with wood surrounds on each facet. A molded stringcourse separates the second story from the third story, which displays two sliding aluminum sash windows with wood surrounds. The building terminates in a molded cornice with broken pediment. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8840.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1912, Assessor's Office

*P7. Owner and Address:
Tam Alfred Kam Hong & Obbie
1230 41st Ave
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
10.24.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 3909 Lincoln Way

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 3909 Lincoln Way City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____ mE/ ____ mN

e. Other Locational Data: Assessor's Parcel Number: 1710049

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

3909 Lincoln Way is a two-story, wood-frame, Classical Revival-style dwelling finished in stucco and capped with a flat roof. The 1,550 sq ft building occupies a 2,496 sq ft lot on the south side of Lincoln Way between 40th and 41st avenues. The first-floor level of the primary facade features a straight concrete stair at left and a wood-panel garage door housed within a recessed, arched alcove at right. On either side of the garage are narrow lancet windows enclosed behind turned spindle screens. The primary entrance is accessed by the stair and concealed behind a steel security gate at the second floor level. At the top of the stair is a pair of wood multi-light casement windows. Above the garage are two arched opening each housing pairs of multi-light wood French doors surmounted by fan lights. The openings are bounded by elaborate molded stucco surrounds designed to resemble rusticated masonry. The French doors open onto shallow curved balconies with molded bases supported by decorative metal scrolls and enclosed by wrought iron metal railings. Roundels embellish the frieze above the windows. The facade terminates in a simple molded cornice. The minimally altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



*P5b. Photo (view, date, accession #
View toward south, 100_8829.
JPG

*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1923, Assessor's Office

*P7. Owner and Address:
Lam, Simon & Fiona Chu
3909 Lincoln Wy
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.27.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1223 39th Ave

P1. Other Identifier None

*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: SF North Date: 1994

*c. Address: 1223 39th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one ofr large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1711004

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

1223 39th Avenue is a two-story, wood-frame, Mediterranean-style, dwelling finished in stucco and capped with a flat roof. The building is 1,525 sq ft and located on a 3,010 sq ft lot between Lincoln Way and Irving Street. The primary façade is set back from the front lot line and faces east on 39th Avenue. The primary entrance is accessed by a straight terrazzo stair located within a recessed alcove on the right side of the facade. The entrance is located within a arched, recessed porch on the second floor. The porch contains a wood and glass door behind a security gate. A stucco cartouche molding is affixed over the entry. The first level presents a wood panel garage door recessed to the left of the entry staircase. A wood pedestrian door with a circular window is set on the left side of the garage alcove. The second level presents a wide chamfered bay window with sliding aluminum sash windows with wood surrounds on each facet. The bay has a wide floral molding at its bottom and at top, a double band of egg-and-dart and dentil moldings. Above this is a hipped roof clad in red clay tiles. The building terminates in a simple molded cornice without eaves. The minimally altered building appears to be in good condition. The building is part of a row of four related dwellings including 1223, 1227, 1231, and 1235 39th Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8826.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1924, Assessor's Office

*P7. Owner and Address:
Chew Mei Chui
1223 39th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
11.07.08 / Rev. 4.24.12

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1227 39th Ave

P1. Other Identifier None

*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: SF North

Date: 1994

*c. Address: 1227 39th Ave

City: San Francisco

Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1711005

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

1227 39th Avenue is a two-story, wood-frame, Mediterranean-style dwelling finished in stucco and capped with a flat roof. The building is 2,265 sq ft and located on a 3,010 sq ft lot between Lincoln Way and Irving Street. The primary façade is set back from the front lot line and faces east on 39th Avenue. The primary entrance is accessed by a straight terrazzo stair located within a recessed alcove on the right side of the facade. The entrance is located within an arched, recessed porch on the second floor. The porch contains a wood and glass door. A shield molding is affixed over the entryway. The first level presents a wood panel garage door recessed to the left of the entry staircase. A wood door is set on the left side of the garage alcove. The second level presents a wide barrel bay window with five fixed or casement vinyl sash windows with wood surrounds. The bay has a wide floral molding at its bottom and at top, a double band of egg-and-dart and dentil moldings. Above this is a hipped roof clad in red clay tiles. The minimally altered building appears to be in good condition. The building is part of a row of four related dwellings including 1223, 1227, 1231, and 1235 39th Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #

View toward west, 100_8825.JPG



*P6. Date Constructed/Age and Sources

Historic Prehistoric Both

1924, Assessor's Office

*P7. Owner and Address:

Goltser, Arkadiy & Salima
1227 39th Ave.
San Francisco, Ca 94122

*P8. Recorded by

Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:

11.07.08 / Rev. 4.24.12

*P10. Survey Type: (Describe)

Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments

Archaeological Record

Artifact Record

BSOR

NONE

District Record

Photograph Record

Location Map

Linear Feature Record

Continuation Sheet

Other...

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 1231 39th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1231 39th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1711005A

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

1231 39th Avenue is a two-story, wood-frame, Mediterranean-style dwelling finished in stucco and capped with a flat roof. The building is 2,309 sq ft, located on a 3,010 sq ft lot between Lincoln Way and Irving Street. The primary façade is set back from the front lot line and faces east on 39th Avenue. The primary entrance is accessed by a straight terrazzo stair located within a recessed alcove on the right side of the facade. The entrance is located within an arched, recessed porch on the second floor. The porch contains a wood and glass door. The first level presents a wood and glass panel garage door recessed to the left of the entry staircase. A wood door is set on the left inside of the garage alcove. The second level presents a wide chamfered bay window with a fixed wood sash window with wood surrounds flanked by double-hung wood sash windows with wood surrounds. A sunken half-circle relief above the center window contains a vase and garland molded decorative relief in its center. The bay window has a wide molding at its bottom. Short pent visor roofs clad in red clay tiles flank the bay window, which is capped by a narrow scalloped molding and flat parapet coping. The minimally altered building appears to be in good condition. The building is part of a row of four related dwellings including 1223, 1227, 1231, and 1235 39th Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8822.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1924, Assessor's Office

*P7. Owner and Address:
Bolshev, Yevgeniy & Natalia
1231 39th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
11.07.08 / Rev. 4.24.12

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1235 39th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1235 39th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1711006

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

1235 39th Avenue is a two-story, wood-frame, Mediterranean-style dwelling finished in stucco and capped with a flat roof. The building is 1,575 sq ft and located on a 3,010 sq ft lot between Lincoln Way and Irving Street. The primary façade is set back from the front lot line and faces east on 39th Avenue. The primary entrance is accessed by a straight terrazzo stair located within a recessed alcove on the right side of the facade. The entrance is located within an arched, recessed porch on the second floor. The porch contains a wood and glass door. The first level presents a wood and glass panel garage door recessed to the left of the entry staircase. A wood door is set on the left side of the garage recessed. The second level features a wide barrel bay with five fixed or casement vinyl sash windows with wood surrounds. The bay has a wide molding at its bottom and a molded stucco zig-zag cornice at the top. The bay window terminates with a shed roof clad in red clay tiles. The building terminates a shaped parapet with a molded cornice. The minimally altered building appears to be in good condition. The building is part of a row of four related dwellings including 1223, 1227, 1231, and 1235 39th Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8821.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1924, Assessor's Office

*P7. Owner and Address:
Quinn, James
6255 Pentz Rd.
Paradise, Ca 95969

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
11.07.08 / Rev. 4.24.12

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

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) 1242 38th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1242 38th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1713037

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

1242 38th Avenue is a two-story, wood-frame, vernacular dwelling finished in stucco and capped with a flat roof. The 1,275 sq ft building occupies a 3,000 sq ft lot on the east side of 38th Avenue between Lincoln Way and Irving Street. The building is set back from the public sidewalk. The ground level features a recessed primary entrance at left and a recessed multi-panel wood and glass garage door at right. The primary entrance is located within an arched, recessed porch secured behind a metal security gate. The second-story features a chamfered bay window at center with a gable roof flanked by fixed vinyl-sash windows. The chamfered bay window presents a tripartite vinyl-sash window in the center and fixed vinyl-sash windows on the side facets. The facade terminates with a raked cornice and a shed roofed parapet concealing the flat roof behind. This moderately altered building appears to be in good condition. The building is part of a row of six related dwellings consisting of 1222, 1226, 1230, 1234, 1238, and 1242 38th Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8818.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1923, Assessor's Office

*P7. Owner and Address:
Paulette Rougeaux Revoc
Paulette Rougeaux Trustee
1242 38th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
12.11.08 / 4.24.12

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1238 38th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1238 38th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1713038

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

1238 38th Avenue is a two-story, wood-frame, vernacular dwelling finished in stucco and capped with a flat roof. The 1,847 sq ft building occupies a 3,000 sq ft lot on the east side of 38th Avenue between Lincoln Way and Irving Street. The building is set back from the public sidewalk. The ground level features a recessed multi-panel wood and glass garage door at left and a recessed primary entrance at right. The primary entrance is located within an arched porch and features a paneled wood door with sidelights. The second-story features a chamfered bay window with a hip roof. The chamfered bay presents two fixed vinyl-sash windows in the center and one-over-one vinyl-sash windows on the side facets. The building terminates with a projecting cornice and a shed roofed parapet concealing the flat roof behind. This moderately altered building appears to be in good condition. The building is part of a row of six related dwellings consisting of 1222, 1226, 1230, 1234, 1238, and 1242 38th Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8817.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1923, Assessor's Office

*P7. Owner and Address:
Cheng, Jerry Y. & Florence C.
1881 37th Ave
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
12.11.08 / 4.24.12

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1234 38th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1234 38th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1713039

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

1234 38th Avenue is a two-story, wood-frame, Mediterranean-style dwelling finished in stucco and capped with a flat roof. The 1,287 sq ft building occupies a 3,000 sq ft lot on the east side of 38th Avenue between Lincoln Way and Irving Street. The building is set back from the public sidewalk. The ground level features a recessed primary entrance at left and a recessed multi-panel wood and glass garage door at right. The primary entrance is located within an arched porch secured behind a metal security gate. A "barrel-front" bay window is located at the second-story and features a band of vinyl-sash casement windows with wood surrounds. This building terminates with a molded cornice and shallow red clay-tile clad parapet coping. This moderately altered building appears to be in good condition. The building is part of a row of six related dwellings consisting of 1222, 1226, 1230, 1234, 1238, and 1242 38th Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8816.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1923, Assessor's Office

*P7. Owner and Address:
Luke Sing Chung & Peter
1234 38th Ave
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
12.11.08 / 4.24.12

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1230 38th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1230 38th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one ofr large and/or linear resources) Zone ____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1713040

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

1230 38th Avenue is a two-story, wood-frame, vernacular dwelling finished in stucco and capped with a flat roof. The 1,287 sq ft building occupies a 3,000 sq ft lot on the east side of 38th Avenue between Lincoln Way and Irving Street. The building is set back from the public sidewalk. The ground level features a recessed multi-panel wood and glass garage door at left and a recessed primary entrance at right. The primary entrance is located within an arched recessed porch secured behind a metal security gate. The second-story features a chamfered bay window at center that is flanked by one-over-one aluminum-sash windows. The bay window itself presents a tripartite vinyl-sash slider window in the center and one-over-one vinyl-sash windows on the side facets. The facade terminates with a projecting cornice and a shed roof concealing the flat roof. This heavily altered building appears to be in good condition. The building is part of a row of six related dwellings consisting of 1222, 1226, 1230, 1234, 1238, and 1242 38th Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8814.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1923, Assessor's Office

*P7. Owner and Address:
Lee Elaine Trust
% Elaine Lee
1230 38th Ave
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
12.11.08 / Rev. 4.24.12

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1226 38th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1226 38th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1713041

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

1226 38th Avenue is a two-story, wood-frame, Mediterranean-style dwelling finished in stucco and capped with a flat roof. The 1,287 sq ft building occupies a 3,000 sq ft lot on the east side of 38th Avenue between Lincoln Way and Irving Street. The first story features a recessed primary entrance at left and a recessed multi-panel glass and wood garage door at right. The recessed primary entrance is screened behind a metal security door. The second level presents a wide barrel-shaped bay window with five vinyl sash windows with wood surrounds. The bay window is flanked by floral swag reliefs framed within raised plaster panels. The panels are capped by small red clay-tile-clad pent roofs. The building terminates with a smooth frieze ornamented with square tiles and a plain metal coping. The minimally altered building appears to be in good condition. The building is part of a row of six related dwellings consisting of 1222, 1226, 1230, 1234, 1238, and 1242 38th Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8813.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1923, Assessor's Office

*P7. Owner and Address:
Lam Phan So
1226 38th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
12.11.08 / Rev. 4.24.12

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1222 38th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1222 38th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1713042

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

1222 38th Avenue is a three-story, wood-frame, vernacular dwelling finished in stucco and capped with a flat roof. The 1,912 sq ft occupies a 3,000 sq ft lot on the east side of 38th Avenue between Lincoln Way and Irving Street. The first story features a multi-panel glass and wood garage door at left and a recessed primary entrance at right. The primary entrance is fronted by a metal security door. The entry porch is rectangular with no ornamentation. At the second story, fenestration includes an chamfered bay window with tripartite vinyl sash windows in the center and one-over-one vinyl sash windows on the side. The bay window is capped with a red-tile pent roof. The third story addition features a vinyl slider window at left and a tri-part vinyl sash window at right. The building terminates with a simple roofline. The heavily altered building appears to be in good condition. The building is part of a row of six related dwellings consisting of 1222, 1226, 1230, 1234, 1238, and 1242 38th Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8812.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1923, Assessor's Office

*P7. Owner and Address:
Wong Kwok Sun & Yuen Wah
1222 38th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.28.09 / Rev. 4.24.12

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1350 41st Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1350 41st Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1795023A

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

1350 41st Avenue is a two-story, wood-frame, vernacular dwelling clad in rustic siding and capped with a front-facing gable roof. The 982 sq ft building occupies a 3,000 sq ft lot on the east side of 41st Avenue between Irving and Judah streets. At the left side of the first story are concrete dogleg stairs leading to the primary entrance and then to the second floor. A multi-panel garage door sits to the right of the stairs. A pedestrian entry is located between the stairs and the garage. Above the garage is a band of four fixed windows sheltered beneath a pent roof. The sealed wall at the top of the stairs features a security gated window. Other fenestration at the second story includes two metal-sash casement windows. The facade terminates with a gable clad in vertical wood siding and a simple raking cornice. The heavily altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 00_8881.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1904, Assessor's Office

*P7. Owner and Address:
Illescas, Gilbert Ernesto
430 Merrill Circle
Ashland, Or 97520

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
12.11.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1342 41st Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1342 41st Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1795025

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

1342 41st Avenue is a three-story, wood-frame, Craftsman-style, multiple-family dwelling finished in stucco and capped with a flat roof. The building occupies a 3,000 sf lot on the east side of 41st Avenue between Irving and Judah streets. The building is 2,080 sq ft and the primary façade faces west on 41st Avenue. The first story features a garage at left, a single pane fixed window at right, and a stair parallel to the façade that leads up to the second story. The primary entrance is located at the left of the second story, enclosed within a projecting entry porch. The porch features large fixed single pane windows and multi-panel wood and glass doors. The porch is topped by a crenellated parapet. Other fenestration at the second story includes a triple set of vinyl-sash casement windows. All second story fenestration is surrounded by scalloped recessions in the façade stucco. Fenestration at the third story includes a tripartite vinyl-sash sliding window at right and a pair of vinyl-sash sliding window at left, both of which have slim wood moldings. The third story is topped with a lobed parapet with contrasting coping. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8885.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1916, Assessor's Office

*P7. Owner and Address:
Steinhart, Alex
1342 41st Ave
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
10.24.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 3947 Irving St

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 3947 Irving St City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1795030

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

3947 Irving Street is a two-story, wood-frame, Craftsman-style dwelling finished in stucco and capped with a flat roof. The 1,115 sq ft building occupies a 2,499 sq ft lot on the south side of Irving Street between 40th and 41st Avenues. The building sits atop a raised basement, which features a terrazzo stair leading to the primary entrance at left and a multi-panel wood garage door at right. The primary entrance is located at the second story within a porch capped with a shed roof. A fixed wood-sash window sits at the top of the landing. Other fenestration includes a tripartite multi-light vinyl sash casement window at right. The building terminates with a box cornice visually supported by modillions. The minimally altered building appears to be in fair condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward south, 100_8879.
JPG

*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1922, Assessor's Office

*P7. Owner and Address:
Tran, Bai N. & Mui M.
3947 Irving St.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.16.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey



*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 3638 Judah St

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 3638 Judah St City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1796018

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

3638 Judah Street is a two-story, wood-frame, Craftsman-style dwelling finished in stucco and capped with a compound gable, hipped, and flat roof. The 1,526 sq ft dwelling occupies a 2,498 sq ft lot on the north side of Judah Street between 41st and 42nd avenues. The existing facade appears to be part of a later addition, with the older hipped-roof section to the rear. The first floor level of the primary facade features a large overhead garage door at left and a recessed entry porch, concealed behind a steel security gate, at right. A flattened stucco molding tops the first story. The second story features two tripartite vinyl sash windows. An intersecting front gable tops the window at the right, which features a simple bargeboard and exposed rafter tails. The facade terminates with a flattened cornice and minimal eave overhang. The heavily altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward north, 100_8902.
JPG

*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1907, Assessor's Office

*P7. Owner and Address:
Anthony K. Tam Trust
Tam Anthony K. Trustee
1246 46th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.22.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey



*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1330 42nd Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1330 42nd Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1796030

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

1330 42nd Avenue is a three-story, wood-frame vernacular dwelling finished in stucco and capped with a front gable roof. The building occupies a 3,000 lot on the east side of 42nd Avenue between Irving and Judah streets. The building is 2,815 sq ft and the primary façade faces west on 42nd Avenue. The building sits atop a fully exposed basement which features a wood overhead garage door at the right and a solid wood pedestrian door at the left. A straight stair, oriented parallel to the facade, provides access to the enclosed entry porch. The porch has been enclosed within fixed multi-light windows with wide wood surrounds. Other fenestration at the second story includes a large fixed aluminum sash window flanked by smaller double hung aluminum sash windows, all with slim wood surrounds. The third story features a tripartite arrangement of double-hung aluminum sash windows flanked by smaller double-hung aluminum sash windows, all with slim wood surrounds. There is a balustraded balcony over the second-story entry porch. The third story overhangs the first story by approximately six inches. The building terminates with a slightly flared raking cornice. The heavily altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8895.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1907, Assessor's Office

*P7. Owner and Address:
Wong, Wayne W W & Jean M C
1330 42nd Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
10.24.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1318 42nd Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1318 42nd Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1796033

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

1318 42nd Avenue is a two-story, wood-frame, Mediterranean-style dwelling finished in stucco and capped with a front-facing gable roof. The building is 1,466 sq ft and located on a 3,000 sq ft lot between Irving and Judah streets. The primary façade is slightly set back from the front of the lot line and faces west on 42nd Avenue. The first level presents a narrow tunnel entrance on the left side and a wood panel garage door on the right. A central concrete staircase with wood handrails is situated at the center. The staircase turns 90 degrees and terminates at an enclosed entry porch on the left side of the second level. The porch features a sliding vinyl sash window with thin wood surrounds and a shed roof clad in red clay tiles and supported by triangular knee braces. A small sliding vinyl sash window with wood surrounds is set to the right of the porch on the second level. A chamfered bay window containing three double-hung vinyl sash windows with wood surrounds on each facet is present on the right side of the second level. The bay window is capped by a hipped roof clad in red clay tiles. The building terminates with a simple raking cornice with shallow overhanging eaves. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8893.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1924, Assessor's Office

*P7. Owner and Address:
Gee, Theresa
1318 42nd Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
11.07.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 4041 Irving St

P1. Other Identifier None

*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: SF North Date: 1994

*c. Address: 4041 Irving St City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1796035

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

4041 Irving Street contains two dwellings, a two-story, wood-frame, gable-roofed dwelling dating from 1907 at the rear of the lot and a two-story, wood-frame, vernacular dwelling dating from the 1970s on the front of the lot. The rear building, which is partially visible from the street, is clad in horizontal wood siding and capped with a front-facing gable roof. The 973 sq ft building occupies a 3,125 sq ft lot on the south side of Irving Street between 41st and 42nd avenues. A pent visor caps the first story level of the façade, which terminates in a wide overhanging eave. All other architectural details are obscured by the front building.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward south, 100_8888.
JPG

*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1907, Assessor's Office

*P7. Owner and Address:
Zwald, A. N. Revocable Trust T
% A N Zwald
2022 42nd Ave.
San Francisco, Ca 94116

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.16.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey



*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 4009 Irving St

P1. Other Identifier None

*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: SF North

Date: 1994

*c. Address: 4009 Irving St

City: San Francisco

Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1796039

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

4009 Irving Street is a two-story, wood-frame, vernacular dwelling clad in flush wood siding with corner moldings, and capped by a flat roof. The 1,708 sq ft building occupies a 2,500 sq ft lot on the south side of Irving Street between 41st and 42nd avenues. The first floor level of the primary façade features a tripartite aluminum window on the left side and a recessed entry porch on the right. The primary entrance, which is reached by a short wood stair, is concealed behind a wrought iron security gate. The porch is sheltered beneath a hood supported by triangular knee braces. A molded belt course defines the top of the first floor level. The second story presents a chamfered bay window on the left side containing three aluminum sash sliding windows with wood surrounds. A single matching window is located at the right side of the second floor level, above the entry. The facade terminates with a simple frieze and a molded cornice. The minimally altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #

View toward south, 100_8878.
JPG

*P6. Date Constructed/Age and Sources

Historic Prehistoric Both

1910, Assessor's Office

*P7. Owner and Address:

Gee, Sze Wing
4009 Irving St.
San Francisco Ca 94122

*P8. Recorded by

Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:

01.16.09

*P10. Survey Type: (Describe)

Reconnaissance-level survey:
Oceanside Survey



*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments

- Archaeological Record NONE District Record BSOR Photograph Record Location Map Linear Feature Record Continuation Sheet Other...

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) 1336 42nd Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1336 42nd Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1796045

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

1338 42nd Avenue comprises a pair of one-story, wood-frame, vernacular dwellings clad in wood shingles (north dwelling) and California Novelty siding (south dwelling) and capped with hipped roofs. The buildings occupy a 6,000 sf lot on the east side of 42nd Avenue between Irving and Judah streets. The buildings together comprise 3,034 sq ft and the primary façades face west on 42nd Avenue. The yards have been paved for parking. The buildings sit atop partially raised basements which feature pedestrian doors with wood surrounds located below grade. Short wood stairs access adjoining recessed entry porches on both buildings. The entry porches are both enclosed within multi-light fixed wood sash windows. The opposite bays of both dwellings feature pairs of double-hung wood sash windows. Both buildings terminates with a moderate eave overhang and hipped roofs. The minimally altered buildings appear to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8900.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1907, Assessor's Office

*P7. Owner and Address:
Surviving Spouses Trust-ran
3037 Market St.
San Francisco, Ca 94114

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
10.24.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 4109 Irving St

P1. Other Identifier None

*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: SF North

Date: 1994

*c. Address: 4109 Irving St

City: San Francisco

Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1797001A

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

4109 Irving Street is a newly constructed, three-story, wood-frame, vernacular, multiple-family dwelling finished in stucco and capped with a flat roof. The first floor level of the primary facade features an overhead vinyl garage door on the left and a recessed entry porch concealed behind a wrought iron security gate on the right. The second and third floors are identical, consisting of a single vinyl sliding window on the left and a chamfered bay window on the right containing three vinyl sliding windows. The facade terminates with a pent roof. The building appears to be in good condition. This building appears to have replaced an older building dating to 1924.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #

View toward south, 100_9058.
JPG

*P6. Date Constructed/Age and Sources

Historic Prehistoric Both

1924, Assessor's Office

*P7. Owner and Address:

Tam, Arthur
750 15th Avenue
San Francisco, Ca 94118

*P8. Recorded by

Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:

01.16.09

*P10. Survey Type: (Describe)

Reconnaissance-level survey:
Oceanside Survey



*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments

- | | | | |
|--|--|--|---|
| <input type="checkbox"/> Archaeological Record | <input type="checkbox"/> BSOR | <input type="checkbox"/> Photograph Record | <input type="checkbox"/> Continuation Sheet |
| <input type="checkbox"/> Artifact Record | <input checked="" type="checkbox"/> NONE | <input type="checkbox"/> Location Map | <input type="checkbox"/> Other... |
| | <input type="checkbox"/> District Record | <input type="checkbox"/> Linear Feature 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) 1380 43rd Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1380 43rd Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1797022

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

1380 43rd Avenue is a two-story, wood-frame, Queen Anne-style dwelling clad in wood shingles and capped with a front-facing gable roof. The building occupies a 3,000 sf lot on the east side of 43rd Avenue between Irving and Judah streets. The building is 875 sq ft and the primary façade faces west. The building sits atop a full raised garage/basement which features a wood overhead garage door at left and a fixed single pane window with wood surrounds at right. A quarter-turn wood stair leads up from street level to a small recessed entry porch. Sheltered beneath the overhanging soffit of the second floor, the entry porch contains a wood panel door with wood surrounds. The entrance is flanked by two canted bay windows, each containing three double-hung windows with wood surrounds. Fenestration at the gable front includes a small sliding window with slim wood surrounds. The building terminates with overhanging eaves and a raking cornice. The minimally altered building appears to be in fair condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8942.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1907, Assessor's Office

*P7. Owner and Address:
Eaton, Philip A.
1380 43rd Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
10.27.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1330 43rd Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1330 43rd Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1797028

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

1328 43rd Avenue is a two-story, wood-frame, Craftsman-style dwelling finished in stucco and capped with a flat roof. The 2,327 sq ft building occupies a 3,000 sq ft lot on the east side of 43rd Avenue between Irving and Judah Streets. The first floor level features a recessed primary entrance at left and a glass and wood multi-panel garage door and wood panel door at right. The primary entrance is recessed within a porch and enclosed behind a metal security gate. The second story projects over the ground level and is articulated by two multi-pane, six-part, vinyl-sash windows. The building terminates with a scored gable element and a stepped parapet with raised corners. This minimally altered building appears to be in good condition. The building appears to be a twin to 1218 and 1326 43rd Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8959.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1922, Assessor's Office

*P7. Owner and Address:
Liu Desong
1330 43rd Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
12.11.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1326 43rd Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1326 43rd Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1797028A

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

1326 43rd Avenue is a two-story, wood-frame dwelling clad in vinyl siding and capped with a flat roof. The 2,383 sq ft building occupies a 3,000 sq ft lot on the east side of 43rd Avenue between Irving and Judah Streets. The first floor level features a recessed primary entrance at left and a glass and wood multi-panel garage door at right. The primary entrance is recessed within a porch secured behind a metal security gate. The second story projects over the ground level and is articulated by two multi-pane, six-part, vinyl-sash windows. The building terminates with a gabled element and a stepped parapet with raised corners. This heavily altered building appears to be in good condition. The building appears to be a twin to 1218 43rd Avenue and 1330 43rd Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8960.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1922, Assessor's Office

*P7. Owner and Address:
Choi, Young & Monica S.
1326 43rd Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
12.12.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1318 43rd Ave

P1. Other Identifier None

*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: SF North

Date: 1994

*c. Address: 1318 43rd Ave

City: San Francisco

Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1797030

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

1318 43rd Avenue is a two-story, wood-frame, Mediterranean-style dwelling finished in stucco and capped with a flat roof. The building is 1,875 sq ft and located on a 3,000 sq ft lot between Irving and Judah streets. The primary façade is set back from the front of the lot and faces west on 43rd Avenue. The first level presents a brick staircase on the left that leads straight to a recessed arched entry porch on the second level that contains the primary entrance. A solid wood garage door is located right of the staircase in a first-floor level arched alcove. A chamfered bay window with a molding at bottom is present above the garage. On the bay window is centered a tripartite sliding aluminum sash window with wood surrounds. The center window is flanked on the side facets by double-hung aluminum sash windows with wood surrounds. A fanned hipped roof with shallow eave overhang and simple cornice caps the bay. The building terminates with a stepped parapet and a molded cornice. The minimally altered building appears to be in good condition. The building appears to be related to the row of eight related dwellings on the opposite side of the block.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #

View toward west, 100_8961.JPG



*P6. Date Constructed/Age and Sources

Historic Prehistoric Both

1924, Assessor's Office

*P7. Owner and Address:

Kharsa Maher
1318 43rd Ave.
San Francisco, Ca 94122

*P8. Recorded by

Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:

11.07.08

*P10. Survey Type: (Describe)

Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments

Archaeological Record

Artifact Record

BSOR

NONE

District Record

Photograph Record

Location Map

Linear Feature Record

Continuation Sheet

Other...

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 1319 43rd Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1319 43rd Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1798005

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

1319 43rd Avenue is a two-story, wood-frame, Mediterranean-style dwelling finished in stucco and capped with a flat roof. The building is 1,030 sq ft and located on a 3,000 sq ft lot between Irving and Judah streets. The primary façade is set back from the front of the lot line and faces east on 43rd Avenue. The primary entrance is behind a security gate and accessed by a straight brick stair to a second-floor entry alcove recessed on the right side of the building. The first level presents a wood and glass panel overhead garage door recessed to the left. A wood pedestrian door is inset on the inside left of the garage alcove. The second level presents a wide chamfered bay window with five aluminum sliding sash windows with wood surrounds. The bay has a relief molding at its bottom and is capped by a hipped shed roof with red clay tiles and a shallow eave overhang. The building terminates with a stepped parapet and molded cornice. The moderately altered building appears to be in good condition. The building is part of a row of eight related dwellings including 1319, 1323, 1327, 1331, 1335, 1339, 1345, and 1347 43rd Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8958.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1924, Assessor's Office

*P7. Owner and Address:
Wong, Lai Kuen
2529 24th Ave.
San Francisco, Ca 94116

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
11.21.08 / Rev. 4.24.12

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1323 43rd Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1323 43rd Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1798006

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

1323 43rd Avenue is a two-story, wood-frame, Mediterranean-style dwelling finished in stucco and capped with a flat roof. The building is 1,030 sq ft and located on a 3,000 sq ft lot on the west side of 43rd Avenue between Irving and Judah streets. The primary facade is set back from the front of the lot line and faces east on 43rd Avenue. The primary entrance is a wood panel door, accessed by a straight brick stair to a second-floor entry alcove recessed on the right side of the building. The first level presents a wood and glass panel, overhead garage door recessed to the left. A wood pedestrian door is inset on the inside left of the garage alcove. The second level presents a wide chamfered bay window articulated by large aluminum sliding windows. The bay window has a relief molding at its bottom and is capped by a shallow shed roof with red clay tiles and a shallow eave overhang. The building terminates with a simple molded cornice. The moderately altered building appears to be in good condition. The building is part of a row of eight related dwellings including 1319, 1323, 1327, 1331, 1335, 1339, 1345, and 1347 43rd Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8957.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1924, Assessor's Office

*P7. Owner and Address:
Kum L. & Chui Y. Wong Revoc T
2230 18th Ave.
San Francisco, Ca 94116

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
11.21.08 / Rev. 4.24.12

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1327 43rd Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1327 43rd Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1798007

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

1327 43rd Avenue is a two-story, wood-frame, Mediterranean-style dwelling finished in stucco and capped with a flat roof. The building is 1,568 sq ft and located on a 3,000 sq ft lot on the west side of 43rd Avenue between Irving and Judah streets. The primary facade is set back from the front of the lot line and faces east on 43rd Avenue. The primary entrance is a wood panel door with a string of four arched lights, accessed by a straight brick stair to a second-floor entry alcove recessed on the right side of the building. The first level presents a solid wood, overhead garage door, ornamented with a raised wood panel, recessed to the left. A wood door is set on the inside left of the garage alcove. The second level presents a wide chamfered bay window with a large central vinyl, double-hung window flanked by pairs of smaller vinyl double-hung windows. The bay is capped by a shallow shed roof clad in red clay tiles and a shallow eave overhang. The building terminates with a simple molded cornice. The minimally altered building appears to be in good condition. The building is part of a row of eight related dwellings including 1319, 1323, 1327, 1331, 1335, 1339, 1345, and 1347 43rd Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8956.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1924, Assessor's Office

*P7. Owner and Address:
Kwan Ying C. & Marilyn Revoc
% Marily & Ying C. Kwan
17 Amethyst Way
San Francisco, Ca 94131

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
11.21.08 / Rev. 4.24.12

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1331 43rd Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1331 43rd Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1798008

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

1331 43rd Avenue is a two-story, wood-frame, Mediterranean-style dwelling finished in stucco and capped with a flat roof. The building is 1,030 sq ft and located on a 3,000 sq ft lot on the west side of 43rd Avenue between Irving and Judah streets. The primary facade is set back from the front of the lot line and faces east on 43rd Avenue. The primary entrance is a wood and glass panel door accessed by a straight brick stair to a second-floor entry alcove recessed on the right side of the building. The first level presents a pair of hinged wood doors with porthole windows recessed to the left. A wood pedestrian door is set on the inside left of the garage alcove. The second level presents a wide chamfered bay window articulated by a larger central sliding aluminum window flanked by two pairs of smaller sliding aluminum sash windows. The bay window is capped by a shallow shed roof clad in red clay tiles and a shallow eave overhang. The building terminates with a simple molded cornice. The minimally altered building appears to be in good condition. The building is part of a row of eight related dwellings including 1319, 1323, 1327, 1331, 1335, 1339, 1345, and 1347 43rd Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8955.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1924, Assessor's Office

*P7. Owner and Address:
Kwan Ying C. & Marilyn Revoc
% Marily & Ying C. Kwan
17 Amethyst Way
San Francisco, Ca 94131

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
11.21.08 / Rev. 4.24.12

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1335 43rd Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1335 43rd Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1798009

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

1335 43rd Avenue is a two-story, wood-frame, Mediterranean-style dwelling finished in stucco and capped with a flat roof. The building is 1,030 sq ft and located on a 3,000 sq ft lot on the west side of 43rd Avenue, between Irving and Judah streets. The primary façade is set back from the front of the lot line and faces east on 43rd Avenue. The primary entrance is a wood and glass door accessed by a straight brick stair to a second-floor shaped entry alcove recessed on the right side of the building. The first level presents a wood and glass panel garage door recessed to the left. A wood and glass panel pedestrian door is inset on the inside left of the garage alcove. The second level presents a wide chamfered bay window with three vinyl sash windows with wood surrounds on the front facet, and on each side facet a sliding vinyl sash window with wood surrounds. A shallow shed roof clad in red clay tiles and a shallow eave overhang caps the bay. The building terminates with a simple molded cornice. The minimally altered building appears to be in good condition. The building is part of a row of eight related dwellings including 1319, 1323, 1327, 1331, 1335, 1339, 1345, and 1347 43rd Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8954.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1924, Assessor's Office

*P7. Owner and Address:
Chu Bick Y Y & Alain W S &
1335 43rd Ave
San Francisco Ca
94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
11.21.08 / 4.24.12

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1339 43rd Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1339 43rd Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1798010

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

1339 43rd Avenue is a two-story, wood-frame, Mediterranean-style dwelling finished in stucco and capped with a flat roof. The building is 1,030 sq ft and located on a 3,000 sq ft lot on the west side of 43rd Avenue, between Irving and Judah streets. The primary façade is set back from the front of the lot line and faces east on 43rd Avenue. The primary entrance is a wood door with diamond window, accessed by a straight brick stair to a second-floor entry alcove recessed on the right side of the building. The first level presents a wood and glass panel garage door recessed to the left. A wood pedestrian door is inset on the inside left of the garage alcove. The second level presents a wide chamfered bay window with two double-hung aluminum sash windows with wood surrounds on the front facet, and on each side facet, a double-hung aluminum sash window with wood surrounds. A shed roof clad in red clay tiles and a shallow eave overhang caps the bay. The building terminates with a stepped parapet and a simple molded cornice. The minimally altered building appears to be in good condition. The building is part of a row of eight related dwellings including 1319, 1323, 1327, 1331, 1335, 1339, 1345, and 1347 43rd Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8952.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1924, Assessor's Office

*P7. Owner and Address:
Cooper Patrick J. Revocable
% Patrick J. Cooper
1339 43rd Ave
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
11.21.08 / Rev. 4.24.12

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1345 43rd Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1345 43rd Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1798011

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

1345 43rd Avenue is a three-story, wood-frame, two-family dwelling clad in T-111 wood siding and capped with a flat roof. The building is 3,274 sq ft and located on a 3,000 sq ft lot on the west side of 43rd Avenue between Irving and Judah streets. The primary facade is set back from the front of the lot line and faces east on 43rd Avenue. The primary entrance is set behind a security gate and accessed by a straight brick staircase to a second-floor entry alcove recessed on the right side of the building. The first level presents a wood and glass panel garage door recessed to the left of the entry staircase. A wood pedestrian door is set on the left inside of the garage alcove. Street trees obscure the rest of the building, but it has a two-level, chamfered bay window like its neighbors. The heavily altered facade is articulated by non-historic aluminum windows. A third floor addition matches the second floor. The building terminates in a simple parapet coping. The heavily altered building appears to be in good condition. The building is part of a row of eight related dwellings including 1319, 1323, 1327, 1331, 1335, 1339, 1345, and 1347 43rd Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8951.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1924, Assessor's Office

*P7. Owner and Address:
Teitler Harold H. Trust Of 9
% Harold H. Teitler
1343 43rd Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
11.21.08 / Rev. 4.24.12

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1347 43rd Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1347 43rd Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1798012

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

1347 43rd Avenue is a two-story, wood-frame, Mediterranean-style dwelling finished in stucco and capped with a flat roof. The building is 1,030 sq ft and located on a 3,000 sq ft lot on the west side of 43rd Avenue between Irving and Judah streets. The primary façade is set back from the front of the lot line and faces east on 43rd Avenue. The primary entrance is accessed by a straight brick stair to a second-floor entry alcove recessed on the right side of the building. The first level presents a wood panel overhead garage door recessed to the left. A wood door is set on the left inside of the garage alcove. The second level presents a wide chamfered bay window articulated by five double-hung aluminum sash windows with wood surrounds. A shed roof with a shallow eave overhang caps the bay. The building terminates with a stepped parapet and a simple molded cornice. The minimally altered building appears to be in good condition. The building is part of a row of eight related dwellings including 1319, 1323, 1327, 1331, 1335, 1339, 1345, and 1347 43rd Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8950.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1924, Assessor's Office

*P7. Owner and Address:
Wong Peter Y. K
1347 43rd Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
11.21.08 / Rev. 4.24.12

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1351 43rd Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1351 43rd Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1798013

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

1351 43rd Avenue is a three-story, wood-frame, vernacular dwelling clad in brick and stucco and capped with a mansard roof clad in shingles. The 1,840 sq ft building occupies a 3,000 sq ft lot on the west side of 43rd Avenue between Judah and Irving Streets. The building is two bays wide and sits atop a raised basement. The first floor features a quarter-turn brick and terrazzo stair leading to the primary entrance located within a recessed bay at left and a multi-panel wood and glass garage door at right. The primary entrance is located on the second story and is enclosed within a porch secured behind a metal security gate. Multi-pane vinyl-sash slider windows are located on the second and third story at right. A six-over-six vinyl-sash window rests above the primary entrance. The third story is encompassed within the mansard roof element, which projects slightly beyond the second floor level. The building terminates with a plain parapet coping. This heavily altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8949.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1919, Assessor's Office

*P7. Owner and Address:
Chen, Feng
1351 43rd Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
12.12.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1357 43rd Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1357 43rd Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one ofr large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1798014

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

1357 43rd Avenue is a one-story, wood-frame, Colonial Revival dwelling clad in horizontal flush wood siding and capped with a hipped roof. The building occupies a 3,000 sf lot on the west side of 43rd Avenue between Irving and Judah streets. The building is 1,175 sq ft and the primary façade faces east. The building sits atop a partially exposed basement on an ungraded lot. A straight concrete stair at the right side leads to the entry porch. The entry porch, enclosed by balusters and supported by an attenuated Tuscan column, contains a glazed wood panel door. The porch also features a multi-light window. Other fenestration at the first story includes a canted bay window with double-hung wood sash windows with wood surrounds and non-historic shutters. The building terminates with a flattened box cornice featuring dropped pendant details. A hipped dormer contains three fixed windows with wide wood surrounds. The minimally altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8947.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1908, Assessor's Office

*P7. Owner and Address:
Sleckman, Thomas & Jocelyn H.
1357 43rd Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
10.27.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1359 43rd Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1359 43rd Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1798015

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

1359 43rd Avenue is a two-story, wood-frame, Mediterranean-style dwelling finished in stucco and capped with a flat roof. The building is 1,375 sq ft and located on a 3,000 sq ft lot on the west side of 43rd Avenue between Irving and Judah streets. The primary façade is set back from the front of the lot line and faces east on 43rd Avenue. The primary entrance is behind a security gate accessed by a straight brick stair to a second-floor entry alcove recessed on the right side of the building. The first level presents a wood panel garage door recessed to the left of the entry staircase. A wood pedestrian door is inset on the inside left of the garage alcove. The second level presents a wide chamfered bay window, which has on its front facet a fixed wood sash window with wood surrounds, and on each side facet of the bay window a sliding aluminum sash window with wood surrounds. A shallow shed roof with Modern Spanish tiles and a shallow eave overhang caps the bay. The building terminates with a stepped parapet and a simple molded cornice. The minimally altered building appears to be in good condition. 1359 and 1363 43rd Avenue appear to be twins that are related to a larger cluster located to the north.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8945.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1924, Assessor's Office

*P7. Owner and Address:
Lai Albert K.
1359 43rd Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
11.26.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1363 43rd Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1363 43rd Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1798016

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

1363 43rd Avenue is a two-story, wood-frame, Mediterranean-style dwelling finished in stucco and capped with a flat roof. The building is 2,097 sq ft and located on a 3,000 sq ft lot on the west side of 43rd Avenue between Irving and Judah streets. The primary facade is set back from the front of the lot line and faces east on 43rd Avenue. The primary entrance is behind a security gate accessed by a straight brick stair to a second-floor entry alcove recessed on the right side of the building. The first level presents a wood panel garage door recessed to the left of the entry stair. A wood pedestrian door is inset on the inside left of the garage alcove. In between the alcove and the staircase is a double-hung wood sash window with wood surrounds. The second level presents a wide chamfered bay window, which has on its front facet a sliding aluminum sash window with wood surrounds flanked by sliding aluminum sash windows with wood surrounds. On each side facet of the bay is a sliding aluminum sash window with wood surrounds. The building terminates with a shaped parapet and a simple molded cornice. The building moderately altered building appears to be in good condition. 1359 and 1363 43rd Avenue appear to be twins and match a larger cluster located to the north.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8943.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1924, Assessor's Office

*P7. Owner and Address:
Kuang Hong Liang Yu-kuang M
1363 43rd Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
11.26.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1379 -1381 43rd Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1379 -1381 43rd Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1798057

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

1379-1381 43rd Avenue is a three-story, wood-frame vernacular dwelling clad in rustic wood siding and capped by a front-facing gable roof. The building is 4,087 sq ft on a 4,547 sq ft lot between Irving and Judah streets. The primary façade is slightly set back from the front of the lot line and faces east on 43rd Avenue. The basement is exposed with a garage door on the left. A concrete stair on the right leads up to a second-story entry porch. A fixed wood sash window with wood surrounds is set on the right of the porch. A canted bay window is present on the left side of the first story with wood sash double-hung windows on each facet. The bay is capped by a hipped visor roof. Three double-hung wood sash windows with wood surrounds are on the second story. The building terminates with a wide eave overhang. A second building, clad in wood shingles and presenting a stepped parapet with a molded cornice, is visible at the rear of the lot. The rear building appears to have a pair of double-hung wood sash windows on the second story. The minimally altered building appears to be in poor condition, although it is apparently being rehabilitated.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8939.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1912, Assessor's Office

*P7. Owner and Address:
Jacuzzi, Douglas & Hodges G
1381 C 43rd Ave
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
10.27.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1327 44th Ave

P1. Other Identifier None

*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: SF North Date: 1994

*c. Address: 1327 44th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1799004

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

1327 44th Avenue is a two-story, wood-frame, Mediterranean-style dwelling finished in stucco and capped with a flat roof. The building is 1,064 sq ft, located on a 3,003 sq ft lot between Irving and Judah streets. The primary façade is set back from the front of the lot and faces east on 44th Avenue. The first-floor level presents a concrete staircase on the left that leads directly to a recessed entry porch on the second-floor level. Within the porch are a double-hung wood sash window and the primary entrance. A shield-and-floral cartouche is affixed above the porch. To the right of the staircase on the first level is a wood overhead garage door, and to the right of that, a wood entry door with a four-light window. A canted bay with a simple molded bottom cornice is present above the garage. Four double-hung wood sash windows with wood surrounds are present on the bay window. The building terminates with a projected cornice elaborated by an egg-and-dart and an arcuated molding beneath. The minimally altered building appears to be in good condition. This building is part of a row of four related dwellings including 1327, 1331, 1335, and 1337 44th Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8437.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1924, Assessor's Office

*P7. Owner and Address:
Alexander Staritzin Lvg Tr
% Sigalova Valeriya, Trustee
1327 44th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
10.30.08 / Rev. 4.24.12

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1331 44th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1331 44th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1799005

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

1331 44th Avenue is a two-story, wood-frame, Mediterranean-style dwelling finished in stucco and capped with a flat roof. The building is 1,030 sq ft and located on a 3,003 sq ft lot between Irving and Judah streets. The primary façade is set back from the front of the lot and faces east on 44th Avenue. The first level presents a terrazzo stair on the left that leads straight to a recessed entry porch on the second level. Within the porch are a double-hung wood sash window and the primary entrance. A shield-and-floral cartouche is affixed above the porch. To the right of the staircase on the first level is a wood overhead garage door, and to the right of that, a wood pedestrian door with a three-light window. A barrel bay with a simple molded stringcourse is present above the garage. Five fanned-four-over-one wood sash casement windows with wood surrounds span the bay. A projected cornice surmounts the bay windows. The building terminates with a simple cornice. The minimally altered building appears to be in good condition. This building is part of a row of four related dwellings including 1327, 1331, 1335, and 1337 44th Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8435.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1924, Assessor's Office

*P7. Owner and Address:
Hall, Edward
149 N Delaware St.
San Mateo, Ca 94401

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
10.30.08 / Rev. 4.24.12

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1335 44th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1335 44th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1799006

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

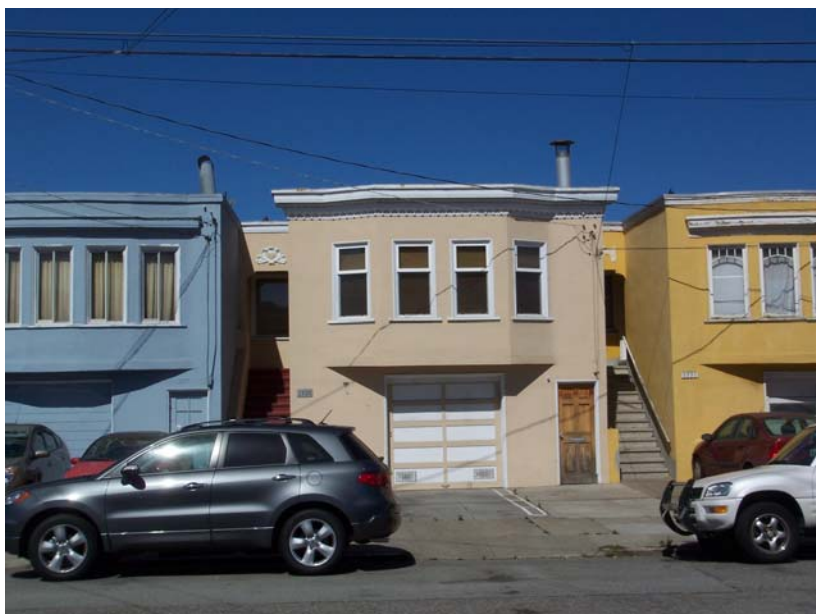
1335 44th Avenue is a two-story, wood-frame, vernacular dwelling finished in stucco and capped with a flat roof. The 1,726 sq ft building occupies a 3,003 sq ft lot on the west side of 44th Avenue between Irving and Judah streets. The primary façade is set back from the front of the lot and faces east on 44th Avenue. The first level presents a concrete stair on the left that leads straight to a recessed entry porch on the second level. Within the porch are a double-hung wood sash window and the primary entrance. A shield-and-floral cartouche is affixed above the porch. To the right of the staircase on the first level is a wood overhead garage door, and to the right of that, a wood panel entry door. A canted "barrel" bay with a simple molded stringcourse is present above the garage. Five fanned-four-over-one wood sash casement windows with wood surrounds span the bay. The building terminates with a projected cornice elaborated by an egg-and-dart and an arcuated molding beneath. The minimally altered building appears to be in good condition. This building is part of a row of four related dwellings including 1327, 1331, 1335, and 1337 44th Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8433.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1924, Assessor's Office

*P7. Owner and Address:
Gray, Steven P.
1335 44th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.28.09 / Rev. 4.24.12

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1339 44th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1339 44th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1799007

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

1339 44th Avenue is a two-story, wood-frame, Mediterranean-style dwelling finished in stucco and capped with a flat roof. The building is 1,030 sq ft and located on a 3,003 sq ft lot between Irving and Judah streets. The primary façade is set back from the front of the lot and faces east on 44th Avenue. The first level presents a terrazzo stair on the left that leads straight to a recessed entry porch on the second level. Within the porch are a double-hung wood sash window and the primary entrance. A shield-and-floral cartouche is affixed above the porch. To the right of the staircase on the first level is a wood, overhead garage door, and to the right of that, a wood pedestrian door with a four-light window. A barrel bay with a simple molded bottom stringcourse is present above the garage. Five sliding aluminum sash windows with wood surrounds span the bay. A projected cornice surmounts the bay windows. The building terminates with a simple cornice. The moderately altered building appears to be in good condition. This building is part of a row of four related dwellings including 1327, 1331, 1335, and 1337 44th Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8431.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1924, Assessor's Office

*P7. Owner and Address:
Soo Hoo Lillian & Roland
1339 44th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
10.30.08 / Rev. 4.24.12

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1351 44th Ave

P1. Other Identifier None

*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: SF North Date: 1994

*c. Address: 1351 44th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1799009

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

1351 44th Avenue is a three-story, wood-frame, Mission Revival-style dwelling finished in stucco and capped with a flat roof. The 2,330 sq ft building is located on a 3,003 sq ft lot on the west side of 44th Avenue between Irving and Judah Streets. The building is set back from the public sidewalk, providing space for a sloping driveway leading to the garage. The building sits atop a raised basement, which features a multi-panel garage door at left and a terrazzo stair leading to the primary entrance at right. The primary entrance is recessed within an arched covered porch and features a wood panel door. A chamfered bay window projects out over the garage and features a six-over-one double-hung wood sash window in the center flanked by four-over-one double-hung wood-sash windows. The bay window and arched entryway are capped by an intermediate cornice. The third story features a tripartite window with a central fixed window flanked by one-over-one aluminum sash windows on the left and a one-over-one aluminum-sash window at right. The building terminates with a shaped "Mission" parapet pierced by a lobed opening. This minimally altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8429.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1921, Assessor's Office

*P7. Owner and Address:
Ayanian Trust
481 Dewey Blvd.
San Francisco, Ca 94116

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
12.11.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1371 44th Ave

P1. Other Identifier None

*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: SF North

Date: 1994

*c. Address: 1371 44th Ave

City: San Francisco

Zip: 94122

d. UTM: (Give more than one ofr large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1799011

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

1371 44th Avenue is a three-story, wood-frame, Mission Revival-style dwelling finished in stucco and capped with a front-facing gable roof. The building occupies a 3,003 sq ft lot on the west side of 44th Avenue between Irving and Judah streets. The building is 1,528 sq ft and the primary façade faces east. The building sits atop a raised basement, which features a straight terrazzo stair to the left and a recessed garage containing a wood, overhead garage door on the right. The primary entrance is housed within an arched entry porch supported by a stucco column with a squared capitool. The entry porch contains a fixed window and a glazed wood panel door. To the right of the second story is a five-faceted canted bay window punctuated by five double-hung wood sash replacement windows. The bay is capped by a tiled brow. The third story features two small double-hung wood sash windows. The building terminates with a lobed "Mission" parapet with contrasting coping. The minimally altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #

View toward west, 100_8427.JPG



*P6. Date Constructed/Age and Sources

Historic Prehistoric Both

1913, Assessor's Office

*P7. Owner and Address:

Crouch, Helen P.
1371 44th Ave.
San Francisco, Ca 94122

*P8. Recorded by

Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:

10.30.08

*P10. Survey Type: (Describe)

Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments

Archaeological Record

Artifact Record

BSOR

NONE

District Record

Photograph Record

Location Map

Linear Feature Record

Continuation Sheet

Other...

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 1375 44th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1375 44th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1799012

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

1375 44th Avenue is a two-story, wood-frame, Mediterranean-style dwelling finished in stucco and capped with a compound flat and gable roof. The front portion of the building appears to be an a later addition to an earlier gable-roofed structure at center of the parcel. The building occupies a 3,003 sq ft lot on the west side of 44th Avenue between Irving and Judah streets. The building is 2,121 sq ft and the primary façade faces east on 44th Avenue. The building sits atop a raised basement, which features a recessed garage door at left and a straight stair at right leading up to the primary entrance. The primary entrance is located at the right side of the second story, recessed from the front of the building and further recessed in an entry porch. Both the entry porch and the recessed garage feature decorative scalloped arches. Other fenestration at the second story consists of a triple set of windows, one large multi-light fixed flanked by slim multi-light casements. All windows are vinyl sash with wood moldings. The second story terminates with a projecting cornice with a curved soffit and dentillated molding, and the building terminates with a gabled and crenellated parapet. The minimally altered building appears is in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8425.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1913, Assessor's Office

*P7. Owner and Address:
Parke, James D. & Kristin M.
1375 44th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
10.30.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1383 44th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1383 44th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1799014

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

1383 44th Avenue is a two-story (with a partial three-story rooftop addition), wood-frame, Craftsman-style dwelling finished in stucco and capped with a compound flat and gable roof. The building occupies a 2,378 sq ft lot on the west side of 44th Avenue between Irving and Judah streets. The building is 3,840 sq ft and the primary façade faces east. The building sits above a partially raised basement, which features a straight stair at left and a multi-panel wood garage door at right. The stair leads up to the primary entrance, deeply recessed in an entrance porch at the left of the building. The porch has an arched entryway and stucco columns with simple capitols. Other fenestration at the first story consists of a triple set of windows: a central fixed single pane flanked by double hung, all with vinyl sashes and wood moldings. A bracketed cornice separates the first and second stories. At the second story there are two symmetrical double hung vinyl sash windows with wood moldings. A projecting gabled bracketed cornice tops the second story, and the façade terminates with a gabled parapet. A steel fire escape is attached to the facade above the entrance. A partial third story addition is set well back from the facade and has a flat roof with gabled parapet. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8422.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1908, Assessor's Office

*P7. Owner and Address:
Malchow, Martin Trust
% Martin Malchow
1387 44th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
10.30.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1387 44th Ave

P1. Other Identifier None

*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: SF North Date: 1994

*c. Address: 1387 44th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1799015

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

1387 44th Avenue is a two-story, wood-frame, Mediterranean-style dwelling finished in stucco and capped with a flat roof. The 1,829 sq ft building occupies a 2,374 sq ft lot on the west side of 44th Avenue between Judah and Irving Streets. The ground level features a recessed pedestrian entrance with glazed wood door at left and a multi-panel wood and glass garage door at right. Two chamfered bay windows project over the ground level and feature three, one-over-one vinyl-sash windows. A pent roof shelters the bay windows. The building terminates with a stepped parapet with plaster cartouches. This minimally altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8419.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1922, Assessor's Office

*P7. Owner and Address:
Martin Malchow Trust
Malchow Martin Trustee
1387 44th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
12.11.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1374 45th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1374 45th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1799025

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

1374 45th Avenue is a two-story, wood-frame, vernacular dwelling clad in horizontal rustic wood siding and stucco and capped with a hipped roof. The building occupies a 4,080 sq ft lot on the east side of 45th Avenue between Irving and Judah streets. The building is 1,771 sq ft and the primary façade faces west on 45th Avenue. At left at the first story, a wood overhead garage door is accessed via a short level drive. At right, a concrete stair at the lot line leads to a small lawn enclosed by a concrete retaining wall. Behind the lawn, a concrete straight stair skirts the façade and leads to a projecting entry porch at the left side of the second story. The entry porch is enclosed on three sides by multi-pane fixed windows with wood sashes and surrounds. The primary entrance is located (and obscured) within the porch. Other fenestration at the second story includes an aluminum sash sliding window with a fixed transom window at the right of the façade. A hipped brow spans the width of the second story, capping the entry porch and the stairway. The building terminates with a moderate eave overhang. The moderately altered building appears to be in fair condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8758.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1905, Assessor's Office

*P7. Owner and Address:
Williams, Barbara
1374 45th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
11.03.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1348 45th Ave.

P1. Other Identifier San Francisco Fire Department Station No. 23

*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: SF North Date: 1994

*c. Address: 1348 45th Ave. City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1799029

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

1348 45th Avenue is a two-story, reinforced-concrete, fire station clad in brick and stucco and capped with a flat roof. The building, which is clearly a replacement of an older building with a 1900 construction date, occupies a 3,599 sq ft lot on the east side of 45th Avenue between Irving and Judah Streets. The first-floor level features a large recessed vehicular bay with a metal roll-up door in the center and a recessed metal pedestrian entrance on the right. Metal lettering that spells "S.F.F.D" is attached above the vehicular bay. The second-story features four vertically oriented windows with brick piers separating each window. The band of windows has a continuous concrete sill. The facade terminates with a plain parapet. The minimally altered appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP14. Government building

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8757.
JPG

*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1900, Assessor's Office

*P7. Owner and Address:
City Property
Julia Dawson - S F Fire De
25 Van Ness Ave.
San Francisco, Ca 94102

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.28.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey



*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1334 45th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1334 45th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1799032

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

1334 45th Avenue is a two story multiple-family house clad in flush wood siding and capped with a front-facing gable roof. The 1,416 sq ft building occupies a 3,000 sq ft lot on the east side of 45th Avenue between Irving and Judah streets. The brick-clad first floor level features a one-car garage on the left side. On the right side is a concrete stair leading to the main entrance and an additional wood pedestrian door. The second story features a covered porch with a flush wood door and an aluminum slider window. The right side presents a tripartite aluminum picture window with two slider windows. A two-pane modern window sits occupies the apex of the gable. Recessed behind the facade is a roof-top addition with a front-facing gable roof and a chimney. The building terminates with a plain raking cornice. The heavily altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8754.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1900, Assessor's Office

*P7. Owner and Address:
Ashley, Jeremy R. W.
1334 45th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
10.31.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1328 45th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1328 45th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1799033

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

1328 45th Avenue is a two-story, wood-frame, vernacular dwelling finished in stucco and capped with a flat roof. The 1,080 sq ft building occupies a 3,000 sq ft lot on the east side of 45th Avenue between Irving and Judah streets. The ground level features a recessed primary entrance at left and a multi-panel garage door at right. The primary entrance is recessed within a porch with an opening shaped like an enlarged keyhole secured behind a metal security gate. The second-story features a "barrel" bay window with five vinyl-sash slider windows with wood surrounds. The building terminates with a projecting cornice. This moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8753.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1923, Assessor's Office

*P7. Owner and Address:
Loo Family Trust
Eric N Y Tiffany Loo Truste
1328 45th Ave
San Francisco Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
12.11.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1388 45th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1388 45th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1799039

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

1388 45th Avenue is a two-story, wood-frame, Tudor Revival-style, two-family dwelling finished in stucco and capped with a flat roof with a mansard parapet. The building occupies a 2,374 sq ft lot on the east side of 45th Avenue between Irving and Judah streets. The building is 836 sq ft and the primary façade faces west on 45th Avenue. The building is set back from the street and a fenced and landscaped yard occupies the space between the house and the sidewalk. The building has two entrances at the first story; the left entry is slightly recessed, and the door is multi-panel wood and glass with a distinctive pointed arch header. The right entry is obscured by multiple fences. The second story has applied half-timbering and features a small sliding aluminum sash window at the left and a larger triple set of vinyl sash windows at the right. The building terminates with a shallow eave overhang and a mansard roof line. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8761.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1913, Assessor's Office

*P7. Owner and Address:
Ruiz, Monica
1388 45th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
11.03.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1327 45th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1327 45th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1800004

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

1327 45th Avenue is a three-story, wood-frame, two-family vernacular dwelling finished in stucco and capped with a hipped roof. The building occupies a 3,004 sq ft lot on the west side of 45th Avenue between Irving and Judah streets. The building is 2,692 sq ft and the primary façade faces east on 45th Avenue. The building sits atop a full raised basement with a garage slightly below grade at the right side and a pedestrian entrance gate at the far left side. A straight terrazzo stair skirts the front of the building and leads to the primary entrances, two solid wood doors located at the right side of the first-story and sheltered by an entry porch. The porch projects over the first story garage door, and is supported by square stucco posts and capped by a hipped roof with Spanish tiles. Other fenestration at the second story consists of two sliding aluminum sash windows. Third story fenestration consists of three sliding aluminum sash windows. The building terminates with a wide eave overhang. The heavily altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8492.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1907, Assessor's Office

*P7. Owner and Address:
Kim, Christian
1786 Beach St.
San Francisco, Ca 94123

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, Ca 94131

*P9. Date Recorded:
10.31.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1333 45th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1333 45th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1800007

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

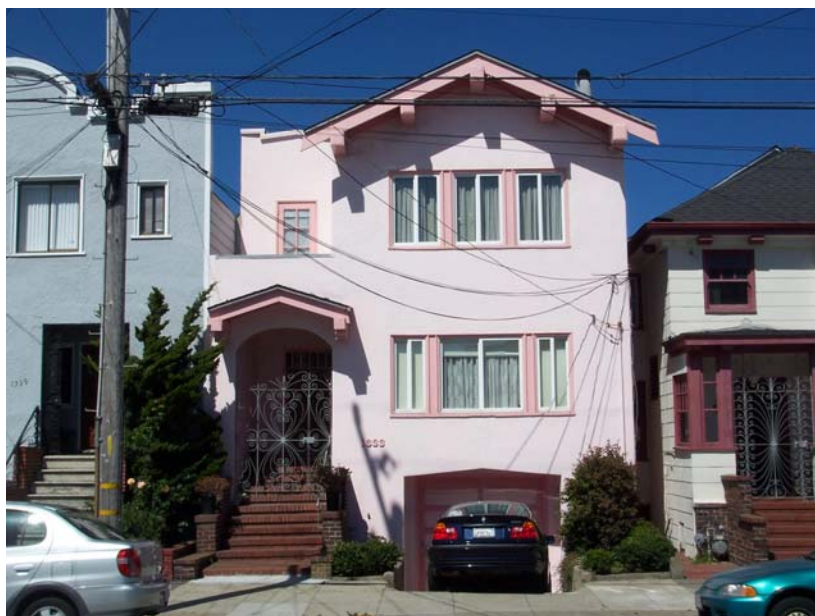
1333 45th Avenue is a two-story, wood-frame, Craftsman-style two-family dwelling finished in stucco and capped with a compound flat and front-facing gable roof. The building occupies a 3,004 sq ft lot on the west side of 45th Avenue between Irving and Judah streets. The building is 2,568 sq ft and the primary façade faces east. The building sits atop a partially raised basement, which features a slightly recessed multi-panel wood garage door at right and short brick stair at left which leads up to the primary entrance. The primary entrance is recessed with an arched entry porch fronted by a metal security gate and topped by a projecting front gable brow with exposed beam ends. Other fenestration at the first story consists of a triple set of aluminum-sash sliding windows with wood moldings. Fenestration at the second story consists of at right a triple set of vinyl-sash sliding windows with wood moldings and at left a recessed balcony with a full-length casement door. The building terminates at right with a front gable roof with overhanging eaves, a boxed cornice and exposed beam ends, and at left with a parapet with contrasting coping. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8498.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1915, Assessor's Office

*P7. Owner and Address:
Li, Dong & Wei
1333 45th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
10.31.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1335 45th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1335 45th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1800008

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

1335 45th Avenue is a three-story, wood-frame, Craftsman-style, two-family dwelling finished in stucco and capped with a front-facing gable roof concealed behind a parapet wall. The building occupies a 3,004 sq ft lot on the west side of 45th Avenue between Irving and Judah streets. The building is 1,800 sq ft and the primary façade faces east. The building sits atop a partially raised basement, which features a pedestrian door at left, a multi-panel wood and glass door at left, and a straight terrazzo stair with brick walls at right which leads up to the primary entrance. The primary entrances are recessed within an entry porch at the right side of the first story. Other fenestration at the first story consists of a triple set of aluminum sash sliding windows with slim wood moldings. Second story fenestration consists of two central aluminum-sash sliding windows and two smaller aluminum-sash sliding windows, all with slim wood moldings. The building terminates with a lobed parapet with a flattened cornice. The heavily altered building appears to be in fair condition.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8500.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1914, Assessor's Office

*P7. Owner and Address:
Fastovsky, Peter & Nelly
1335 45th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
10.31.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1337 45th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1337 45th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1800008A

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

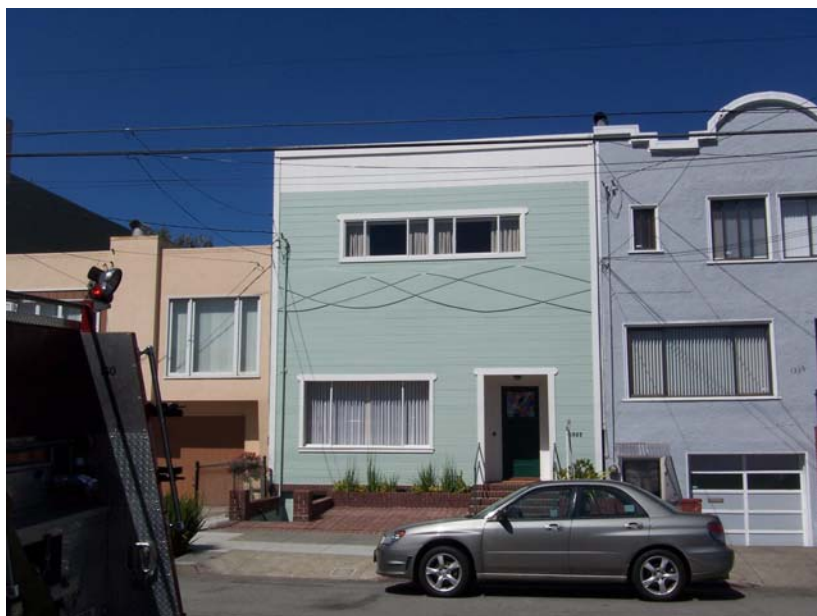
1337 45th Avenue is a two-story, wood-frame, vernacular, two-family dwelling clad in horizontal siding and capped with a front-facing gable roof concealed behind a parapet wall. The building occupies a 3,004 sq ft lot on the west side of 45th Avenue between Irving and Judah streets. The building is 1,650 sq ft and the primary façade faces east. A short brick stair at the right leads to the entry porch, which contains a multi-panel wood and glass door. Other fenestration at the first story consists of a fixed window flanked by two sliding aluminum sash windows, all with wood surrounds. A decorative stucco frieze delineates the space between the first and second stories. The second story features a band of aluminum ribbon windows comprised of both fixed and sliding single panes with wood surrounds. The building terminates with a band of flattened molding and a flat-topped parapet. The heavily altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8502.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1907, Assessor's Office

*P7. Owner and Address:
Grant, Robert Y. & Louise E. T.
1337 45th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, Ca 94131

*P9. Date Recorded:
10.31.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1359 45th Ave

P1. Other Identifier None

*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: SF North

Date: 1994

*c. Address: 1359 45th Ave

City: San Francisco

Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1800010A

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

1359 45th Avenue is a three-story, wood-frame, Craftsman-style, multiple-family dwelling finished in stucco and capped with a flat roof. The building occupies a 3,004 sq ft lot on the west side of 45th Avenue between Irving and Judah streets. The building is 1,540 sq ft and the primary façade faces east on 45th Avenue. The first story features a sunken garage at right (door is obscured) and the primary entrance at left, recessed and obscured by an entry porch. Fenestration at the second and third stories is identical: two two-story canted bays punctuated by vinyl-sash casement windows with wood surrounds. The bays are capped at top and bottom by scalloped moldings. The building terminates with a lobed and stepped parapet. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #

View toward west, 100_8504.JPG



*P6. Date Constructed/Age and Sources

Historic Prehistoric Both

1915, Assessor's Office

*P7. Owner and Address:

Guan, Linda Ao
342 Lisbon St.
San Francisco, Ca 94112

*P8. Recorded by

Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:

11.03.08

*P10. Survey Type: (Describe)

Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments

Archaeological Record

Artifact Record

BSOR

NONE

District Record

Photograph Record

Location Map

Linear Feature Record

Continuation Sheet

Other...

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 1367 45th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1367 45th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1800010B

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

1367 45th Avenue is a one-story, wood-frame, Craftsman-style dwelling finished in stucco and capped with a hipped roof with a flattened peak. The building occupies a 3,004 sq ft lot on the west side of 45th Avenue between Irving and Judah streets. The building is 875 sq ft and the primary façade faces east. The building sits atop a partially raised basement with a multi-panel wood garage door recessed at right and a straight terrazzo stair at left leading up to the primary entrance. The primary entrance is at the left of the first story, recessed in an entry porch fronted by a metal security gate and topped by a projecting shed visor supported by wood rafters and posts. Other fenestration at the first story consists of a small fixed art-glass window with wood moldings and a large triple-set of aluminum-sash sliding windows with wood moldings and an enlarged sill. The larger windows are set within a extruded bay which extends down to the street level. The building terminates with a parapet roof that features a central pediment supported by wood brackets. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8508.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1915, Assessor's Office

*P7. Owner and Address:
Wong, Michael Kit Sang & Shi
1367 45th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
11.03.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1371 45th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1371 45th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1800010C

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

1371 45th Avenue is a two-story, wood-frame, Craftsman-style dwelling finished in stucco and capped with a front-facing gable roof with a flattened peak. The building occupies a 3,004 sq ft lot on the west side of 45th Avenue between Irving and Judah streets. The building is 1,290 sq ft and the primary façade faces east on 45th Avenue. The building sits atop a partially raised basement, which features a single panel pedestrian door at right, a centrally located single panel garage door, and a straight wood stair at left leading up to the entry porch. The entry porch contains a pair of single-panel wood doors. The porch is sheltered beneath a shed visor roof with exposed rafters and supported by elaborate carved wood brackets. Other fenestration at the first story consists of a triple set of vinyl-sash windows with slim wood moldings and an exaggerated sill. Centrally located at the second story, a window of similar configuration is flanked by applied wood planter boxes. The building terminates with a lobed parapet with molded coping. The moderately altered building appears to be in good condition. The building is part of a row of related dwellings including 1371, 1375, and 1379 45th Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8510.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1916, Assessor's Office

*P7. Owner and Address:
Kearns, Rita
1371 45th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
04.03.08 / Rev. 4.24.12

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1378 46th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1378 46th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1800010E

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

1378 46th Avenue is a three-story, wood-frame, Craftsman-style, two-family dwelling finished in stucco and capped with a front-facing gabled roof concealed behind a parapet. The 1,807 sq ft building occupies a 3,000 sq ft lot on the east side of 46th Avenue between Irving and Judah streets. The first story features a multi-panel wood and glass garage door at right and a straight wood stair at left leading up to an arched entry porch at the second story. The entry porch shelters the primary entrance and is capped by a shed visor roof with exposed wood purlin ends and struts. Other fenestration at the second story consists of a large six-pane vinyl-sash sliding window in the entry porch, and a window of similar configuration at the right. Both windows have slim wood moldings, and the window at the right is topped by a decorative scalloped plaster appliqué. At the third story, a pent visor roof with decorative brackets caps a centrally located vinyl-sash sliding window with slim wood moldings. The building terminates with a lobed parapet with contrasting coping and decorative plaster details. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8319.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1915, Assessor's Office

*P7. Owner and Address:
Lin Bob Jian
1378 46th Avenue
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
11.06.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1368 46th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1368 46th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1800010F

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

1368 46th Avenue is a three-story, wood-frame, Craftsman-style, two-family dwelling finished in stucco and capped with a combination gable and hipped roof. The 1,700 sq ft building occupies a 3,000 sq ft lot on the east side of 46th Avenue between Irving and Judah streets. The first story features a recessed multi-panel wood and glass garage door at right, a centrally located pedestrian door, and a concrete stair at left leading up to the entry porch. A stringcourse molding separates the first and second stories. The porch contains a multi-panel wood and glass door flanked at left by a single-pane fixed window with wide wood surrounds. The porch is sheltered by a pyramidal hipped roof supported by stucco posts. Other fenestration at the second story consists of a triple set of aluminum sliders located within a rectangular bay window that is capped by a shed-roofed visor brow. At the third story, a large hipped dormer contains a similar set of triple aluminum sliders. The dormer is capped by a smaller hipped dormer with a small aluminum-sash sliding window with wood surrounds. The building terminates with shallow box cornice. The heavily altered building appears to be in good condition. The building is part of a row of related dwellings including 1354, 1356, 1360, 1362, 1368, and 1370 46th Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8323.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1915, Assessor's Office

*P7. Owner and Address:
Cooper, Rafael & Darlene
1368 46th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
11.06.08 / Rev. 4.24.12

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1358 -1360 46th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1358 -1360 46th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one ofr large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1800010G

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

1358 46th Avenue is a three-story, wood-frame, Craftsman-style, two-family dwelling clad in a mix of stucco and T-111 siding and capped by a cross-gable roof. The 1,225 sq ft building occupies a 3,000 sq ft lot on the east side of 46th Avenue between Irving and Judah streets. The first story features a multi-panel wood and glass pedestrian door at right, a multi-panel wood and glass garage door at center, and a straight wood stair at left which leads up to the entry porch. The porch contains a fixed window and a multi-panel wood and glass door with wide wood surrounds. The porch is capped by an extension of the cross gable roof with exposed rafters and supported by squared stucco posts. Other fenestration at the second story consists of three double-hung vinyl-sash windows at the right side of the second story. At the third story, within the front gable, there are three double-hung vinyl-sash windows with wood surrounds and decorative wood shutters. A decorative planter box is located beneath the windows and above them is a single double-hung vinyl-sash window. The front gable is flanked by small shed dormers with double hung vinyl-sash windows with decorative wood shutters. The front gable terminates with a raking cornice with exposed purlin ends. The moderately altered building appears to be in good condition. The building is part of a row of related dwellings including 1354, 1356, 1360, 1362, 1368, and 1370 46th Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8326.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1915, Assessor's Office

*P7. Owner and Address:
Cotter, William F.
1358 46th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
11.06.08 / Rev. 4.24.12

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1354 46th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1354 46th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1800010H

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

1354 46th Avenue is a three-story, wood-frame, Craftsman-style, two-family dwelling finished in stucco and capped by a cross gable roof. The 1,290 sq ft building occupies a 3,000 sq ft lot on the east side of 46th Avenue between Irving and Judah streets. The building sits atop a partially raised basement, which features a multi-panel wood garage door at right, a solid panel wood pedestrian door at center, and a straight brick stair at left leading up to the entry porch at the second floor level. The porch contains two solid panel wood doors. The entry porch is capped by an extension of the side gable roof with exposed rafters, and it is supported by two squared stucco posts. Other fenestration at the second story consists of a triple set of double-hung vinyl-sash windows with wood surrounds. At the third story level, within the front gable, is a triple set of double-hung vinyl-sash windows with wood surrounds and decorative shutters. Above this is a single vinyl-sash sliding window. The front gable terminates with a raking cornice with exposed purlin ends. The moderately altered building appears to be in good condition. The building is part of a row of related dwellings including 1354, 1356, 1360, 1362, 1368, and 1370 46th Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8327.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1915, Assessor's Office

*P7. Owner and Address:
Lee, Janice
1354 46th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
11.06.08 / Rev. 4.24.12

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1363 45th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1363 45th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1800010I

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

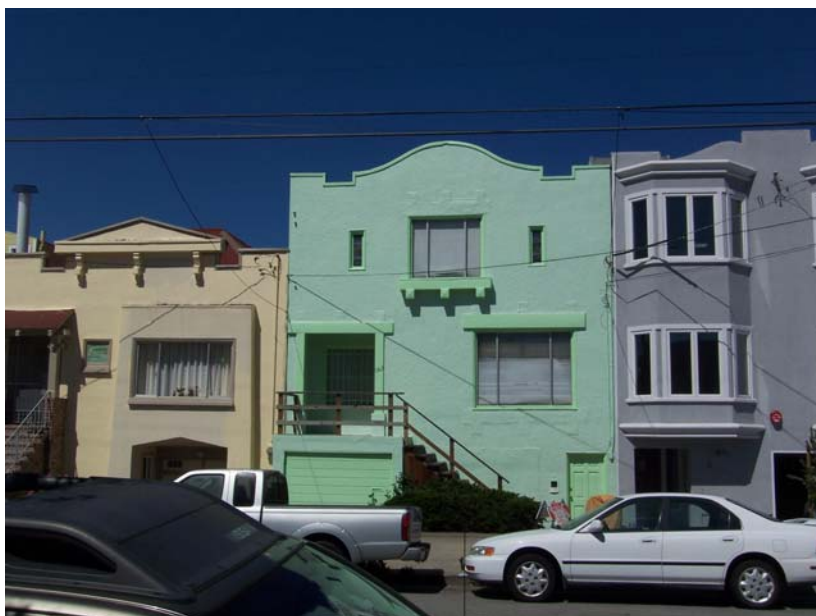
1363 45th Avenue is a three-story, wood-frame, Mission Revival-style dwelling finished in stucco and capped with a gable roof. The 1,296 sq ft building occupies a 3,004 sq ft lot on the west side of 45th Avenue between Irving and Judah Streets. The building sits atop a raised basement, which features a projected one-car garage with wood door at left, wood stairs leading to the primary entrance and a wood panel pedestrian door at right. The primary entrance is recessed within a covered porch featuring a window with security gate and a wood panel door. A tripartite aluminum-sash slider window is located on the right of the second story. The third story features a tripartite aluminum-sash window flanked by small fixed wood-sash windows resembling arrow slits. The building terminates with a lobed "Mission" parapet with coping. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8505.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1915, Assessor's Office

*P7. Owner and Address:
Kung Family Trust
Wain & Ma Cho Kung Trustees
1363 45th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
12.11.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1375 45th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1375 45th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1800010J

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

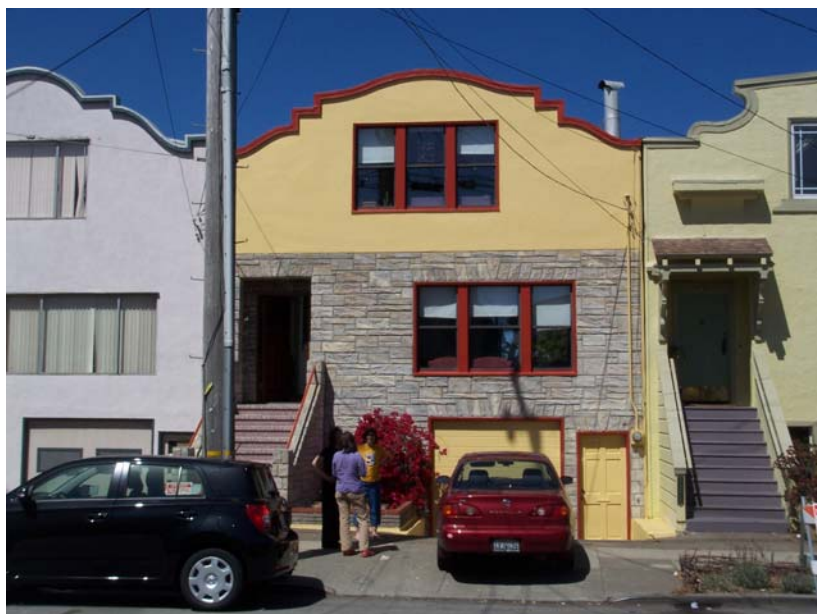
1375 45th Avenue is a two-story, wood-frame, Craftsman-style, dwelling finished in stucco and formstone and capped with a front-facing gable roof with a flattened peak. The building occupies a 3,004 sq ft lot on the west side of 45th Avenue between Irving and Judah streets. The building is 1,312 sq ft and the primary façade faces east on 45th Avenue. The building sits atop a partially raised basement, which features a multi-panel pedestrian door at right, a centrally located multi-panel garage door, and a straight terrazzo stair at left leading up to the entry porch. The porch contains a wood single panel door. Other fenestration at the first story consists of a triple set of aluminum-sash, double-hung windows with wood surrounds. A window of similar configuration sits centrally located at the second story. The building terminates with a sculpted parapet with molded coping. The heavily altered building appears to be in good condition. The building is part of a row of related buildings that includes 1371, 1375, and 1379 45th Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8511.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1916, Assessor's Office

*P7. Owner and Address:
Selleck, Denise
1375 45th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
11.03.08 / Rev. 4.24.12

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1379 45th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1379 45th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1800010K

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

1379 45th Avenue is a two-story, wood-frame, Craftsman-style, two-family dwelling finished in stucco and capped with a front-facing gable roof with a flattened peak. The building occupies a 3,004 sq ft lot on the west side of 45th Avenue between Irving and Judah streets. The building is 1,250 sq ft and the primary façade faces east on 45th Avenue. The building sits atop a partially raised basement, which features a multi-panel pedestrian door at right, a centrally located single panel wood garage door, and a straight wood stair at left leading up to the entry porch. The entry porch contains a multi-panel wood and glass door. A flat projecting roof tops the porch. Other fenestration at the first story consists of a triple set of aluminum-sash windows. A window of similar configuration sits centrally located at the second story. The building terminates with a lobed parapet with projecting coping. The heavily altered building appears to be in good condition. The building is part of a row of related buildings that includes 1371, 1375, and 1379 45th Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8514.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1916, Assessor's Office

*P7. Owner and Address:
Steven Leiner & Mary E Mays
Leiner, Steven & Mays Mary E.
1379 45th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
11.03.08 / Rev. 4.24.12

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1374 46th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1374 46th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1800010L

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

1374 46th Avenue is a three-story, wood-frame, two-family dwelling finished in stucco and capped with a flat roof. The 1,670 sq ft building occupies a 3,000 lot on the east side of 46th Avenue between Irving and Judah streets. The first story features two multi-panel wood and glass garage doors at right and a straight wood stair at left leading up to the second story. The primary entrance is located at the left of the second story and contains a multi-panel wood door with a single-pane transom window, sheltered by a flat projecting roof with no supports. Other fenestration at the second story consists of a tripartite vinyl-sash sliding windows with slim wood surrounds. At the third story, there is a similar tripartite vinyl-sash sliding windows at right and a pair of vinyl-sash sliding windows at left, all with slim wood surrounds. The building terminates with a projecting boxed cornice. The heavily altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8321.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1915, Assessor's Office

*P7. Owner and Address:
Hu Yi Hua & Li Feng Y
1374 46th Ave
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
11.06.08 / Rev. 4.24.12

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1370 46th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1370 46th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1800010M

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

1370 46th Avenue is a three-story, wood-frame multiple-family dwelling finished in stucco and capped with a side-facing gable roof. The 1,375 sq ft building occupies a 3,000 sq ft lot on the east side of 46th Avenue between Irving and Judah streets. The first story features two multi-panel wood and glass garage doors at left and a straight wood stair at right leading up to a porch that spans the entire second story. Two multi-panel wood pedestrian doors are located at the left of the second story porch. Other fenestration at the second story consists of a large triple set of wood-sash casement windows. The second story also features a decorative applied brick cladding. At the third story, a large shed-roofed dormer contains a similar triple set of wood-sash casement windows. The dormer is fronted by a shingled superstructure, and the shingle motif extends to cover the eave overhang. The heavily altered building appears to be in good condition. The building is part of a row of related dwellings including 1354, 1356, 1360, 1362, 1368, and 1370 46th Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8322.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1915, Assessor's Office

*P7. Owner and Address:
Chen, Judy C.
1370 46th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
11.06.08 / Rev. 4.24.12

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1362 46th Ave

P1. Other Identifier None

*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: SF North

Date: 1994

*c. Address: 1362 46th Ave

City: San Francisco

Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1800010N

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

1362 46th Avenue is a three-story, wood-frame, Craftsman-style, two-family dwelling clad in stucco and horizontal wood siding and capped by a cross-gable roof. The 2,015 sq ft building occupies a 3,000 sq ft lot on the east side of 46th Avenue between Irving and Judah streets. The first story features a solid wood pedestrian door at right, a multi-panel wood and glass garage door at center, and a straight wood stair at left which leads up to the entry porch. The porch contains two single-panel wood doors with wide wood surrounds. The porch is capped by an extension of the cross gable roof with exposed rafters and supported by squared stucco posts. Other fenestration at the second story consists of three aluminum slider windows at the right side of the second story. The windows are located in a rectangular bay window supported by wood beam ends and capped by a visor brow with exposed rafter ends. At the third story, within the front gable, there are two aluminum slider windows with wood surrounds separated by a spandrel panel. Above these windows is a single aluminum slider window. The front gable terminates with a raking cornice with exposed purlin ends. The moderately altered building appears to be in good condition. The building is part of a row of related dwellings including 1354, 1356, 1360, 1362, 1368, and 1370 46th Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #

View toward east, 100_8324.JPG



*P6. Date Constructed/Age and Sources

Historic Prehistoric Both

1915, Assessor's Office

*P7. Owner and Address:

Wu Ze-xian & Jin Qin-di
1364 46th Ave
San Francisco, Ca 94122

*P8. Recorded by

Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:

11.06.08 / Rev. 4.24.12

*P10. Survey Type: (Describe)

Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments

Archaeological Record

Artifact Record

BSOR

NONE

District Record

Photograph Record

Location Map

Linear Feature Record

Continuation Sheet

Other...

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 1383 -1385 45th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1383 -1385 45th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1800011A

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

1381-1385 45th Avenue is a three-story, wood-frame, vernacular, two-family dwelling clad in rustic wood siding and stucco and capped with a hipped roof. The building occupies a 2,380 sq ft lot on the west side of 45th Avenue between Irving and Judah streets. The building is 2,184 sq ft and the primary façade faces east on 45th Avenue. The first story features a single panel wood garage door at left and a multi-panel wood and glass door, sheltered by a bracketed shed roof, at right. The second story features three double hung wood sash windows with wood surrounds: two of the windows are similar, and the third, at the right, is smaller. The third story features a centrally located canted bay window with small double-hung wood sash windows, flanked by larger double hung wood sash windows. The form of the canted bay continues through the roofline to form a short octagonal tower, with a small fixed window with wide wood surrounds at the front. The building terminates with a wide bracketed eave overhang. The heavily altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8516.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1908, Assessor's Office

*P7. Owner and Address:
Denefeld, Joseph C. & Marieta
2347 41st Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, Ca 94131

*P9. Date Recorded:
11.03.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1350 46th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1350 46th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1800012

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

1350 46th Avenue is a one-story, wood-frame, vernacular dwelling clad in wood shingles with corner molding, and capped with a flat roof. The 718 sq ft building occupies a 3,000 sq ft lot on the east side of 46th Avenue between Irving and Judah streets. The primary façade faces west on 46th Avenue, and is slightly set back from the front of the lot line, creating space for a small yard containing mature trees and other plantings. The basement is semi-exposed with a below-grade wood-panel garage door on the right. Behind and above the garage, in the rear wing of the building, a fixed wood sash window with wood surrounds is present. The primary entrance, a solid wood door, is inset diagonally into the right corner of the left projection of the building. Three wood sash windows with wood surrounds are located to the left. The building terminates in a simple cornice with a slight eave overhand. The heavily altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8333.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1910, Assessor's Office

*P7. Owner and Address:
Hobson Family Trust
% Ashley & Ruth Hobson
1878 43rd Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
11.06.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1332 46th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1332 46th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1800016

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

1332 46th Avenue is a two-story, wood-frame, Craftsman-style dwelling clad in wood shingles, and capped by a side-facing gable roof. The 955 sq ft building occupies a 3,000 sq ft lot on the east side of 46th Avenue between Irving and Judah streets. The primary façade is set back from the front of the lot line and faces west on 46th Avenue. The first floor features a wood stair at left, a wood multi-panel pedestrian door at center, and a wood overhead garage door at right. The stair provides access to the recessed entry porch at the second floor level. The entry porch is enclosed behind a wrought iron security gate and the primary entrance is consequently not visible from the street. To the right of the entry porch is a small sliding aluminum window. Beyond it to the right are two matching vinyl sliding windows. The windows feature ornamental planter boxes below. The facade terminates with a broad overhanging eave with exposed rafter ends. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8336.jpg



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1908, Assessor's Office

*P7. Owner and Address:
Wong, Raymond Y. & Sung Daisy
1332 46th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
11.06.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1330 46th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1330 46th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1800017

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

1330 46th Avenue is a one-story, wood-frame, vernacular dwelling clad in vertical wood siding, and capped with a flat roof. The 960 sq ft building occupies a 3,000 sq ft lot on the east side of 46th Avenue between Irving and Judah streets. The primary façade is set back from the front of the lot line and faces west on 46th Avenue. The primary entrance is a central wood door accessed by a short concrete stair. A three-sectioned sliding aluminum sash window is on the left and a two-sectioned sliding aluminum sash window with thin wood surrounds is set on the right. The building terminates in a slightly projected cornice clad in wood shingles and a similarly shingled parapet is set behind. The heavily altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8338.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1912, Assessor's Office

*P7. Owner and Address:
Wong Kwok Wah & York Lan
1330 46th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
11.06.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1328 46th Ave

P1. Other Identifier None

*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: SF North Date: 1994

*c. Address: 1328 46th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1800018

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

1328 46th Avenue is a 3,000 sq ft property on the west side of 46th Avenue between Irving and Judah streets. The property contains two buildings: a non-historic three-story, wood-frame, multiple-family property at the front of the lot and an older one-story, wood-frame, dwelling at the rear of the lot. According to the aerial photographs, the rear building, which is not visible from the street, has a compound gable-roof.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8340.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1905, Assessor's Office

*P7. Owner and Address:
Hipon, Albert
2051 41st Ave.
San Francisco, Ca 94116

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
11.06.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 4425 Irving St

P1. Other Identifier None

*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: SF North Date: 1994

*c. Address: 4425 Irving St City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1800025

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

4425 Irving Street is a two-story, wood-frame, Classical Revival-style dwelling finished in stucco and capped with a flat roof. The 1,506 sq ft building occupies a 2,477 sq ft lot on the south side of Irving Street between 45th and 46th avenues. The first floor level of the primary facade features a solid wood pedestrian door and a multi-panel wood overhead garage door at left and a recessed entry porch concealed behind a metal security gate at right. The second-floor level presents a chamfered bay window containing a large aluminum sliding window at center flanked by two double-hung aluminum sash windows with wood surrounds. The bay window itself is flanked by narrow double-hung windows. A decorative molded garland is affixed above the center window of the bay, which terminates in a modillioned cornice. Diamond-shaped relief ornaments are present on either side of the bay window cornice and in the surmounting parapet. The building terminates in a parapet, which follows the angle of the bay and features a center cutaway with a turned balustrade. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward south, 100_8488.
JPG

*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1923, Assessor's Office

*P7. Owner and Address:
Gee, You Soon & Oy Gin
4425 Irving St.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.22.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey



*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 4409 Irving St

P1. Other Identifier None

*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: SF North

Date: 1994

*c. Address: 4409 Irving St

City: San Francisco

Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1800028

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

4409 Irving Street is a two-story, wood-frame, Mission Revival-style dwelling finished in stucco and capped with a flat roof. The 1,168 sq ft building occupies a 2,477 sq ft lot on the south side of Irving Street between 45th and 46th avenues. The primary facade features a recessed entry porch at left. The porch contains a flush wood door and fixed window. To the right of the porch is a multi-panel glass and wood garage door and a fixed wood-sash window. The second-floor level features two rectangular bay windows that each contain a pair of aluminum-sash sliding windows. The bay windows are both capped with dentil moldings and a molded cornice. The facade terminates with a broken cornice detailed similarly to the bay windows. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



*P5b. Photo (view, date, accession #

View toward south, 100_8490.
JPG

*P6. Date Constructed/Age and Sources

Historic Prehistoric Both

1922, Assessor's Office

*P7. Owner and Address:

Meimban, June J.
4409 Irving St.
San Francisco, Ca 94122

*P8. Recorded by

Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:

01.16.09

*P10. Survey Type: (Describe)

Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments

Archaeological Record NONE District Record BSOR Photograph Record Location Map Linear Feature Record Artifact Record Continuation Sheet Other...

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 1323 -1329 46th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1323 -1329 46th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1801003

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

1323-1329 46th Avenue is a two-story, wood-frame, vernacular, two-family dwelling clad in vertical T-111 wood siding and capped with a front-facing gable roof. The 2,324 sq ft building occupies a 3,002 sq ft lot on the west side of 46th Avenue, between Irving and Judah streets. The first story features two centrally located pedestrian doors, both multi-panel wood and glass with wood surrounds. Other fenestration at the first story consists of three double-hung vinyl sash windows, two at the right and one at the left. A wood stair leads to a small entry porch providing access to two centrally located multi-panel wood and glass doors with wood surrounds. Other fenestration at the second story consists of two double-hung vinyl sash windows. The building terminates with a molded cornice. The heavily altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8344.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1908, Assessor's Office

*P7. Owner and Address:
Goodwin Marital Trust
Robert E. Goodwin, Trustee
2465 Hallmark Dr.
Belmont, Ca 95002

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
11.06.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1331 46th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1331 46th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1801004

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

1331 46th Avenue is a three-story, wood-frame, Craftsman-style, three-family dwelling finished in stucco and capped with a front-facing gabled roof. The 2,798 sq ft building occupies a 3,002 sq ft lot on the west side of 46th Avenue between Irving and Judah streets. The first story consists of two pedestrian doors, both multi-panel with wood surrounds, three single pane fixed windows, and a straight tiled stair at right leading up to the second story. At the second story, two multi-panel pedestrian doors at right are sheltered by a shed visor roof with exposed rafters and wood brackets. Other fenestration at the second story consists of a triple set of aluminum sash sliding windows, capped by a notched header molding supported by decorative wood brackets. At the third story, a central triple set of aluminum-sash sliding windows is flanked by smaller aluminum-sash fixed single pane windows, all with slim wood moldings. A crenellated parapet overhangs the third story slightly, and the building terminates with this parapet, which is supported by square brackets and dominated by a central pediment with a raking cornice. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #)
View toward west, 100_8342.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1916, Assessor's Office

*P7. Owner and Address:
Tyler Living Tr.
Tyler Steven A & Debra J. Tr.
281 Gabarda Way
Portola Valley, Ca 94028

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
11.06.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1351 46th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1351 46th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1801008

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

1351 46th Avenue is a two-story, wood-frame, vernacular dwelling finished in stucco and capped with a hipped roof. The 1,444 sq ft building occupies a 3,002 sq ft lot on the west side of 46th Avenue between Irving and Judah Streets. The dwelling stands at the rear of the parcel, leaving room for a paved driveway and a one-story, one car garage at the front of the parcel. The garage structure is located at the right and features a multi-panel wood garage door and a band of wood-sash windows facing the concrete driveway on the left. Concrete steps at the rear of the driveway lead to a wood stair that accesses the primary entrance. The entrance is obstructed by foliage and appears to be inside the two-story enclosed porch on the right side of the facade. A two-story chamfered bay window is located on the left side of the primary facade. The fenestration includes one-over-one vinyl-sash windows punctuating the chamfered bay window and a band of wood-sash windows on the second-story of the enclosed porch. The building terminates with overhanging eaves. The heavily altered building appears to be in fair condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8329.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1907, Assessor's Office

*P7. Owner and Address:
Porshnikoff, Nikolai D.
Natasha Hyndman, Conservator
690 Briar Ranch Ln.
San Jose, Ca 95120

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
12.11.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1371 46th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1371 46th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1801013

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

1371-1373 46th Avenue is a three-story, wood-frame, Mediterranean-style dwelling finished in stucco and capped with a flat roof. The 3,230 sq ft building occupies a 3,002 sq ft lot on the west side of 46th Avenue between Irving and Judah streets. The building sits atop a fully raised basement, which features a recessed multi-panel garage door at the left and a straight wood stair along the right. The stair leads to the primary entrance, which is deeply recessed at the right side of the second story. Other fenestration at the second story consists of a chamfered bay window with multi-light sliding aluminum sash windows. The second story façade terminates with a pent parapet clad in red clay tiles. The non-historic third story is set back and features two multi-light sliding vinyl sash windows. The building terminates with a modest flattened cornice. All exterior ornament appears to have been stripped. The heavily altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8325.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1907, Assessor's Office

*P7. Owner and Address:
Ho Wai Keung
1373 46th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
11.06.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

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) 1385 46th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1385 46th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1801016

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

1385 46th Avenue is a one-story, wood-frame commercial building clad in masonry block and capped with a flat roof. The 3,250 sq ft building occupies a 3,250 sq ft lot on the northwest corner of 46th Avenue and Judah Street. This building is connected to the building on the left side at Judah Street parcel no. 1801017. The primary entrance seems to be located at this building. The facade facing east on 46th Street features three entrances at the left side, the center and the far right side. Other fenestration include fixed aluminum-sash windows and aluminum-sash vinyl windows. The Judah Street facade features two fixed aluminum-sash windows and a horizontal aluminum-sash window at the far right side. The building terminates with a composite shingle pent roof. The heavily altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP6. 1-3 story commercial building, HP16. Religious building

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward north, 100_8318.
JPG

*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1923, Assessor's Office

*P7. Owner and Address:
Grace Evangelical Free Chur
Flix Lam, Treasurer
4114 Judah St.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.06.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey



*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 4136 Judah St

P1. Other Identifier None

*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: SF North

Date: 1994

*c. Address: 4136 Judah St

City: San Francisco

Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1801021

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

4136 Judah Street is a two-story, wood-frame, vernacular, multiple-family dwelling finished in stucco and capped with a compound hipped and flat roof. The 1,192 sq ft building occupies a 1,562 sq ft lot on the north side of Judah Street between 46th and 47th avenues. The existing facade appears to be a later addition to an older building. The first floor level of the primary facade features a two-car garage on the left and flush wood pedestrian door with transom and a security gate on the right. The security gate conceals the secondary entrance. The second floor level features two, tripartite aluminum slider windows on the left and a smaller aluminum slider window on the right above the primary entrance. The facade terminates with a simple metal coping. Visible behind is the hipped roof and boarded-up dormer window that appears to belong to an older building. The heavily altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #

View toward north, 100_8306.
JPG

*P6. Date Constructed/Age and Sources

Historic Prehistoric Both

1900, Assessor's Office

*P7. Owner and Address:

Kawecki, David
4136 Judah St.
San Francisco, Ca 94122

*P8. Recorded by

Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:

01.23.09

*P10. Survey Type: (Describe)

Reconnaissance-level survey:
Oceanside Survey



*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments

- Archaeological Record NONE District Record BSOR Photograph Record Location Map Linear Feature Record Continuation Sheet Other...

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 1386 47th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1386 47th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1801023

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

1386-1388 47th Avenue is a two-story, wood-frame, vernacular two-family dwelling clad in horizontal vinyl siding and capped with a hipped roof. The 1,560 sq ft building occupies a 2,065 sq ft lot on the east side of 47th Avenue between Irving and Judah streets. The building is located on an ungraded lot with a concrete retaining wall located between the sidewalk and the building, which is set well back from the street, leaving room for a small yard at the front of the parcel. A straight concrete stair at left leads from the sidewalk up to dwelling. The building sits atop a partially exposed brick foundation. The left side of the house features pedestrian entrances at both the first and second story levels. The first story entrance is located in a porch behind the straight wood staircase that leads to the primary entrance on the second floor. The second story entrance is sheltered by an entry porch that also features a single aluminum sash sliding window. At the right side of the house, both stories feature paired aluminum sash sliding windows with wood surrounds. The facade terminates with a shallow eave overhang. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8391.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1906, Assessor's Office

*P7. Owner and Address:
Lau, Linda
670 Victoria St.
San Francisco, Ca 94127

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.07.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1382 47th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1382 47th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1801024

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

1382 47th Avenue is a two-story, wood-frame, vernacular two-family dwelling finished in stucco and lapped, scalloped wood siding, and capped with a hipped roof. The 1,100 sq ft building occupies a 2,065 lot on the east side of 47th Avenue between Irving and Judah streets. The building sits atop a partially ungraded lot with a one-story garage structure facing the street. The garage is finished in stucco and features a pair of hinged wood and glass garage doors at left, a vinyl sash sliding window at center, and a dog-leg stair that begins at left and skirts the structure, leading up to the second story level. The second story is set back from the lot line, atop the raised garage. The façade is symmetrical, containing a pair of tandem entrances at center that are sheltered beneath a projecting wood canopy. The entrances are flanked on either side by pairs of multi-light vinyl sash sliding windows with wood surrounds. The façade terminates with a shallow eave overhang. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8388.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1904, Assessor's Office

*P7. Owner and Address:
Tun Tint Thein & Dang Lillian
1382 47th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.07.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1378 47th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1378 47th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1801025

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

1378 47th Avenue is a two-story, wood-frame, Streamline Moderne-style dwelling finished in stucco and capped with a flat roof. The 1,800 sq ft building occupies a 2,931 sq ft lot on the east side of 47th Avenue between Irving and Judah streets. The building is raised atop an unexcavated lot and set back from the street. As a result, most of the facade is obscured behind foliage and a large garage, which meets the street with two multi-panel wood doors. An arched pedestrian entrance at the left leads to a straight brick stair that leads up to the primary entrance, a multi-panel glass and wood door at the left of the first story. At the second story above the primary entrance there is a circular window bisected by a wood muntins. All other fenestration is obscured although aerial photography reveals a symmetrical grid of double-hung wood windows grouped in pairs or located individually. Narrow raised stucco canopies shelter the fenestration and the facade terminates with a scalloped parapet emphasized with a raised stucco molding. The building, which appears to have been remodeled during the 1940s appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8386.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1913, Assessor's Office

*P7. Owner and Address:
Tyler Living Trust
Tyler Steven A. & Debra J.
281 Gabarda Wy.
Portola Valley, Ca 94028

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.06.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1374 47th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1374 47th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1801026

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

1374 47th Avenue is a two-story, wood-frame, Craftsman-style dwelling clad in wood shingles and capped with a compound hipped and gable roof. The 1,215 sq ft building occupies a 3,000 sq ft lot on the east side of 47th Avenue between Irving and Judah streets. The building is set back from the sidewalk, providing space for a driveway and a small yard. It sits atop a fully raised basement, with a multi-panel wood garage door at left and a tile-clad stair at right. The stair leads to the primary entrance, a multi-panel wood and glass door located on the south side of the gabled wing. Other fenestration at the second story includes a tripartite vinyl sash sliding window at the left and a smaller sliding vinyl sash window at the right. All windows have wood surrounds. The front gable is delineated by a modest stringcourse and exposed purlin ends. The gable contains a small pointed-arch multi-light casement window. The building terminates with projecting eaves and a molded raking cornice. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8382.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1907, Assessor's Office

*P7. Owner and Address:
Huguette Bartels Survivors
463 Selby Lane
Atherton, Ca 94027

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.06.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1370 47th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1370 47th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1801027

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

1370 47th Avenue is a three-story, wood-frame, vernacular dwelling finished in stucco and capped with a compound flat and hipped roof. The 1,935 sq ft building occupies a 3,000 sq ft lot on the east side of 47th Avenue between Irving and Judah Streets. The building is set back from the sidewalk, providing space for a freestanding hipped-roof, one-story, one-car garage and a small yard. Behind the garage is a one-story section of the main dwelling featuring a tripartite aluminum sliding window and a flat roof. Behind this section is the three-story "tower" element. The primary entrance is located on the far left side of this structure. The second and third floors give the appearance of stacked rectangular volumes punctuated by aluminum sliding windows. The building terminates with a molded cornice and a hipped roof. The heavily altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8380.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1900, Assessor's Office

*P7. Owner and Address:
Martinez, Hector A. & Miriam
% Hector & Miriam Martinez
1370 47th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.06.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1364 -1368 47th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1364 -1368 47th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one ofr large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1801028

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

1364-1368 47th Avenue is a property consisting of two wood-frame dwellings. The dwelling at the front is a three-story, wood-frame, Craftsman-style, two-family dwelling finished in stucco and capped with a hipped roof. There is another two-family, wood-frame dwelling at the back of the lot that is only partially visible from the street. Both dwellings comprise 3,100 sq ft and occupy a 3,000 sq ft lot on the east side of 47th Avenue between Irving and Judah streets. The front building is set back from the public sidewalk, providing space for a small yard. A dog-leg terrazzo stair leads from the sidewalk to the main entrance at the left side of the second floor. The entrance, which is sheltered beneath a hipped-roof porch, contains two wood-panel Craftsman doors with small windowpanes. To the right is a three-story chamfered bay window articulated by three one-over-one, double-hung, vinyl and wood sash windows at each floor. The left side of the third story features a single one-over-one, double-hung vinyl sash window. The building terminates with brackets and a simple cornice. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8379.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1900, Assessor's Office

*P7. Owner and Address:
Isam B. & Hanan Totah Rev Tr.
583 San Mateo Ave.
San Bruno, Ca 94066

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.06.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1354 47th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1354 47th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1801031

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

1354 47th Avenue is a three-story, wood-frame, vernacular dwelling finished in stucco and rustic wood siding and capped with a front-facing gable roof. The 1,315 sq ft building occupies a 3,000 sq ft lot on the east side of 47th Avenue between Irving and Judah streets. The building is set back toward the middle of the lot, leaving room for a detached garage structure at the front-left corner of the property. The garage features a paneled garage door and a flush wood pedestrian door. The garage terminates with a molded cornice and is capped with a flat roof. The right side of the house features a paneled garage door and a paneled wood pedestrian door with fan light. Behind the detached garage are wood steps that lead to the covered porch on the second story. The second story features two one-over-one, double-hung aluminum sash windows with shutters and a paneled wood pedestrian door with fan light. The porch is capped by a shed-roofed porch supported by square posts. At the peak of the gable is a one-over-one aluminum sash window with shutters. The facade terminates with a molded raking cornice. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8366.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1900, Assessor's Office

*P7. Owner and Address:
Kosinski Grace
1354 47th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
11.28.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1350 47th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1350 47th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1801032

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

1350 47th Avenue is a three-story, wood-frame, vernacular dwelling clad in brown wood shingles and capped with a front-facing gable roof. The 2,166 sq ft building occupies a 3,000 sq ft lot on the east side of 47th Avenue between Irving and Judah streets. A tree obscures much of the primary façade from the street, rendering the first floor invisible from public ways. A slatted wooden fence encloses the ground level and wooden steps lead to a covered entryway on the left side of the second story. The right side of the second story features a rectangular bay window articulated by a tripartite aluminum window. The third floor features another rectangular bay window containing a tripartite aluminum sliding window. The facade terminates with a raked cornice. A large dormer is visible at the left side of the roof. The minimally altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8363.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1900, Assessor's Office

*P7. Owner and Address:
Taforo, Frank B. Trust 2006
Taforo Frank B. Trustee
19 25th Ave.
San Francisco, Ca 94121

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
11.28.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1346 47th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1346 47th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1801033

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

1346 47th Avenue is a two-story, wood-frame, vernacular dwelling finished in stucco and capped with a flat roof. The 1,650 sq ft building occupies a 3,000 sq ft lot on the east side of 47th Avenue between Irving and Judah Streets. This building sits atop a raised basement, which features a concrete stair leading to the primary entrance at left and a pair of hinged wood-panel garage doors at right. The primary entrance features a wood panel door. The second story also features a pair of aluminum slider windows adjacent to the entrance at left and a tripartite aluminum slider window at right. The building terminates with overhanging eaves. The heavily altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8362.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1922, Assessor's Office

*P7. Owner and Address:
Yu Jie
1335 Pacific Avenue #317
San Francisco, Ca 94109

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.06.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1328 47th Ave

P1. Other Identifier None

*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: SF North Date: 1994

*c. Address: 1328 47th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1801038

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

1328 47th Avenue is a two-story-over-basement, wood-frame, vernacular dwelling finished in stucco and capped with a hipped roof. The building is 825 sq ft and occupies a 3,000 sq ft lot on the east side of 47th Avenue between Judah and Irving Streets. Two one-car garages flank a set of wood stairs at ground level. The driveways slope downward toward the paneled garage doors. The wooden steps lead to a flush wood door flanked by two tripartite aluminum sash windows. A gable dormer with an aluminum sliding window is centered in the middle of the roof. The building terminates with rain gutters. The heavily altered building appears to be in fair condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8356.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1900, Assessor's Office

*P7. Owner and Address:
Shao Family Trust
% Paul Shao
1405 18th Ave
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
11.28.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 4545 Irving St

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 4545 Irving St City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1801042

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

4545 Irving Street is a two-story, wood-frame, vernacular multiple-family dwelling clad in brick and transite and capped with a side-facing gabled roof. The 2,594 sq ft building occupies a 2,477 sq ft lot on the south side of Irving Street between 46th and 47th avenues. The first floor level of the primary facade is clad in brick and features a small recessed entry porch containing two solid wood doors at left. To the right is a tripartite vinyl-sash window. The second story features two bay windows with similar window configurations: tripartite vinyl-sash sliding windows. The bay window to the left bay is rectangular and the bay window on the right is chamfered. The facade terminates with a wide eave overhang. The gable ends along the roof have parapets and a shed-roofed dormer containing two small vinyl-sash sliding windows caps the roof. The heavily altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward south, 100_8353.
JPG

*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1914, Assessor's Office

*P7. Owner and Address:
Ngai, Bill K. & Keon K.
4545 Irving St.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.22.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey



*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

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) 4525 -4527 Irving St

P1. Other Identifier None

*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: SF North Date: 1994

*c. Address: 4525 -4527 Irving St City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1801044

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

4525-4527 Irving Street is a two-story, wood-frame, vernacular, multiple-family dwelling finished in stucco and capped with a hipped roof. The 2,293 sq ft dwelling occupies a 2,477 sq ft lot on the south side of Irving Street between 46th and 47th avenues. The two primary entrances are located at the left and the right side of the first story and both contain solid-panel wood doors set within shallow recessed entry porches. Other fenestration at the first story consists of a centrally located tripartite window containing double-hung, vinyl-sash windows with slim wood moldings. The second story features a pair of shallow chamfered bay windows, each containing double-hung vinyl-sash windows with slim wood moldings. The facade has corner moldings and terminates with a shallow eave overhang. The heavily altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward south, 100_8349.
JPG

*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1907, Assessor's Office

*P7. Owner and Address:
Greenpoint Mortgage Fndg In
Attn: Reo Dept
2300 Brookstone Centre Pkwy
Columbus, Ga 31904

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.22.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey



*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 4521 Irving St

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 4521 Irving St City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1801046

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

4521 Irving Street is a two-story, wood-frame, vernacular, multiple-family dwelling clad in shingles and rustic siding and capped with a shallow-pitch gable roof. The 1,700 sq ft dwelling occupies a 2,477 sq ft lot on the south side of Irving Street between 46th and 47th Avenues. The first-floor level of the primary facade features a dogleg wood stair that leads to the main entrance. The stairs partially conceal a one-over-one, double-hung, wood-sash window at left, two recessed pedestrian entrances at center, and a one-over-one, double-hung, wood-sash window and a recessed entrance at right. The ground level entrances contain glazed wood panel doors. The second-floor level features a wood-panel door at the center flanked by aluminum-sash slider windows with wood surrounds to either side. A shed-roofed porch shelters the second-story entrance. The facade terminates with a modillioned cornice and a shaped parapet with a fixed wood-sash window in the center. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward south 100_8346.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1912, Assessor's Office

*P7. Owner and Address:
Gerrard, & Sarah J. Cassidy 2
4521 Irving St.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.22.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1319 47th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1319 47th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1802002

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

1319 47th Avenue is a two-story, wood-frame, Craftsman-style, two-family dwelling finished primarily in stucco and capped with a flat roof. The building is 2,040 sq ft and occupies a 2,982 sq ft lot on the west side of 47th Avenue between Irving and Judah streets. The first story abuts the front of the lot line, and features three entrances: at the left, a recessed entry porch with a metal security gate encloses two pedestrian doors. At center, a metal entry gate fronts a single pedestrian door. At right, a garage (door not visible in photo) is topped by a three-pane transom. A small vinyl sash sliding window is located between the left and center doors. All doors and windows have wood surrounds, and there is scalloped wood molding at the left side of the facade, between the first and second stories. The second story is dominated by three large slightly asymmetrical windows, all sliding with aluminum or vinyl sash. Above the windows, there is a shingled hipped visor roof with a molded cornice supported by carved brackets. The building terminates with horizontal rustic wood siding, corner molding and a slight projecting cornice. The heavily altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8357.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1912, Assessor's Office

*P7. Owner and Address:
Tang, Ci Yan Cai
1319 47th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
11.28.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1349 47th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1349 47th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1802007

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

1349 47th Avenue is a three-story, wood-frame, late Queen Anne-style multiple-family dwelling clad in wood shingles and capped with a front-facing gable roof. The 3,708 sq ft building occupies a 2,982 sq ft lot on the west side of 47th Avenue between Judah and Irving Street. A sloping driveway on the left side leads to a hinged one-car garage. A wooden ramp leads to the two wooden front doors on the right. The left side of the first story features an aluminum slider window. The second story features a chamfered bay window with one aluminum slider window and two one-over-one aluminum sash windows on the left. The right side of the second story features a single aluminum slider window. Two one-over-one aluminum sash windows occupy the peak of the gable. The facade terminates with a raked cornice. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8369.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1900, Assessor's Office

*P7. Owner and Address:
Chung, Christina
80 De Soto St
San Francisco, Ca 94127

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
11.28.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

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) 1379 47th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1379 47th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1802011

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

1379 47th Avenue is a two-story, wood-frame, Craftsman-style dwelling capped by a hipped roof. The dwelling is set back from the street and is almost completely obscured by a one-story frame garage and a fence that face the street. In addition, a tree occupies the yard between the garage and the dwelling. The building is 2,049 sq ft and occupies a 2,915 sq ft lot on the west side of 47th Avenue between Irving and Judah streets. Aerial photographs indicate that the primary entrance is located on the right and accessed by a straight stair. Rectangular bay windows occupy the rest of the facade. The building terminates with a dentillated molding and is capped by a hipped roof with a pent-roof dormer.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8376.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1914, Assessor's Office

*P7. Owner and Address:
Anthony K. Tam Trust
Tam Anthony K. Trustee
1246 46th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.06.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1366 48th Ave

P1. Other Identifier None

*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: SF North

Date: 1994

*c. Address: 1366 48th Ave

City: San Francisco

Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1802023

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

1522 47th Avenue is a one-story, wood-frame, vernacular dwelling finished in stucco and capped with a front-facing gable roof. The 528 sq ft building occupies a 3,000 lot on the east side of 48th Avenue between Irving and Judah streets. The facade features a large sliding aluminum window at left and a single-panel wood door to the right. The window and the door are at the front of an enclosed shed-roof porch clad in red clay tiles. The building terminates with a raking cornice clad in red clay tiles. There is a large garage at the rear of the property. The heavily altered building appears to be in fair condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #

View toward east, 100_8680.JPG



*P6. Date Constructed/Age and Sources

Historic Prehistoric Both

1906, Assessor's Office

*P7. Owner and Address:

Nicholas G Roomel Revoc Tr
Nicholas G Roomel, Trustee
21075 River Blvd.
Monte Rio, Ca 95462

*P8. Recorded by

Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:

01.10.09

*P10. Survey Type: (Describe)

Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments

- Archaeological Record NONE District Record BSOR Photograph Record Location Map Linear Feature Record Continuation Sheet Other...

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 1362 48th Ave

P1. Other Identifier None

*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: SF North

Date: 1994

*c. Address: 1362 48th Ave

City: San Francisco

Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1802024

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

1362 48th Avenue is a one-story, wood-frame, Mediterranean-style dwelling finished in stucco and capped with a compound flat and gable roof concealed behind a flat parapet. The 920 sq ft building occupies a portion of a 3,000 sq ft lot on the east side of 48th Avenue between Irving and Judah streets. The primary façade faces west on 48th Avenue, and appears to be part of a flat roof addition to the original building. A garage building with a wood panel garage door stands to the right of the dwelling and an open alley on the left accesses a wood-shingled structure at the rear of the lot. The primary façade is asymmetrical with the primary entrance recessed within a porch on the left side. The porch is accessed by a short straight concrete stair and contains a glazed wood door. Above the entrance porch is a molded stucco medallion. To the right of the entrance porch are two matching aluminum windows with wood surrounds. The building terminates with a stepped parapet inset with a visor roof clad in red clay tiles overhanging a molded cornice. The side elevation of the building is clad in horizontal rustic wood siding. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #

View toward east, 100_8677.JPG



*P6. Date Constructed/Age and Sources

Historic Prehistoric Both

1909, Assessor's Office

*P7. Owner and Address:

Nicholas G Roomel Revoc Tr
Nicholas G Roomel, Trustee
21075 River Blvd.
Monte Rio, Ca 95462

*P8. Recorded by

Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:

01.10.09

*P10. Survey Type: (Describe)

Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments

Archaeological Record

Artifact Record

BSOR

NONE

District Record

Photograph Record

Location Map

Linear Feature Record

Continuation Sheet

Other...

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 1350 48th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1350 48th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1802026

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

1350 48th Avenue is a two-story, wood-frame, vernacular dwelling clad in horizontal rustic wood siding and capped with a compound hipped and gable roof. The 791 sq ft building occupies a 1,674 sq ft lot on the east side of 48th Avenue between Irving and Judah streets. The first floor features a multi-panel wood garage door at left, a central wood and glass pedestrian door at center, and a straight wood stair at right. The stair leads up to the primary entry, which is located within an enclosed entry porch at the right side of the second story. The entry porch is articulated by two large fixed pane windows and shelters both the primary entrance and a pair of double-hung aluminum sash windows. The entry porch is capped with a shed roof, which is an extension of the building's hipped roof. The left side of the second story has a chamfered bay window with double-hung aluminum sash windows. The bay window is surmounted by a gable with a raking molded cornice. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8671.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1906, Assessor's Office

*P7. Owner and Address:
Ricci, Anthony
1350 48th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.10.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

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) 1348 48th Ave

P1. Other Identifier None

*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: SF North Date: 1994

*c. Address: 1348 48th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1802026A

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

1348 48th Avenue is a one-story, wood-frame, vernacular dwelling capped with a hipped roof. It is not visible from the street, concealed behind 1350 48th Avenue. Based on aerial photographs, 1348 48th Avenue appears to be a twin of 1346 48th Avenue next door.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #)
N/A

*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1912, Assessor's Office

*P7. Owner and Address:
Sins, Edward C.
Po Box 5075
San Jose, Ca 95150

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.10.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1344 48th Ave

P1. Other Identifier 1346 48th Avenue
*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: SF North Date: 1994

*c. Address: 1344 48th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1802026B

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

1346 48th Avenue is a two-story, wood-frame, vernacular dwelling clad in rustic wood siding and capped with a cross-gable roof. The 1,386 sq ft building occupies the front portion of a 3,000 sq ft lot on the east side of 48th Avenue between Irving and Judah streets. The first floor level of 1346 48th Avenue features a wood and glass overhead garage door at left, and a wood dog-leg stair at the right. The stair leads up to a wood-framed porch that spans the width of the facade. The integral porch is supported by plain wood posts and features a plain wood balustrade. The left side of the second floor features a tripartite wood window composed of a larger central sash flanked by two double-hung wood sash windows. The primary entrance, which is located at the right side, is a wood and glass door. The building terminates with moderate eave overhang and exposed rafters. 1344 48th Avenue, which is not visible from the street, is located behind 1346 48th Avenue at the rear of the lot. It appears to be a one-story, wood-frame, vernacular dwelling with a hipped roof. 1346 48th Avenue appears to be a twin of 1348 48th Avenue next door. The minimally altered building appears to be in fair condition.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8669.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1912, Assessor's Office

*P7. Owner and Address:
Sins, Edward C.
Po Box 5075
San Jose, Ca 95150

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.10.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 4621 Irving St

P1. Other Identifier None

*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: SF North

Date: 1994

*c. Address: 4621 Irving St

City: San Francisco

Zip: 94122

d. UTM: (Give more than one ofr large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1802034

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

4621 Irving Street is a three-story, wood-frame, late Queen Anne-style dwelling clad in applied artificial stone and stucco and capped with a front-facing gable roof partially surmounted by a flat-roof addition. The 1,600 sq ft building occupies a 2,476 sq ft lot on the south side of Irving Street between 47th and 48th avenues. The first floor level of the primary facade features a wood overhead garage door on the left side and a wood stair leading to the primary entrance at right. The primary entrance, which is housed within an integral porch at the right side of the second floor level, contains a glazed wood door flanked by sidelights and capped by a three-light transom. The left side of the second floor level features a chamfered bay window that contains a fixed aluminum sash window at center and aluminum casements on the sides. A wood entablature separates the second and third floors. The third floor level is stuccoed and contains a pair of fixed aluminum sash windows with wood surrounds. The building terminates in a molded wood raking cornice. A rear addition, clad in horizontal rustic wood siding, is visible from the street. The heavily altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #

View toward south, 100_8613.

JPG

*P6. Date Constructed/Age and Sources

Historic Prehistoric Both

1909, Assessor's Office

*P7. Owner and Address:

Barajas Gonzalo
4621 Irving St.
San Francisco, Ca 94122

*P8. Recorded by

Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, Ca 94131

*P9. Date Recorded:

01.22.09

*P10. Survey Type: (Describe)

Reconnaissance-level survey:
Oceanside Survey



*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments

- | | | | |
|--|--|--|---|
| <input type="checkbox"/> Archaeological Record | <input type="checkbox"/> BSOR | <input type="checkbox"/> Photograph Record | <input type="checkbox"/> Continuation Sheet |
| <input type="checkbox"/> Artifact Record | <input checked="" type="checkbox"/> NONE | <input type="checkbox"/> Location Map | <input type="checkbox"/> Other... |
| | <input type="checkbox"/> District Record | <input type="checkbox"/> Linear Feature 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) 1325 -1329 47th Ave

P1. Other Identifier None

*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: SF North

Date: 1994

*c. Address: 1325 -1329 47th Ave

City: San Francisco

Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1802038

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

1325-1329 47th Avenue is a three-story, wood-frame, vernacular dwelling clad in beveled wood siding and capped with a flat roof. The 2,040 sq ft building occupies a 2,982 sq ft lot on the west side of 47th Avenue between Irving and Judah Streets. The building sits atop a raised basement, which features a multi-panel glass and wood garage door at right and concrete steps leading to the enclosed entry porch at left. The garage is accessed by a downward sloping driveway. The primary entrance is located on the second story and features an enclosed porch with glazed wood door and fixed wood-sash windows. Other fenestration include paired one-over-one double-hung wood sash windows on the second and third story of the rectangular bay window and a single one-over-one double-hung wood sash window left on the third story. The building terminates with a projecting cornice. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #

View toward west 100_8358.JPG



*P6. Date Constructed/Age and Sources

Historic Prehistoric Both

1906, Assessor's Office

*P7. Owner and Address:

Dedes George & Anastasia C
1329 47th Ave
San Francisco Ca
94122

*P8. Recorded by

Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:

01.06.08

*P10. Survey Type: (Describe)

Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments

BSOR

Photograph Record

Continuation Sheet

Archaeological Record

NONE

Location Map

Other...

Artifact Record

District Record

Linear Feature 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) 1369 47th Ave

P1. Other Identifier None

*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: SF North

Date: 1994

*c. Address: 1369 47th Ave

City: San Francisco

Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1802039

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

1369 47th Avenue is a two-story, wood-frame, vernacular dwelling clad in what appears to be aluminum siding and capped with a front-facing gable roof. The 2,043 sq ft building occupies a 2,125 sq ft lot on the west side of 47th Avenue between Irving and Judah streets. The first floor features a tripartite aluminum slider window with shutters on the left side and a recessed porch secured behind a metal security gate on the right side. The second story features a pair of aluminum slider windows with shutters. The facade terminates with a simple raking cornice. The heavily altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #

View toward west, 100_8370.JPG



*P6. Date Constructed/Age and Sources

Historic Prehistoric Both

1900, Assessor's Office

*P7. Owner and Address:

Kung Family Trust
Wain & Ma Cho Kung Trustees
1363 45th Ave.
San Francisco, Ca 94122

*P8. Recorded by

Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:

01.06.09

*P10. Survey Type: (Describe)

Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments

- Archaeological Record NONE District Record BSOR Photograph Record Location Map Linear Feature Record Artifact Record Continuation Sheet Other...

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 1356 48th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1356 48th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1802042

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

1356 48th Avenue is a two-story, wood-frame, vernacular dwelling finished in stucco and capped with a front-facing gable roof. The 1,270 sq ft building occupies a 3,000 sq ft lot on the east side of 48th Avenue between Irving and Judah streets. The building is set back from the public sidewalk, providing space for a fenced yard in front. Red-tile steps lead to the primary entrance at ground level on the left side. The primary entrance features a recessed glazed wood door within an arched porch with a shed roof. The facade features a grid-like fenestration pattern of multi-pane, double-hung, vinyl-sash windows. The windows on the first story are recessed within shallow-relief arched niches while the second story windows are recessed within shallow-relief rectangular niches. The facade terminates with a pedimented gable containing a large stucco cartouche and swag element. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8675.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1909, Assessor's Office

*P7. Owner and Address:
Kelly Gerard
1358 - 1360 48th Ave
San Francisco Ca
94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.10.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

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) 1354 48th Ave

P1. Other Identifier None

*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: SF North Date: 1994

*c. Address: 1354 48th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1802043

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

1354-1356 48th Avenue features two two-story, wood-frame, vernacular one-story dwellings clad in vertical T-111 wood siding and transite shingles, capped by gable roofs. The buildings are 1,615 and 1,270 sq ft on a 3,000 sq ft lot between Irving and Judah streets. The primary façade faces west on 48th Avenue, set back from the front of the lot line. A separate garage building clad in rustic vertical wood stands in front with a dominant wood panel garage door. The garage building obscures most of the rear buildings. The rear-most building from the street terminates with a projecting unadorned cornice. The heavily altered buildings appear to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8672.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1909, Assessor's Office

*P7. Owner and Address:
Nicholas G Roomel Revoc Tr
Nicholas Roomel, Trustee
21075 River Blvd.
Monte Del Rio, Ca 95462

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.10.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1304 -1312 48th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1304 -1312 48th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1802045

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

1304-1312 48th Avenue is a three-story, wood-frame, Classical Revival apartment building clad in brick and wood shingles and capped with a flat roof. The 5,130 sq ft building occupies a 3,152 sq ft lot on the southeast corner of 48th Avenue and Irving Street. The primary facade faces west on 48th Avenue. This building sits atop a raised basement, which features two multi-panel garage doors at left, followed by two vinyl-sash slider windows, the primary entrance, three additional vinyl-sash slider windows, and a fixed wood-sash window at far right. Brick steps lead to the primary entrance located in the center between the ground level and second story. The entrance features a recessed glazed wood door with sidelights sheltered by an arched entryway with a shed roof. The fenestration on the primary facade follow the same symmetrical pattern on the second and third story and include tripartite aluminum-sash slider windows, aluminum-sash slider windows, and one-over-one aluminum-sash windows. The secondary facade faces north on Irving Street and features (2) two-story chamfered bay windows that sit atop the raised basement. The windows are primarily one-over-one aluminum-sash windows. The building terminates in a bracketed projecting cornice. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward south, 100_8603.
JPG

*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1917, Assessor's Office

*P7. Owner and Address:
Toy, Stuart D.
1308 48th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.09.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey



*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1305 48th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1305 48th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1803001E

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

1305 48th Avenue is a two-story, wood-frame, Craftsman-style dwelling finished in stucco and capped with a gable roof. The 2,160 sq ft building occupies a 1,768 sq ft lot on the west side of 48th Avenue between Irving and Judah streets. The first floor level consists of an alternating arrangement of multiple-light, double-hung, wood windows and recessed pedestrian entrances. The left door is an eight-paneled wood door reached by two concrete steps, while the right door is wood with a large single light. The second floor level projects slightly over the first level. A rectangular bay window with three double-hung wood sash windows with wood surrounds is at the left, and a single double-hung wood window with wood surrounds is at the right. The facade terminates with an egg-and dart molding and a stepped parapet. The minimally altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8616.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1910, Assessor's Office

*P7. Owner and Address:
Trefny Benjamin R.
1305 - 1307 48th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, Ca 94131

*P9. Date Recorded:
01.09.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1319 48th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1319 48th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1803002

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

1319 48th Avenue is a three-story, wood-frame, Craftsman-style dwelling finished in stucco and capped with a front-facing gable roof. The 2,736 sq ft building occupies a 2,931 sq ft lot on the west side of 48th Avenue between Irving and Judah streets. The first floor features a quarter-turn terrazzo stair at left and a multi-panel wood garage door at right. The stair leads up to the primary entrance, a multi-panel wood and glass door sheltered within a shed-roofed porch at the right side of the second story. Other fenestration at the second story includes a tripartite aluminum sash casement window obscured by a security grate. The third story features paired vinyl frame sliding windows with slim wood surrounds. The facade terminates with an idiosyncratically designed broken entablature and stepped wood cornice. The heavily altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8618.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1912, Assessor's Office

*P7. Owner and Address:
Perlman Alan R.
1319 48th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.10.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

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) 1339 48th Ave

P1. Other Identifier None

*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: SF North Date: 1994

*c. Address: 1339 48th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1803005

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

1339 48th Avenue is not visible from the street. Based on aerial photographs, it appears to be a one-story, wood-frame, vernacular dwelling capped by a hipped roof. The 925 sq ft building occupies the rear portion of a 3,000 sq ft lot on the west side of 48th Avenue between Irving and Judah streets. The three-story multiple-family building pictured is located at the front of the lot and appears to be of recent construction.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8620.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1919, Assessor's Office

*P7. Owner and Address:
Lang, Aaron Yun-jen
1339 48th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.10.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1391 48th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1391 48th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1803014

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

1391 48th Avenue is a two-story, wood-frame, mixed-use residential and commercial building finished in stucco and capped by a flat roof. The 4,860 sq ft building occupies a 3,000 sq ft lot on the northwest corner of 48th Avenue and Judah Street. The primary façade faces south on Judah Street. The primary facade features a sliding aluminum window at left, a large multi-lite wood sash window at center and the primary commercial entrance at right. The chamfered corner entrance contains a pair of wood panel doors at the southeast corner of the building. The second level of the Judah Street elevation presents two pairs of double-hung vinyl sash windows with thin wood surrounds. The first level of the 48th Avenue elevation presents a variety of randomly spaced openings, including a sealed commercial storefront under a vinyl awning at left, and various vinyl and aluminum double-hung windows, as well as several pedestrian doors. An addition to the building at the north end presents a recessed entry with a multi-paneled wood door and a fixed wood-sash window. A solid wood garage door is located to the right of the entry. The second level of the 48th Avenue elevation presents ten double-hung vinyl sash windows with thin wood surrounds. The second level of the addition presents two tripartite vinyl sash windows. The building terminates with a simple molded cornice with a wide eave overhang. The moderately altered building appears to be in fair 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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #

View toward northwest,
100_8395.JPG

*P6. Date Constructed/Age and Sources

Historic Prehistoric Both
1910, Assessor's Office

*P7. Owner and Address:

Choi, Paul P. & Jenny S. L.
1471 22nd Ave.
San Francisco, Ca 94122

*P8. Recorded by

Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:

01.10.09

*P10. Survey Type: (Describe)

Reconnaissance-level survey:
Oceanside Survey



*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1396 -1398 La Playa

P1. Other Identifier Java Beach
*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: SF North Date: 1994

*c. Address: 1396 -1398 La Playa City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1803020

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

1396-1398 La Playa Street is a two-story, wood-frame, vernacular, mixed-use commercial and residential building finished in stucco and capped with a hipped roof. The 1,890 sq ft building occupies a 2,100 sq ft lot on the northeast corner of La Playa and Judah streets. The first floor level of the primary facade (La Playa) features a pair of aluminum storefront windows. Located to the right of the storefronts is a chamfered corner entrance containing an aluminum pedestrian door. The second-floor level consists of two chamfered bay windows, each of which contains multi-light vinyl-sash windows. Also visible at right is a vinyl double-hung window that punctuates the cross-gable wing facing Judah Street. The Judah Street elevation is largely windowless at the first floor level, featuring a straight stair that leads to the residential unit above. Otherwise, there is a storefront at the left and an overhead wood garage door at right. The second floor features a gable-roofed dormer articulated by a double-hung vinyl window. To the right is a recessed balcony lined with latticework. The facade terminates in a shallow eave overhang with decorative brackets. The heavily altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property, HP6. 1-3 story commercial building

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8653.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1908, Assessor's Office

*P7. Owner and Address:
Maguire, Patrick H & Elizabeth
1516 Great Hwy.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, Ca 94131

*P9. Date Recorded:
01.26.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1392 La Playa

P1. Other Identifier None

*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: SF North

Date: 1994

*c. Address: 1392 La Playa

City: San Francisco

Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1803021

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

1392 La Playa Street is a two-story, wood-frame, vernacular dwelling finished in stucco and capped with a hipped roof. The 1,803 sq ft building occupies a 1,984 sq ft lot on the east side of La Playa between Irving and Judah streets. The first floor level of the primary facade features a wood and glass panel garage door on the left side. At the center a straight stair leads to an enclosed gable-roofed entry porch at the second-floor level. The right side of the first-floor level is obscured behind vegetation. The second-floor level features a pair of vinyl-sash sliding windows to either side of the entry porch. The porch features an open cut-out at the center of the facade. The facade terminates with a shallow eave overhang. Perched atop the roof is a gable-roofed dormer containing a Palladian vinyl-sash sliding window with wood surrounds. The heavily altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #

View toward east, 100_8656.JPG



*P6. Date Constructed/Age and Sources

Historic Prehistoric Both

1908, Assessor's Office

*P7. Owner and Address:

Latourrette, Dean
1392 La Playa
San Francisco, Ca 94122

*P8. Recorded by

Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:

01.26.09

*P10. Survey Type: (Describe)

Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments

- Archaeological Record NONE District Record BSOR Photograph Record Location Map Linear Feature Record Continuation Sheet Other...

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 1386 La Playa

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1386 La Playa City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1803022

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

1386 La Playa Street is a two-story, wood-frame, vernacular dwelling finished in stucco and capped with a compound hipped and gable roof. The 810 sq ft building occupies a 1,750 sq ft block on the east side of La Playa between Irving and Judah streets. The first floor level is windowless and features a recessed wood garage door at left and a semi-enclosed parallel stair at right. The stair leads up to the centrally located recessed entry porch. To the left of the porch is a gable-roofed pavilion containing a pair of French doors flanked by sidelights. The doors open onto a small deck that sits above the garage. A tripartite vinyl-sash window with thin wood surrounds is located to the right of the porch. The facade terminates with a shallow eave overhang. The heavily altered building appears to be in good condition. The building is part of a row of three related buildings including 1386, 1392, and 1396 La Playa.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8659.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1908, Assessor's Office

*P7. Owner and Address:
Frederick M. Salan Revoc Tr.
Frederick M. Salan, Trustee
16021
San Francisco, Ca 94116

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.26.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1350 La Playa

P1. Other Identifier None

*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: SF North

Date: 1994

*c. Address: 1350 La Playa

City: San Francisco

Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1803028

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

1350 La Playa contains two buildings: an older one-story, wood-frame dwelling at the rear of the lot (not visible from the street) and a three-story, wood-frame, vernacular dwelling at the front of the lot that is finished in stucco and capped with a flat roof. The 2,060 sq ft buildings occupy at 3,021 sq ft lot on the east side of La Playa between Irving and Judah streets. The primary facade of the front dwelling features a multi-panel wood and glass garage door at the left and a straight concrete stair at the right. The stair leads to the primary entrance, a multi-panel wood and glass door with wood surrounds located at the right side of the second story. Other fenestration at the second story consists of a shallow chamfered bay window, with double-hung and sliding vinyl-sash windows. The third story overhangs the second slightly, and features three sets of sliding vinyl sash windows. The facade terminates with a parapet with mansard elements and a shallow eave overhang. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #

View toward east, 100_8665.JPG



*P6. Date Constructed/Age and Sources

Historic Prehistoric Both

1907, Assessor's Office

*P7. Owner and Address:

Chou, Lily S.
3808 Noriega St.
San Francisco, Ca 94122

*P8. Recorded by

Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:

01.26.09

*P10. Survey Type: (Describe)

Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments

- Archaeological Record NONE District Record Photograph Record Location Map Linear Feature Record Continuation Sheet Other...

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 1338 -1340 La Playa

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1338 -1340 La Playa City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1803031

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

1338-1340 La Playa Street is a three-story, wood-frame, vernacular dwelling finished in stucco and transite shingles, and capped with a front-facing gable roof. The 1,050 sq ft building occupies a 3,021 sq ft lot on the east side of La Playa between Irving and Judah streets. The first-floor level of the primary facade features a wood, multi-panel overhead garage door on the left, a wood dogleg stair at center, and a wood-panel pedestrian door with a glazed wood sash transom on the right. The second-floor level features a shallow rectangular bay window on the left. The bay window, which is capped by a small gable, contains a three-part aluminum sash window with wood surrounds. To the right of the bay is a shed-roofed porch addition. The porch displays two fixed wood sash windows. To the right of the porch is a pair of aluminum sash windows with wood surrounds. The third floor level, contained within the apex of the gable, features a pair of sliding aluminum sash windows with wood surrounds. The facade terminates with a molded raking cornice. The heavily altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8666.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1911, Assessor's Office

*P7. Owner and Address:
Huynh, Annie K.
2850 Vicente St.
San Francisco, Ca 94116

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.26.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1417 48th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1417 48th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1805002

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

1417-1419 48th Avenue is a three-story, wood-frame, Craftsman-style dwelling clad in vinyl siding and capped with a side-facing gable roof. The 3,563 sq ft building occupies a 3,000 sq ft lot on the west side of 48th Avenue between Judah and Kirkham streets. The first floor features two pedestrian doors at the left side of the façade, separated by a multi-paned vinyl sash sliding window. The doors and window have wood surrounds, and the doors are topped by pediments. A straight stair at the right side of the façade leads to the primary entrance, a multi-panel wood and glass door sheltered under the roof overhang at the right of the second story. Other fenestration at the second story consists of two multi-light vinyl sash sliding windows with slim wood surrounds. A large shed dormer at the third floor level features two multi-light vinyl sash sliding windows. The building terminates with flared overhanging eaves with visible rafters. The moderately altered building appears to be in fair condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8628.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1906, Assessor's Office

*P7. Owner and Address:
Fan, Zhihui & Su Xiang Yun
398 San Leandro Wy.
San Francisco, Ca 94117

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, Ca 94131

*P9. Date Recorded:
01.12.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1421 48th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1421 48th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1805003

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

1421 48th Avenue is a three-story, wood-frame, Craftsman-style multiple-family dwelling clad in rustic wood siding and capped with a front-facing gable roof. The 2,930 sq ft building occupies a 3,000 sq ft lot on the west side of 48th Avenue between Judah and Kirkham streets. At the first floor level, on the left side, are wooden steps that lead to the main entrance and on the right side is a downward sloping driveway leading to a one-car garage. At the second floor level, the main entrance at the left features a recessed wood panel door in an enclosed porch. The right side of the second floor features two one-over-one double hung wood sash windows. Two one-over-one double-hung wood sash windows sit in the middle of the third story and a small one-over-one window occupies the space at the peak of the gable. The facade terminates with a bracketed cornice. The minimally altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8630.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1900, Assessor's Office

*P7. Owner and Address:
Neplokh, Erich
Unif Inc.
500 Masonic Ave.
San Francisco, Ca 94117

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.12.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1487 48th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1487 48th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1805019

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

1487 48th Avenue is a three-story, wood-frame, late Queen Anne-style dwelling clad in wood shingle and capped with a front-facing gable roof. The 1,910 sq ft building occupies a 3,000 sq ft lot on the west side of 48th Avenue between Judah and Kirkham streets. The first story features a multi-panel wood garage door at left, a straight wood stair at center, and a double-hung vinyl sash window with wood surrounds at right. The stair leads up to the primary entrance at the center of the second floor level. The entrance contains a single-panel wood door sheltered beneath a shed roof. The entrance is flanked to either side by double-hung vinyl sash windows with wood surrounds. The second story terminates with a molded intermediate cornice. The third floor is enclosed within a raking molded cornice and contains a lone double-hung vinyl sash window with wood surrounds. The gable front is clad in imbricated shingles. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8633.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1904, Assessor's Office

*P7. Owner and Address:
Mak, Danny & You Elaine
2429 Chestnut St
San Francisco Ca
94123

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.12.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1482 La Playa

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1482 La Playa City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1805025

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

1482 La Playa is a three-story, wood-frame, vernacular dwelling finished stucco and vertical T-111 wood siding and capped with a compound gable and flat roof. The 1,580 sq ft building occupies a 3,021 sq ft lot on the east side of La Playa between Judah and Kirkham streets. The building is set back from the property line, allowing room for a small garden and driveway. The first floor level of the primary facade features a garage at left and a straight stair at the right. The tiled straight stair leads to the primary entrance, which is recessed within a porch with an arched entry at the right side of the second story. The central volume of the second floor level features a chamfered bay window containing three multi-light, double-hung, vinyl-sash windows with wood surrounds. The second floor level is separated from the third floor by a simple stucco molding. The floor level contains a large sliding vinyl-sash window topped by a fanlight window, all with wood surrounds. Visible toward the rear of the building is a large, box-like, rooftop addition clad in T-111 siding vertical wood siding and punctuated by several multi-light vinyl-sash windows. The facade terminates in a shallow eave overhangs and a raking fascia board. The heavily altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8226.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1906, Assessor's Office

*P7. Owner and Address:
Schuldt, Carol
1482 La Playa St.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, Ca 94131

*P9. Date Recorded:
01.26.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1440 La Playa

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1440 La Playa City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1805035

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

1440 La Playa is a two-story, wood-frame, vernacular dwelling finished in stucco and capped with a hipped roof. The 873 sq ft building occupies a 3,021 lot on the east side of La Playa between Judah and Kirkham streets. The first floor level features a quarter-turn concrete stair at left and an aluminum garage door at right. The stair leads up to the primary entrance at the second floor level. Recessed to the right of the main building is a secondary pedestrian entry contained within a T-111-clad addition. The primary entrance is housed within an enclosed entry porch at the left side of the second story. The porch is fenestrated by a multi-light, fixed vinyl-sash window with wood moldings, and capped by an extension of the building's hipped roof. To the right of the entrance is a chamfered bay window containing three multi-light vinyl-sash fixed and casement windows. The facade terminates with a simple molded cornice. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8229.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1900, Assessor's Office

*P7. Owner and Address:
Collins, Mary Ellen
1440 La Playa St.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.26.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1411 47th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1411 47th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1806001A

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

1411 47th Avenue is a three-story, wood-frame, Craftsman-style multiple-family dwelling clad in lapped wood and vinyl siding and capped with a compound flat and hipped roof. The 2,770 sq ft building occupies a 1,825 sq ft lot on the west side of 47th Avenue between Judah and Kirkham streets. The first floor level features a wood panel pedestrian door and paneled garage door on the left, two recessed pedestrian wood doors at the center, and a wood and glass paneled garage door on the right. The second floor level features a deck with a wood railing on the left, a small aluminum slider window and a band of aluminum and vinyl slider windows at the center, and a tripartite window composed of three double-hung wood windows with the upper sashes divided into smaller lights. The third floor level, which sits atop the left half of the building, features four aluminum slider windows occupying the center of larger fixed, multi-light wood sash windows. The facade terminates with rain gutters on the left and a stepped parapet on the right. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8303.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1900, Assessor's Office

*P7. Owner and Address:
Francisco R. Lemus Revoc Tr
1415 47th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
06.07.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

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) 1443 47th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1443 47th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one ofr large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1806005

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

1443 47th Avenue is a three-story, wood-frame, Craftsman-style dwelling clad in wood shingles and capped with a side-facing gable roof. The 1,754 sq ft building occupies a 2,982 sq ft lot on the west side of 47th Avenue. The first floor features a multi-panel wood garage door with wood surrounds at left and a straight wood stair leading up to the primary entrance at right. The primary entrance is a multi-light glass and wood door recessed within an entry porch at the right side of the second story. Other fenestration at the second story includes a multi-light fixed wood sash window at the right of the door and a projecting rectangular bay window at left articulated by three double-hung wood sash windows with wood surrounds. At the third floor level, a wide shed dormer also features a triple set of double-hung wood sash windows with wood surrounds. Both the façade and the dormer terminate with moderate eave overhang supported by exposed rafters. The minimally altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8285.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1913, Assessor's Office

*P7. Owner and Address:
Finley, William L. Trust The
% Citywide Property Mgmt
518 Waller St.
San Francisco, Ca 94117

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.07.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1471 47th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1471 47th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1806010

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

1471 47th Avenue is a two-story, wood-frame, Classical Revival-style dwelling finished in stucco and capped with a flat roof. The 960 sq ft building occupies a 2,982 sq ft lot on the west side of 47th Avenue between Judah and Kirkham streets. The primary façade reaches the front of the lot line. The first level presents a recessed garage at left with a shaped arch and a pair of hinged wood doors with multi-light windows. To the right is a recessed entry porch with a shaped arch and a wrought iron security gate. The primary entrance is a glazed wood door flanked by matching fixed sidelights with wood surrounds. A simple molded belt course separates the first and second floors. The second floor level fenestration is symmetrical with two tripartite windows consisting of a fixed center sash flanked by six-light casements. The wall surface between the windows features a decorative plaster medallion. The facade terminates with a simple cornice and a stepped parapet. The minimally altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8277.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1923, Assessor's Office

*P7. Owner and Address:
Odea Catherina
1471 47th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.07.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1475 47th Ave

P1. Other Identifier None

*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: SF North

Date: 1994

*c. Address: 1475 47th Ave

City: San Francisco

Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1806011

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

1475 47th Avenue is a one-story, wood-frame, vernacular dwelling clad in rustic wood siding and wood shingles and capped with a hipped roof. The 860 sq ft building occupies a 2,982 sq ft lot on the west side of 47th Avenue between Judah and Kirkham streets. The building is set back from the lot line, leaving room for a garden and a driveway, and is raised slightly atop a partially raised basement. A short straight wood staircase leads up to a full-width porch, supported by turned wood posts and decorative brackets. The primary entrance is a centrally located multi-panel wood door with wood surrounds. The door is flanked by double-hung vinyl sash windows with wood surrounds. The porch terminates with a simple cornice and the building has a shallow eave overhang. The minimally altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #

View toward west, 100_8275.JPG



*P6. Date Constructed/Age and Sources

Historic Prehistoric Both

1906, Assessor's Office

*P7. Owner and Address:

Callies, Charlotte
310 Arroyo Dr.
So. San Francisco, Ca 94080

*P8. Recorded by

Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:

01.07.09

*P10. Survey Type: (Describe)

Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments

- Archaeological Record NONE District Record BSOR Photograph Record Location Map Linear Feature Record Artifact Record Continuation Sheet Other...

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) 1479 47th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1479 47th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1806012

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

1479 47th Avenue is a one-story, wood-frame, vernacular dwelling clad in wood shingles with corner moldings and capped with a hipped roof. The 905 sq ft building occupies a 2,934 sq ft lot on the west side of 47th Avenue between Judah and Kirkham streets. The building is set back from the lot line, creating space for a small yard and driveway and is placed atop a partially raised basement. A short wood stair leads to a full-width porch, which is secured behind wooden railings and banisters, supported by square posts, and capped by a shed roof. The primary entrance is a non-historic multi-panel wood and glass door with wide wood surrounds located slightly left of the center of the facade. Flanking the door are double-hung wood sash windows with wide wood surrounds. A gabled dormer features paired two-paned wood pivot sash windows. The facade terminates with flush eaves. The minimally altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8273.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1906, Assessor's Office

*P7. Owner and Address:
Callies, Charlotte
310 Arroyo Dr.
So. San Francisco, Ca 94080

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.07.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 4312 Kirkham St

P1. Other Identifier None

*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: SF North

Date: 1994

*c. Address: 4312 Kirkham St

City: San Francisco

Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1806014

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

4312 Kirkham Street is a two-story, wood-frame, vernacular dwelling clad in horizontal rustic wood siding and capped by a steeply pitched gable roof. The 990 sq ft building occupies a 2,500 sq ft lot on the north side of Kirkham Street between 47th and 48th avenues. The first floor level of the primary facade features a recessed entry porch at left. To the right of the entrance is a large window composed of a pair of vinyl-sash slider windows with wood surrounds capped by transoms. The second-floor level presents a pair of double-hung, six-over-one, wood-sash windows with wood surrounds. At the apex of the gable is a fixed, octagonal, nine-light window with wood surrounds. The facade terminates with a slightly projecting raking cornice. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #

View toward north, 100_8640.
JPG

*P6. Date Constructed/Age and Sources

Historic Prehistoric Both

1909, Assessor's Office

*P7. Owner and Address:

Carret, Denise
4312 Kirkham St.
San Francisco, Ca 94122

*P8. Recorded by

Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:

01.23.09

*P10. Survey Type: (Describe)

Reconnaissance-level survey:
Oceanside Survey



*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments

- Archaeological Record NONE District Record BSOR Photograph Record Location Map Linear Feature Record Continuation Sheet Other...

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 4316 Kirkham St

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 4316 Kirkham St City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1806015

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

4316 Kirkham Street is a one-story, wood-frame, Craftsman bungalow clad in lapped wood siding and capped with a cross-gable roof. The 1,260 sq ft building occupies a 2,500 sq ft lot on the north side of Kirkham Street between 47th and 48th avenues. The primary entrance is located at the center of the first story, sheltered beneath the gable-roofed porch supported by square posts. The primary entrance contains a multi-panel wood door. The main entrance is flanked by fixed picture windows. Visible at the left is a double-hung wood window on the front wall of the cross-gabled wing at the rear of the dwelling. Above the porch, the gable features a decorative window with wide, flared surrounds. The facade terminates with a raking cornice supported by wood struts and exposed purlin ends. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward north, 100_8638.
JPG

*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1916, Assessor's Office

*P7. Owner and Address:
Abbene, Martha
4316 Kirkham St.
San Francisco Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.23.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey



*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 4340 Kirkham St

P1. Other Identifier None

*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: SF North

Date: 1994

*c. Address: 4340 Kirkham St

City: San Francisco

Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1806015A

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

4340 Kirkham Street is a two-story, wood-frame, Classical Revival dwelling clad in horizontal wood siding and capped with a hipped roof. The 1,914 sq ft building occupies a 2,500 sq ft lot on the north side of Kirkham Street between 47th and 48th avenues. The first floor level of the primary facade features a straight brick stair at left and a pair of double-hung, wood-sash windows with wide wood surrounds on the right. The stair leads up to the primary entrance, which is located in a recessed entry porch at the left side of the second story. Other fenestration at the second floor level consists of a double-hung, wood-sash window in the entry porch, a small fixed multi-pane window to the right of the porch, and a chamfered bay window at the right of the facade, which contains three double-hung, wood-sash windows with wide decorative wood moldings. The facade terminates in a plain frieze and a molded projecting cornice. Above the cornice is a front-facing gabled dormer containing a small square vent window. The building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #

View toward north, 100_8635.
JPG

*P6. Date Constructed/Age and Sources

Historic Prehistoric Both

1907, Assessor's Office

*P7. Owner and Address:

Laurino, Joan H. 2005 Liv Tr
Joan H. Laurino Trustee
4340 Kirkham St.
San Francisco, Ca 94122

*P8. Recorded by

Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:

01.23.09

*P10. Survey Type: (Describe)

Reconnaissance-level survey:
Oceanside Survey



*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments

Archaeological Record

Artifact Record

BSOR

NONE

District Record

Photograph Record

Location Map

Linear Feature Record

Continuation Sheet

Other...

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 1460 48th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1460 48th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1806021

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

1460 48th Avenue is a three-story, wood-frame, vernacular mixed-use residential and commercial building clad primarily in vertical wood siding and capped with a compound flat and front-facing gable roof. The 3,478 sq ft building occupies a 4,500 sq ft lot on the east side of 48th Avenue between Judah and Kirkham streets. The first story of this structure is a commercial storefront, with the primary entrance centrally located, slightly recessed and flanked symmetrically by plate glass windows that stretch the width of the façade. There is a pedestrian door at the left of the façade, and the first story is capped by painted signage and a projecting intermediate cornice. The second story features three pairs of double-hung aluminum sash windows with wood moldings. The third-floor gable is asymmetrically located at the right of the building, and the gable front contains a double-hung aluminum sash window with wood moldings. The facade terminates with a wide fascia board and a raking cornice. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP6. 1-3 story commercial building, HP3. Multiple-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8643.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1907, Assessor's Office

*P7. Owner and Address:
Totah, Joseph George
75-5919 Alii Dr
Kailua Kona, HI 96740

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.12.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1442 -1446 48th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1442 -1446 48th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1806024

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

1442-1446 48th Avenue is a two-story, wood-frame, vernacular, multiple-family dwelling finished in stucco and capped with a hipped roof. The 2,625 sq ft building occupies a 4,799 sq ft lot on the east side of 48th Avenue between Judah and Kirkham streets. The first floor level features a solid-panel wood garage door on the left and a wood-panel garage door on the right. The garages flank a recessed pedestrian entry consisting of a straight red clay-tile-clad stair that leads to the main entrance at the top of the stair. The entrances to each of the units are not visible from the street. The second floor features two chamfered bay windows, each containing three aluminum sliding windows. The facade terminates with a projecting eave and rain gutters. The heavily altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8648.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1900, Assessor's Office

*P7. Owner and Address:
Peter Y. & Maggie L. So Revoc
1570 46th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.12.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1430 48th Ave

P1. Other Identifier None

*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: SF North

Date: 1994

*c. Address: 1430 48th Ave

City: San Francisco

Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1806027

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

1430 48th Avenue is a two-story, wood-frame, vernacular dwelling finished in stucco and capped with a combination gable and flat roof. The 1,976 sq ft building occupies a 3,000 sq ft lot on the east side of 48th Avenue between Judah and Kirkham streets. The existing facade belongs to a later addition built onto the front of an older gable-roofed building visible in aerial photographs. The first story features a recessed entry porch concealed behind a steel security gate at left and a metal garage door at the right. The second story projects out over the first floor slightly and features two vinyl sash sliding windows. The facade terminates with a simple wood box cornice. The heavily altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #

View toward east, 100_8650.JPG



*P6. Date Constructed/Age and Sources

Historic Prehistoric Both

1908, Assessor's Office

*P7. Owner and Address:

Tang Ty
2026 31st Ave.
San Francisco, Ca 94116

*P8. Recorded by

Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:

01.12.09

*P10. Survey Type: (Describe)

Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments

- | | | | |
|--|--|--|---|
| <input type="checkbox"/> Archaeological Record | <input checked="" type="checkbox"/> NONE | <input type="checkbox"/> Photograph Record | <input type="checkbox"/> Continuation Sheet |
| <input type="checkbox"/> Artifact Record | <input type="checkbox"/> District Record | <input type="checkbox"/> Location Map | <input type="checkbox"/> Other... |
| | <input type="checkbox"/> Linear Feature Record | | |

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) 1431 46th Ave

P1. Other Identifier None

*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: SF North

Date: 1994

*c. Address: 1431 46th Ave

City: San Francisco

Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1807003

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

1431 46th Avenue is a two-story, wood-frame, vernacular single-family dwelling clad in rustic wood and aluminum siding and capped with a compound gable roof. The 770 sq ft building occupies a 3,002 sq ft parcel on the west side of 46th Avenue between Judah and Kirkham Streets. The left side of the house, which appears to be a later addition, is one-story and clad in rustic channel siding and articulated by a single vinyl slider window. The right side features a glass and wood panel door flanked by vinyl slider windows. The gable-roofed second story, which appears to be a later addition, features a fixed window below the apex of the gable. The building terminates with a simple raking cornice. The heavily altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8244.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1900, Assessor's Office

*P7. Owner and Address:
Briggs, John P. & Ying Q Ye-
1431 46th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
11.07.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1435 46th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1435 46th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1807004A

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

1435 46th Avenue is a one-story-over-basement, wood-frame, vernacular single-family dwelling clad in brown wood shingles and capped with a compound hipped and flat roof. The 722 sq ft building occupies a 3,002 sq ft lot on the west side of 46th Avenue between Judah and Kirkham Streets. The building, which appears to consist of an older hipped roof wing at the rear and a flat-roofed addition at the front, is set back from the public sidewalk with low wood fence and paved yard in front. Wooden steps lead to the main entrance within a covered wood porch. The main entrance contains a wooden door. To the left of the door is a pair of multi-pane windows. At the crook of the "L" is a tripartite multi-pane window with two wood-panel pedestrian doors below. The recessed right side of the dwelling features a wood panel garage door with an aluminum slider window above. The building terminates with metal coping. The heavily altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8248.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1900, Assessor's Office

*P7. Owner and Address:
Justice, Carol M. 1994 Trust
% Carol M. Justice
1435 46th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
11.07.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1465 46th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1465 46th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1807009

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

1465 46th Avenue is a two-story, wood-frame, vernacular dwelling clad in horizontal rustic siding and capped by a flat roof. The building is 1,072 sq ft and occupies a 1,990 sq ft lot on the west side of 46th Avenue between Judah and Irving streets. The building sits atop a fully raised basement, which features a multi-panel wood and glass garage door at right and a straight concrete stair at left. The stair leads to the entry porch. The porch is enclosed, with the primary entrance concealed behind a plexiglass and wrought iron security door. To the left of the door is a sliding aluminum window and to the right is a large, tripartite aluminum sliding door assembly. A balcony with a wrought iron balustrade is located beneath the sliding doors. The building terminates with a bracketed cornice and a flat parapet. The heavily altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8250.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1908, Assessor's Office

*P7. Owner and Address:
Chung Ming Wah & Anna Y. S.
1465 46th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
11.07.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1467 -1471 46th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1467 -1471 46th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1807010

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

1467-1471 46th Avenue is a two-story, wood-frame, vernacular dwelling clad in wood shingles and capped with a flat roof. The building is 968 sq ft and occupies a 1,990 sq ft lot on the west side of 46th Avenue between Judah and Irving streets. The building sits atop a partially raised basement, which features a centrally located multi-panel wood and glass garage door and a straight wood stair at right. The stair leads to the shed-roofed entry porch. The porch contains two pedestrian doors and aluminum sash sliding windows. Other fenestration at the second story includes two tripartite aluminum sliding windows in the left and center bays. These windows enclose what appears to have been an open porch. The left bay features a shed roofed section and the center bay has a raised flat parapet roof. The building terminates with a flattened parapet molding. The heavily altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8252.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1908, Assessor's Office

*P7. Owner and Address:
Chung, Peter Ming Wah & Anna
1465 46th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
11.07.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1473 46th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1473 46th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1807011

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

1473 46th Avenue is a two-story, wood-frame, vernacular dwelling finished in stucco and T-111 siding and capped with a flat roof. The building is 1,096 sq ft and occupies a 1,990 sq ft lot on the west side of 46th Avenue. The building sits on a partially raised basement, which features a solid wood garage door with a slight-down sloping driveway at the left and a straight terrazzo stair at the right. The stair leads to an entry porch concealed by a metal security door. A large single pane window with wood surrounds dominates the first story facade. The building terminates with a shallow eave overhang which is extended down the vertical edges of the building. The heavily altered building appears to be in fair condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8256.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1906, Assessor's Office

*P7. Owner and Address:
Yu Family Trust
Frank & Tammy Yu Trustees
1662 26th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
11.07.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1471 46th Ave

P1. Other Identifier None

*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: SF North Date: 1994

*c. Address: 1471 46th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1807011A

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

1471 46th Avenue is a one-story, wood-frame, dwelling located behind 1467-1469 46th Avenue. The building, which is 1050 sq ft., is not visible from the street.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8253.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1907, Assessor's Office

*P7. Owner and Address:
Goldfield Michael D. Trustee
101 S San Mateo Dr Ste. 300
San Mateo, Ca 94401

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
11.07.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 4234 Kirkham St

P1. Other Identifier None

*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: SF North

Date: 1994

*c. Address: 4234 Kirkham St

City: San Francisco

Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1807016

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

4234 Kirkham Street is a one-story, wood-frame, vernacular dwelling clad in rustic siding and capped with a hip roof. The 460 sq ft building occupies a 1,874 sq ft parcel on the north side of Kirkham Street between 46th and 47th avenues. The building is set back from the public sidewalk with a small fenced-in yard in front. The primary entrance is located on the west façade and features a flush wood door. The primary façade features a group of three one-over-one double-hung wood sash windows located in the center and a one-over-one double-hung wood sash window on the left. The facade terminates with molded cornice and overhanging eaves. The minimally altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #

View toward north, 100_8258.
JPG

*P6. Date Constructed/Age and Sources

Historic Prehistoric Both

1921, Assessor's Office

*P7. Owner and Address:

Lohman, Janet
4234 Kirkham St.
San Francisco, Ca 94122

*P8. Recorded by

Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:

01.23.09

*P10. Survey Type: (Describe)

Reconnaissance-level survey:
Oceanside Survey



*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments

- | | | | |
|--|--|--|---|
| <input type="checkbox"/> Archaeological Record | <input type="checkbox"/> BSOR | <input type="checkbox"/> Photograph Record | <input type="checkbox"/> Continuation Sheet |
| <input type="checkbox"/> Artifact Record | <input checked="" type="checkbox"/> NONE | <input type="checkbox"/> Location Map | <input type="checkbox"/> Other... |
| | <input type="checkbox"/> District Record | <input type="checkbox"/> Linear Feature 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) 1478 47th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1478 47th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1807020

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

1478 47th Avenue is a two-story, wood-frame, vernacular dwelling finished in stucco and capped with a hipped roof. The 995 sq ft building occupies a 2,951 sq ft lot on the east side of 47th Avenue between Judah and Kirkham streets. The building sits atop an ungraded lot and the building is set back from the street, allowing room for a small garden. The first floor features a wood pedestrian door at the center and a wood stair that leads up to the primary entrance at the right. A stucco belt course demarcates the first and second story levels. At the second floor level a double-hung wood window is located within a chamfered facet at the left side. At the center is a double-hung wood window and to the right is a demolished entry and a double-hung wood window. The façade terminates with a plain stucco frieze, a dentillated, molding, and a molded cornice. The moderately altered building appears to be in poor condition. 1478 47th Avenue appears to be a twin of 1474 47th Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8264.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1906, Assessor's Office

*P7. Owner and Address:
Kwan, Tony H. & Teresa T.
1335 23rd Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.07.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1474 47th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1474 47th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1807021

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

1474 47th Avenue is a two-story, wood-frame, vernacular dwelling finished in stucco and capped with a hipped roof. The 930 sq ft building occupies a 3,000 sq ft lot on the east side of 47th Avenue between Judah and Kirkham streets. The building sits atop an ungraded lot and the building is set back from the street, allowing room for a small garden. The first floor features a wood stair that leads up to the primary entrance. At the center of the first floor is a double-hung wood sash window. A stucco belt course demarcates the first and second story levels. At the second floor level a non-historic multi-panel wood door and double-hung wood window occupy the recessed porch. To the right is a double-hung wood sash window at the center of the second floor and at the far right is another window located within a chamfered facet. The façade terminates with a plain stucco frieze, a dentillated, molding, and a molded cornice. There is a small gabled dormer at the roof crest with a small sliding aluminum sash window. The moderately altered building appears to be in good condition. 1474 47th Avenue appears to be a twin of 1478 47th Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8267.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1907, Assessor's Office

*P7. Owner and Address:
Johnson, George
1474 47th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.07.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1450 47th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1450 47th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one ofr large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1807025

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

1450 47th Avenue is two-story, wood-frame, vernacular multiple-family dwelling finished in stucco and capped by a hipped roof. The 3,240 sq ft building occupies a 3,000 sq ft lot on the east side of 47th Avenue between Judah and Kirkham streets. There is a second residential building at the rear of the lot that is not visible from the street. The first floor features a recessed porch at left containing a pair of non-historic glazed wood pedestrian doors. To the right is a modern vinyl window and a security gate that accesses a passage to the other building at the rear of the property. A water table of applied artificial stone is located beneath the first floor fenestration. The second level features a double-hung vinyl window on the left and a chamfered bay window containing three double-hung vinyl windows on the right. All have thin wood surrounds. A decorative band of vertical wood strips bisects the facade. The facade terminates in a simple box cornice. Based on aerial photographs, the building at the rear appears to be two-story, wood-frame, with a complicated massing of gabled elements. The heavily altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8279.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1909, Assessor's Office

*P7. Owner and Address:
Yee Qi Mou & Wong Yim Fong
547 25th Ave.
San Francisco, Ca 94121

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.07.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1442 47th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1442 47th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1807027

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

1442 47th Avenue is a two-story, wood-frame, vernacular dwelling finished in stucco and capped with a hipped roof. The 932 sq ft building occupies a 3,000 sq ft lot on the east side of 47th Avenue between Judah and Kirkham streets. The first floor consists of a multi-panel wood garage door at the left side. At the right side, a short cement stair leads to a full-width porch at the second story. Turned-wood support posts support the porch. The primary entrance is a solid panel wood door at the right side of the second story, with paired double-hung wood sash windows with wood surrounds at the left side. A decorative plaster arch tops both the primary entrance and the garage. A centrally located dormer window features paired six-pane fixed wood sash windows. The porch terminates with a plain stucco band and the building has a shallow eave overhang. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8282.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1906, Assessor's Office

*P7. Owner and Address:
Williams, Robert E. & Tran Ir
259 Kingston Hill Way
Los Gatos, Ca 95032

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.07.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1434 47th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1434 47th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1807029

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

1434 47th Avenue is a two-story, wood-frame, vernacular dwelling clad in wood shingles and horizontal wood siding and capped with a cross-gable roof. The 1,405 sq ft building occupies a 3,000 sq ft lot on the east side of 47th Avenue between Judah and Kirkham streets. The first story is clad in wood shingle and features two multi-panel wood garage doors at right topped by a wide multi-light transom window. At the left of the first story, the primary entrance contains a multi-panel wood and glass door recessed within an entry porch. The porch is capped by a pedimented portico with a triangular window. The first story terminates with a wide shingled shed roof. At the second story, the left side of the façade is dominated by a front gable, which is clad in horizontal wood siding and features a large multi-light vinyl sash sliding window. The gable terminates with a molded raking cornice with a broken entablature. The right side of the second story is clad in shingles and features a fixed octagonal window with wide wood surrounds. The left side of the façade terminates with a shallow eave overhang. The heavily altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8288.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1904, Assessor's Office

*P7. Owner and Address:
Grady, Christopher M. & Linda
1434 47th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.07.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1430 47th Ave

P1. Other Identifier None

*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: SF North

Date: 1994

*c. Address: 1430 47th Ave

City: San Francisco

Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1807030

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

1430 47th Avenue is a two-story, wood-frame, vernacular dwelling clad in wood shingles and capped with a hipped roof. The 785 sq ft building occupies a 3,000 sq ft lot on the east side of 47th Avenue between Judah and Kirkham streets. The first floor features a dog-leg stair at left which leads up to the second story, and a multi-panel wood and glad garage door at right. The second story features a full width porch, supported by squared posts with curved brackets and capped with a shed roof. The primary entrance is a centrally located solid panel wood door with wide wood surrounds. Multi-light vinyl sash sliding windows with wide wood surrounds symmetrically flank the primary entrance. A gabled roof-mounted dormer with flared eaves contains two small fixed windows. The facade terminates with a shallow eave overhang. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #

View toward east, 100_8292.JPG



*P6. Date Constructed/Age and Sources

Historic Prehistoric Both

1908, Assessor's Office

*P7. Owner and Address:

House, Jerry Lee & Fogarty, T.
1430 47th Ave.
San Francisco, Ca 94122

*P8. Recorded by

Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:

01.07.09

*P10. Survey Type: (Describe)

Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments

Archaeological Record

Artifact Record

BSOR

NONE

District Record

Photograph Record

Location Map

Linear Feature Record

Continuation Sheet

Other...

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 1426 47th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1426 47th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1807031

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

1426 47th Avenue is a two-story, wood-frame, vernacular dwelling clad in horizontal vinyl siding and capped with a hipped roof. The 1,325 sq ft building occupies a 3,000 sq ft lot on the east side of 47th Avenue between Judah and Kirkham streets. The first floor features a recessed garage door at right and an aluminum sash sliding window at left. A centrally located straight wood staircase leads to the primary entrance, a multi-panel wood and glass door at the center of the second story. Other fenestration at the second story consists of fixed and sliding aluminum sash windows to the right and a two-facet bay window at the left with double-hung aluminum sash windows. There is a small decorative front gable above the bay window, and a small gabled dormer with sliding aluminum sash windows. The building terminates with a shallow eave overhang. The heavily altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8294.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1907, Assessor's Office

*P7. Owner and Address:
Hirsch, Matthew
1426 47th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.07.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1420 47th Ave

P1. Other Identifier None

*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: SF North

Date: 1994

*c. Address: 1420 47th Ave

City: San Francisco

Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1807032A

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

1420 47th Avenue is located behind 1422 47th Avenue and is not visible from the street. Based on aerial photographs of the property, 1420 47th Avenue is a one-story, wood-frame, Craftsman-style dwelling clad in shingles and capped by a hipped roof.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family dwelling

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #

View toward east, 100_8298.JPG



*P6. Date Constructed/Age and Sources

Historic Prehistoric Both

1904, Assessor's Office

*P7. Owner and Address:

Escobar Mario R. & Carmen G.
1570 Roberta Dr.
San Mateo, Ca 94403

*P8. Recorded by

Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:

01.07.09

*P10. Survey Type: (Describe)

Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments

- Archaeological Record NONE District Record Linear Feature Record
 Artifact Record BSOR Photograph Record Continuation Sheet
 Location Map Other...

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 1416 47th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1416 47th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1807033

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

1416 47th Avenue consists of two, two-story, wood-frame, Craftsman dwellings clad in wood shingles and capped with hipped roofs. The two dwellings are 1,460 sq ft and they occupy a 3,000 sq ft lot on the east side of 47th Avenue between Judah and Kirkham streets. 1418 47th Avenue is located at the front of the lot. The first floor features a garage containing a pair of hinged wood panel doors at left and a wood dog-leg stair with a lattice work balustrade at right. The second floor consists of a large porch extending the width of the facade. The porch consists of two arched portals divided by flared posts. The porch shelters a double-hung wood window at left and a wood panel door and another double-hung window at right. The facade terminates with extended eaves. The roof is crowned by a hipped roof dormer containing two wood windows. 1416 47th Avenue is located at the rear of the lot and is not visible from the street. The minimally altered building at 1418 47th Avenue appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8300.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1904, Assessor's Office

*P7. Owner and Address:
Nymark Jennifer Lynn
1418 47th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.07.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 4141 Judah St

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 4141 Judah St City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1807035

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

4141 Judah Street is a two-story, wood-frame, First Bay Region Tradition-style dwelling clad in wood shingles and capped by a cross-gable roof. The 1,490 sq ft building occupies a 2,500 sq ft lot on the south side of Irving Street between 46th and 47th avenues. The first-floor level of the primary façade features an extruded garage addition containing a pair of hinged wood doors. To the right of the garage is a wood gate surmounted by a Japanese-influenced Tori gate. Behind the gate is a straight wood stair that leads to the entry porch at the right side of the second floor level. The porch is supported by square pillars and capped by a hipped roof with exposed rafter ends. A rectangular bay window flared at the bottom and supported by four brackets is located to the left of the primary entry. The bay window presents a tripartite wood-sash casement window surmounted by transom lights. The bay window is capped by a flared pent roof with exposed rafters and a wide eave overhang. At the second-floor level there is a tripartite wood window resembling the window on the first floor level. Visible on the cross-gabled wing at the rear right is a pair of wood casement windows with wood surrounds. A brick chimney emerges from the wing visible at the left. The facade terminates with a raking cornice with flared wide eave overhangs and exposed rafters. The minimally altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #)
View toward south, 100_8307.
JPG

*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1910, Assessor's Office

*P7. Owner and Address:
Zhu, Dihua & He Hui Ying
4141 Judah St.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.23.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey



*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 4135 Judah St

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 4135 Judah St City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1807036

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

4135 Judah Street is a three-story, wood-frame, late Queen Anne-style dwelling clad in rustic wood siding and patterned wood shingles and capped by a cross-gable roof. The 1,550 sq ft building occupies a 2,500 sq ft lot on the south side of Judah Street between 46th and 47th avenues. The first floor level of the primary facade features a multi-panel wood garage door at left and a pedestrian entrance at the far right. The garage projects from the building and constitutes a platform for the primary entrance. A straight stair leads from the right side of the street level across the front of the house to the primary entrance, a solid wood door with wood surrounds located at the left side of the second story. To the right of the entry is a chamfered bay window containing three fixed and sliding aluminum-sash windows. At the recessed module, there is a double hung wood sash window at the second story. A molded wood entablature demarcates the junction between the second and third floor levels. The shingle-clad third floor level slightly overhangs the second story and features a double-hung wood sash window. A sunburst medallion occupies the apex of the gable. Also visible is the cross-gable wing to the left and a shed-roofed dormer to the right. The facade terminates with a molded raking cornice. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward south, 100_8309.
JPG

*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1906, Assessor's Office

*P7. Owner and Address:
Botta, Loretta M.
1231 42nd Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.22.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey



*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 4117 Judah St

P1. Other Identifier Chinese Scalp Acupuncture Center Of Usa

*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: SF North Date: 1994

*c. Address: 4117 Judah St City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1807038

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

4117 Judah Street is a two-story, wood-frame, vernacular commercial building and multiple-family dwelling clad in rustic wood siding and capped with a flat roof. The 3,865 sq ft building occupies a 2,450 sq ft lot on the south side of Judah Street between 46th and 47th avenues. The first floor level of the primary facade features a recessed entrance porch at left, a metal-gated picture window at center, and a multi-panel wood garage door at right. The primary entrance is set within the porch and secured behind a metal security gate. The second-floor level features two tripartite aluminum-sash slider windows. The facade terminates with a wood shingle-clad parapet. The heavily altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP6. 1-3 story commercial building, HP3. Multiple-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward south, 100_8316.
JPG

*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1922, Assessor's Office

*P7. Owner and Address:
King, Eva
2038 16th Ave.
San Francisco, Ca 94116

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.22.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey



*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 4125 -4129 Judah St

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 4125 -4129 Judah St City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1807044

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

4125-4129 Judah Street is a three-story, wood-frame, Classical Revival-style multiple-family dwelling clad in horizontal flush wood siding and capped by a flat roof. The 4,140 sq ft building occupies a 2,500 sq ft lot on the south side of Judah Street between 46th and 47th avenues. The first floor level of the primary entrance features a recessed entry porch at the left. The porch is flanked by a pair of fluted Ionic columns and secured behind a decorative scrollwork security gate. A shorter pair of matching pilasters repeats inside the porch. A stairway to the basement descends to the left of the primary entrance. A fixed wood sash window with wood surrounds is present above the basement entry. To the right of the entry porch is a curved bay window containing three double-hung aluminum windows. The bay window continues upward through the second and third floor levels. A bracketed wood intermediate cornice demarcates the first floor level. At the left side of the second floor level is a curved bay window containing three double-hung aluminum windows separated by smooth Composite pilasters. The bay window continues through the third floor level. The bay windows both terminates with a dentillated crown molding. The facade terminates with an overhanging box cornice and bracketed cornice. The minimally altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward south, 100_8312.
JPG

*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1909, Assessor's Office

*P7. Owner and Address:
Louie, Walter & Sophie
458 44th Ave.
San Francisco, Ca 94121

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.22.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey



*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1421 44th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1421 44th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1809002

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

1421 44th Avenue is a two-story, wood-frame, Craftsman-style dwelling finished in stucco and capped by a hipped roof. The building occupies a 3,002 sq ft lot on the west side of 44th Avenue between Judah and Kirkham streets. The building is 1,125 sq ft and the primary façade faces east. The building sits atop a raised basement which features a multi-panel wood and glass garage door at left, a pedestrian door at center, and a straight terrazzo stair at right leading up to the primary entrance. The primary entrance is located within an arched entry porch fronted by a metal security door. Other fenestration at the second story consists of a central projecting bay with a single aluminum sliding window and, at left, a larger aluminum sliding window. The windows all have slim wood molding with larger sills, and the central bay is capped with a mansard roof. The façade terminates with a projecting cornice, and the building terminates with a crenellated parapet clad in horizontal aluminum siding. The moderately altered building appears to be in good condition. The building appears to a twin of 1423 44th Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8418.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1915, Assessor's Office

*P7. Owner and Address:
Im Won Ung & Kyung Nae
1421 44th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
10.30.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

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) 1423 44th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1423 44th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1809002A

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

1423 44th Avenue is a two-story, wood-frame, Craftsman-style dwelling finished in stucco and capped with a hipped roof. The building occupies a 3,002 sq ft lot on the west side of 44th Avenue between Judah and Kirkham streets. The building is 1,065 sq ft and the primary façade faces east. The first story features a recessed wood and glass garage door at right and a brick stair at left which leads up to the arched, recessed entry porch at the left side of the second story. The entry porch contains a single panel wood door with wood surrounds. At right, a projecting rectangular bay contains a tripartite wood window consisting of a fixed central sash flanked by two casements. The projection extends down to the first story and shelters the garage entrance. The second story terminates with a fascia board and a molded cornice, above which is a crenellated parapet. The minimally altered building appears to be in good condition. The building appears to be a twin of 1421 44th Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8416.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1916, Assessor's Office

*P7. Owner and Address:
Birk, Harry A. Iii & Louise L.
1423 44th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
10.30.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1439 44th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1439 44th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1809005

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

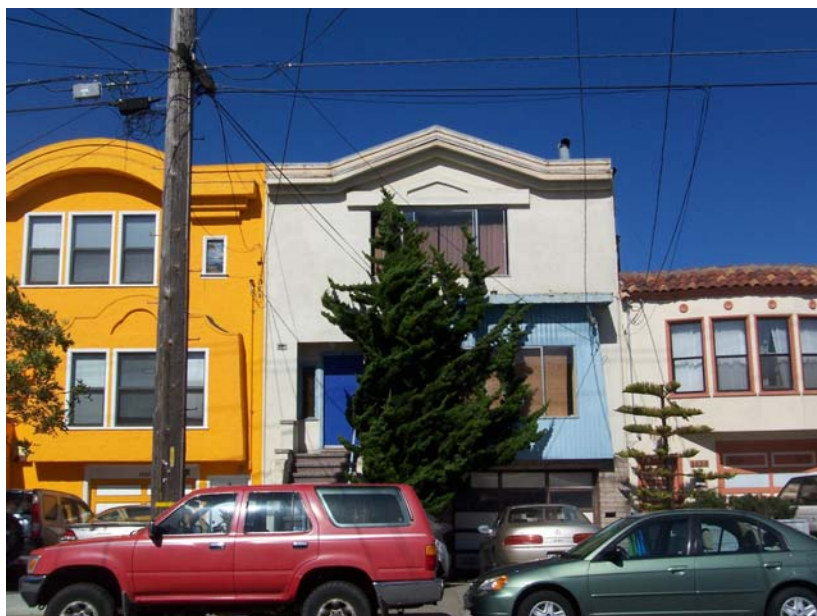
1439 44th Avenue is a three-story, wood-frame, Craftsman-style dwelling finished in stucco and capped with a front gabled roof. The building occupies a 3,002 sq ft lot on the west side of 44th Avenue between Judah and Kirkham streets. The building is 1,535 sq ft and the primary façade faces east on 44th Avenue. The first story features a multi-panel wood and glass garage door at right and a straight stair at left, which leads up to the primary entrance at the second story. The primary entrance is a single panel wood door flanked by fixed side light windows, all within a shallow entry porch at the left side of the second story. Other fenestration at the second story consists of a triple set of aluminum-sash sliding windows set within a trapezoidal projecting bay topped by a boxed cornice. Third-story fenestration consists of a centrally located triple set of aluminum-sash sliding windows, capped by a boxed cornice with a pediment detail. The building terminates with a molded parapet that incorporates the gable peak but flattens out at the terminus points. The heavily altered building appears to be in fair condition. The building appears to be a twin of 1443 44th Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8413.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1916, Assessor's Office

*P7. Owner and Address:
Jow, Howard & Jennie
1964 10th Ave.
San Francisco, Ca 94116

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
10.30.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1443 44th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1443 44th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1809005A

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

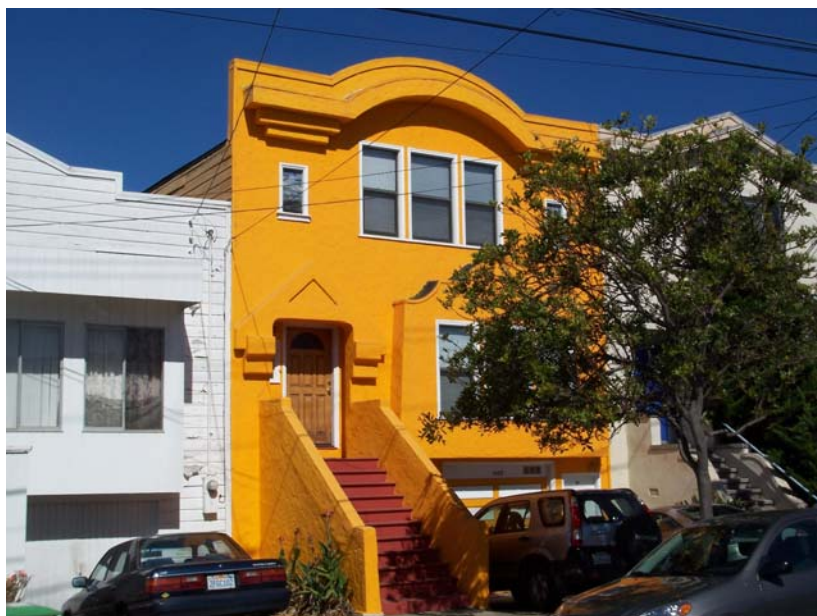
1443 44th Avenue is a three-story, wood-frame, Craftsman-style dwelling finished in stucco and capped with a front gabled roof. The building occupies a 3,002 sq ft lot on the west side of 44th Avenue between Judah and Kirkham streets. The building is 1,455 sq ft and the primary façade faces east on 44th Avenue. The first story features a single panel pedestrian door at far right, a multi-panel wood garage door at right, and a straight stair at left leading up to the second story. The primary entrance is a multi-panel wood and glass door set in a shallow recess at the left of the second story. The entry is capped by a raised stucco pediment, which is supported by corbelled stucco brackets. Other fenestration at the second story consists of a triple set of double-hung vinyl-sash windows set in a trapezoidal bay capped with a Mission-style sculpted roof. At the third story, windows of similar configuration are centrally located and flanked by smaller single pane fixed windows. The building terminates with a projecting molded cornice, arched at the center and flat at the edges, where it is supported by corbelled brackets. The minimally altered building appears to be in good condition. The building appears to be a twin of 1439 44th Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8411.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1916, Assessor's Office

*P7. Owner and Address:
Chui Shui Fung
1443 44th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
10.30.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1447 44th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1447 44th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1809006

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

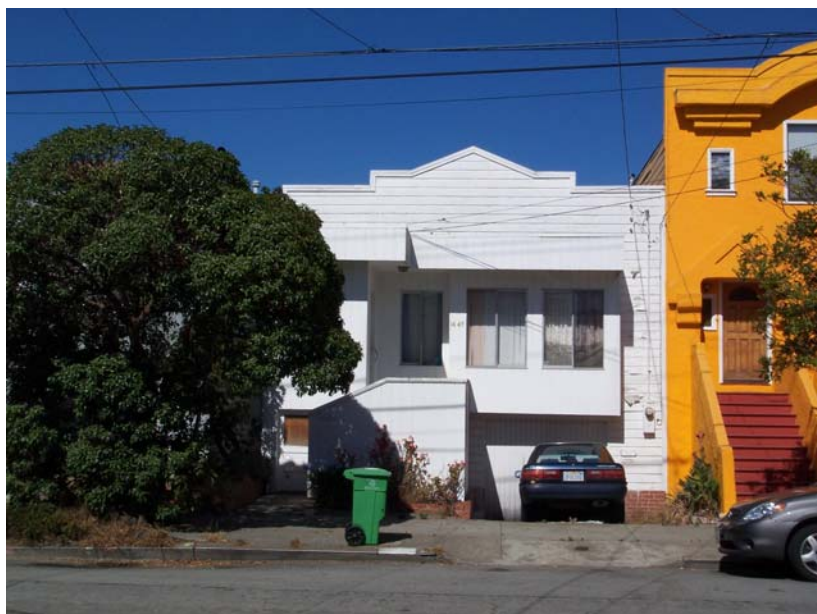
1447 44th Avenue is a one-story, wood-frame, vernacular dwelling clad in horizontal rustic wood siding and T-111 siding and capped with a front gable roof. The building occupies a 3,002 sq ft lot on the west side of 44th Avenue between Judah and Kirkham streets. The building is 903 sq ft and the primary façade faces east on 44th Avenue. The building sits atop a partially raised basement, which features a solid panel wood garage door at right and a multi-panel wood and glass pedestrian door at left. At center, a stair leads up along the building and takes a quarter turn to lead to the primary entrance. The primary entrance is an obscured door located in an enclosed, projecting entry porch at the left of the first story. Other fenestration at the first story consists of a centrally located aluminum-sash sliding window and, at right, a projecting bay which features two aluminum sash sliding windows. A pent visor tops the first story. The building terminates with a parapet with a pediment shape. The heavily altered building appears to be in fair condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8408.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1917, Assessor's Office

*P7. Owner and Address:
Chan, Steven
552 23rd Ave.
San Francisco, Ca 94121

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
10.30.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1465 44th Ave

P1. Other Identifier None

*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: SF North Date: 1994

*c. Address: 1465 44th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1809008

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

1465 44th Avenue occupies a 4,502 sq ft lot on the west side of 44th Avenue between Judah and Kirkham streets. The 2,360 sq ft structure at the front of the lot is a non-historic structure dating from the 1950s. There is an older building located at the back of the lot that is not visible from the street.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8406.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1916, Assessor's Office

*P7. Owner and Address:
Bresker, Mikhail
1465 44th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
10.30.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1473 44th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1473 44th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1809009

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

1473 44th Avenue is a two-story, wood-frame dwelling clad in wood shingle and capped with a hipped roof. The building occupies a 4,502 sq ft lot on the west side of 44th Avenue between Judah and Kirkham streets. The building is 3,514 sq ft and the primary façade faces east on 44th Avenue. The building sits atop a raised brick basement, which features a multi-panel wood garage door at right and a dogleg stair at left which leads to the primary entrance at the second story. The primary entrance is sheltered in a front gable entry porch which also features paired six-over-one double hung vinyl sash windows and wide overhanging eaves. Other fenestration at the second story consists of two sets of paired six-over-one double hung vinyl sash windows. The building appears to have multiple additions that break the original roof line. The façade terminates with a shallow eave overhang. The moderately altered building appears to be in good condition. There appears to be a secondary dwelling at the rear of the lot that is not visible from the street.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8404.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1908, Assessor's Office

*P7. Owner and Address:
Goodwin Family Trust Of 199
% Chris Goodwin
1473 44th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
10.30.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1475 44th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1475 44th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1809010

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

1475 44th Avenue is a two-story, wood-frame, vernacular dwelling clad in wood shingles with corner molding and capped by a pyramidal hipped roof. The building is 2,420 sq ft on a 5,954 sq ft lot, and the primary façade faces east on 44th Avenue near Kirkham Street. The building is elevated above the street at the center of an ungraded lot, set back from the front of the lot line, and partially hidden by vegetation. The primary entrance is accessed in a first level entry porch capped by a hipped roof. The side elevation is clad with horizontal lapped wood siding. The building terminates in a substantial eave overhang. The minimally altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8401.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1909, Assessor's Office

*P7. Owner and Address:
Cody, Christopher T. & Marybe
1475 44th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
10.30.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1487 44th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1487 44th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1809012

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

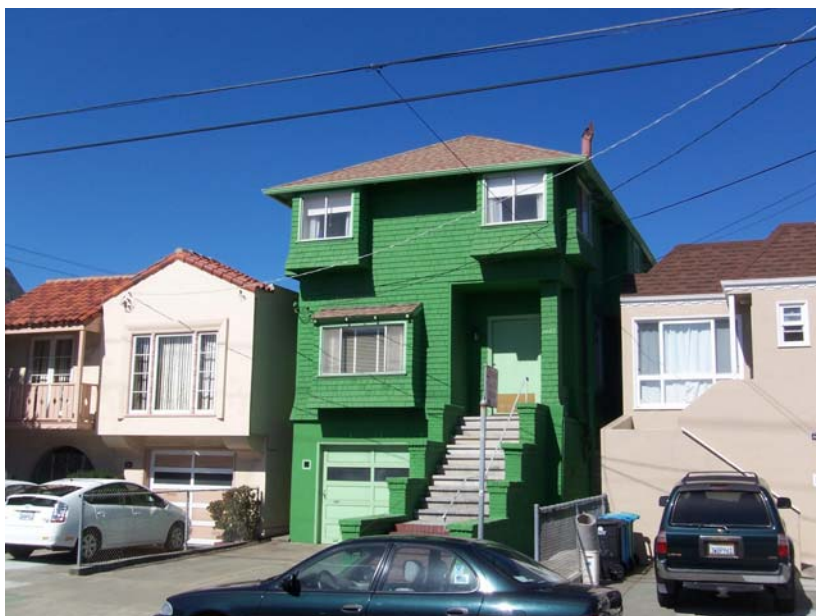
1487 44th Avenue is a three-story, wood-frame, Craftsman-style dwelling clad in wood shingles and stucco, and capped with a hipped roof. The building occupies a 2,376 sq ft lot on the west side of 44th Avenue between Judah and Kirkham streets. The building is 1,830 sq ft and the primary façade faces east. The building sits atop a full raised basement which features a multi-panel wood and glass garage door at the left and a straight brick and concrete staircase at right that leads up to the entry porch. The porch contains a solid wood pedestrian door at the right side of the second story. Additional fenestration at the first story includes a projecting slightly flared bay with fixed and sliding aluminum sash windows, topped by a shed roof with exposed rafter tails. The third story has two projecting slightly flared bays with sliding aluminum sash windows. The building terminates with a wide eave overhang with exposed rafters. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8400.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1907, Assessor's Office

*P7. Owner and Address:
Twomey 1992 Survivor's Trust
Theresa M. Twomey
1487 44th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
10.30.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1466 45th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1466 45th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1809020

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

1466 45th Avenue is a one-story, wood-frame, vernacular dwelling clad in brick and wood shingles and capped by a compound hip-and-gable roof. The building is 815 sq ft and occupies a 3,001 sq ft lot on the east side of 45th Avenue between Judah and Kirkham streets. The primary façade faces west on 45th Avenue, and is set back from the front of the lot line behind a large brick and wood wall with solid wood garage door on the right and a gated entryway on the left. The primary entrance appears to be located within a gable-roofed porch on the left side of the first story. The gable roof is supported by wood posts, features an octagonal wood sash window and terminates in a simple cornice and shallow eave overhang. To the left of the primary entrance is a sliding aluminum sash window with wood surrounds. Wood sash windows or double doors are barely visible on the right first story as well. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8778.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1911, Assessor's Office

*P7. Owner and Address:
Kessler, Cynthia K.
1466 45th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
11.03.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1462 45th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1462 45th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one ofr large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1809021

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

1462 45th Avenue is a two-story, wood-frame, Craftsman-style dwelling finished in stucco and capped with flat roof. The 2,155 sq ft building occupies a 3,001 sq ft lot on the east side of 45th Avenue between Judah and Kirkham streets. At the first floor level, the facade features a terrazzo stair at left that leads to a recessed entry at the second floor level. The main module of the building projects out toward the street; it features a multi-panel garage door and glazed wood pedestrian door at the first floor level. The primary entrance is located within a recessed porch secured behind a metal security gate. Above the garage at the second story level is a large chamfered bay window presenting a tripartite aluminum-sash casement window at the center flanked by aluminum-sash sliding windows on the facets. The building terminates with a curved parapet flanked by raised corners. Small rectangular shaped niches occupy the corner elements. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8775.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1922, Assessor's Office

*P7. Owner and Address:
Kahn, Judy F. & Ambruster Dave
1462 45th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
12.11.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1438 45th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1438 45th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1809024

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

1438 45th Avenue is a one-story, wood-frame, vernacular dwelling clad in horizontal vinyl siding and capped with a compound hip and gable roof. The building occupies a 3,001 sq ft lot on the east side of 45th Avenue between Judah and Kirkham streets. The building is 1,222 sq ft and the primary façade faces west on 45th Avenue. The building sits atop a partially raised basement, which features at right a multi-panel vinyl and glass garage door below grade, accessed via a short down-sloping driveway. The left of the façade features a quarter-turn wood stair which leads up to the entry porch. The enclosed porch, which is capped by a small gable roof, contains a solid panel door with wide wood surrounds. Other fenestration at the first floor level includes a aluminum-sash sliding window with wide wood surrounds at the left of the entrance, a canted bay with sliding aluminum sash windows at the right of the intersecting gable, and another aluminum slider to the right of the bay window. The left side of the building terminates with a front-facing gable with a boxed raking cornice. The rest of the building has a shallow eave overhang. The heavily altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8772.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1906, Assessor's Office

*P7. Owner and Address:
Wong, William K. & Mary
1438 45th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
11.0308

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1434 45th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1434 45th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1809024A

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

1434 45th Avenue is a one-story, wood-frame, vernacular dwelling clad in transite and capped with a compound hipped roof. The building occupies a 3,001 sq ft lot on the east side of 45th Avenue between Judah and Kirkham streets. The building is 1,013 sq ft and the primary façade faces west on 45th Avenue. The building sits atop a partially raised basement, which features a multi-panel wood garage door below grade at left, accessed via a short, down-sloping driveway. At right, a quarter-turn wood stair leads up to the entry porch. The entry porch, which is capped by a shed-roofed roof, contains a multi-panel wood door. Also located within the porch, which is part of a projecting hipped-roof wing at the right side of the first story, is a double-hung wood window. Other fenestration at the first story includes two double-hung wood sash windows at the left of the facade. The building terminates with a shallow eave overhang. The moderately altered building appears to be in fair condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8770.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1906, Assessor's Office

*P7. Owner and Address:
Joel Rosen Estate Of
3330 Page St.
Redwood City, Ca 94063

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
11.03.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1422 45th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1422 45th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1809026

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

1422 45th Avenue is a three-story, wood-frame, contemporary dwelling clad in a mix of horizontal and vertical wood siding and capped with multiple gabled roofs. The building is either entirely new or has undergone major reconstruction work recently. The building occupies a 3,001 sq ft lot on the east side of 45th Avenue between Judah and Kirkham streets. The building is listed as 570 sq ft, but has been significantly expanded, and the primary façade faces west. The building sits atop a fully raised basement which features a multi-panel glass and aluminum garage door at right and a metal stairway at left. The stairway leads to the primary entrance, a glass and metal door at the left side of the second story. The rest of the facade is an asymmetrical arrangement of three front-facing gabled bays, one at the second story and two at the third story. The gabled volume on the story appears to possibly be an older dwelling re-clad in new siding. All windows are single-pane fixed or sliding with vinyl sashes. All gables terminate in wide eave overhangs. The heavily altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8768.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1907, Assessor's Office

*P7. Owner and Address:
Budd, Dennis C.
1422 45th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
11.03.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1414 45th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1414 45th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1809027

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

1414 45th Avenue is a one-story, wood-frame, vernacular dwelling finished in stucco and capped with a hipped roof. The building occupies a 2,376 sq ft lot on the east side of 45th Avenue between Judah and Kirkham streets. The building is 590 sq ft and the primary façade faces west on 45th Avenue. The building sits above street level atop a partially raised basement on an ungraded lot. A small landscaped yard is located between the building and a short concrete retaining wall along the street. A short concrete stair at right leads to a path that accesses a straight wood stair. The stair leads to an enclosed porch and the primary entrance at the right side of the first story. The primary entrance is obscured by a metal security door. The enclosed porch, which spans almost the entire first story façade, features two fixed six-pane windows with wood sashes and surrounds, and is capped by a shed roof. The building terminates with a moderate eave overhang. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8766.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1906, Assessor's Office

*P7. Owner and Address:
Le Chi Tran Bich & Le Thuy
1414 45th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, Ca 94131

*P9. Date Recorded:
11.03.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1410 45th Ave

P1. Other Identifier None

*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: SF North

Date: 1994

*c. Address: 1410 45th Ave

City: San Francisco

Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1809027A

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

1410 45th Avenue is a two-story, wood-frame, vernacular dwelling clad primarily in T-111 siding and capped with a compound flat and hipped roof. The building occupies a 3,004 sq ft lot on the east side of 45th Avenue between Judah and Kirkham streets. The building is 1,584 sq ft and the primary façade faces west on 45th Avenue. The building sits atop a fully raised basement which features a fenced-in entry court at left fronted by a brick and wall and a wood and a glazed composite door. To the right of this is a multi-panel aluminum garage door. Wood stairs lead up to the primary entrance, located in an enclosed entry porch at the left side of the second story. The entry porch has wide eaves and a flat roof. Other fenestration at the second story consists of sliding aluminum sash windows at the entry porch and at the left side of the façade. The façade terminates with a shallow eave overhang. The heavily altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #

View toward east, 100_8763.JPG



*P6. Date Constructed/Age and Sources

Historic Prehistoric Both

1907, Assessor's Office

*P7. Owner and Address:

Wan Lee H. & Sui K. S. Trust
2408 Santiago St.
San Francisco, Ca 94116

*P8. Recorded by

Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:

11.03.08

*P10. Survey Type: (Describe)

Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments

- Archaeological Record NONE District Record BSOR Photograph Record Location Map Linear Feature Record Continuation Sheet Other...

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 1433 43rd Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1433 43rd Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1810005

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

1433 43rd Avenue is a three-story, wood-frame, vernacular dwelling clad in wood shingles and capped with a front-facing gable roof. The building occupies a 3,012 sq ft lot on the west side of 43rd Avenue between Judah and Kirkham Streets. The building is divided into three bays with the right bay closest to the street. A small yard with a wood lattice fence sits in front of the left and central bays. At the first floor level is a modern wood pedestrian door at left, a wood stair leading to the primary entrance at the center, and a multi-panel glass and wood garage door at right. The primary entrance is located at the second-story level within an enclosed porch. A glazed wood door leads into the gable-roofed porch, which is illuminated by a large multi-pane wood-sash window facing the street. Other fenestration on the second story includes another large multi-pane wood-sash window in the central bay and a four-pane wood-sash window on the far left. Multi-pane wood-sash casement windows occupy the peak of the gable at the third floor level. The building terminates with a molded raking cornice. The minimally altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8910.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1919, Assessor's Office

*P7. Owner and Address:
Sakai, Keiko & Mariko
1433 43rd Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
12.11.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1439 43rd Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1439 43rd Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1810006

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

1439 43rd Avenue is a two-story, wood-frame, vernacular dwelling clad in brick and wood shingles and capped with a compound gable and hipped roof. The building is 1,294 sq ft on a 3,012 sq ft lot between Judah and Kirkham streets. The primary façade is set back from the front of the lot line and faces east on 43rd Avenue. The basement is fully raised and clad in brick. A wood, overhead garage door is on the left, and a quarter-turn brick stair leading from the street to the entry porch is on the right. At the second floor level, the entry porch contains a solid wood door flanked by two small windows. A rectangular bay window projects outward from the main body of the house. It is punctuated by a three-part sliding aluminum sash window with wood surrounds and capped by a shed-roof visor with exposed rafter tails. The building terminates with a wide eave overhang, exposed rafter ends, and three triangular knee braces at the front. A large roof-top addition capped with a gable roof with exposed rafter ends is visible at the rear of the building. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8916.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1911, Assessor's Office

*P7. Owner and Address:
Chin, Kau Wo & Lau, Carol S Y
1439 43rd Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
10.27.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1459 43rd Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1459 43rd Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1810010

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

1459 43rd Avenue is a two-story, wood-frame, Colonial Revival-style dwelling clad in wood shingles and capped by a hipped roof. The building is 700 sq ft on a 3,012 sq ft lot on the west side of 43rd Avenue between Judah and Kirkham streets. The primary façade is set back from the front of the lot line and faces east. The basement is fully raised with a wood, overhead garage door on the left. A straight wood stair with a wood balustrade leads up to the full-width porch on the right. The porch features tapered Tuscan piers and is covered with a shed roof. The primary entrance is at the right of the porch and contains a partially glazed wood door. A six-over-one wood sash window with wood surrounds is on the left side of the second story. A hipped dormer is present with a wood sash hopper window. A larger, roof-top addition with wood sash windows is partially visible at the rear of the property. The minimally altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8919.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1912, Assessor's Office

*P7. Owner and Address:
Evans, Debra A. & Brad M.
1459 43rd Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
10.27.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1461 43rd Ave

P1. Other Identifier None

*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: SF North

Date: 1994

*c. Address: 1461 43rd Ave

City: San Francisco

Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1810011

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

1461 43rd Avenue is a three story single-family house clad in stucco and capped with a flat roof. The 840 sq ft building occupies a 3,012 sq ft lot on the west side of 43rd Avenue between Kirkham and Judah Streets. The ground level features a wood panel and fan light garage door with a secondary entrance on the right. The far right side features slate tiled steps leading to the main entrance. The main entrance features a wood and glass paneled door within a curved entryway with a red tile pent roof. A bank of four modern windows predominantly characterizes the second story. A third story deck with a concrete wall rests above the windows. The third story features two modern windows flanking a glass door. The right side contains a circular window above the pent roof. The building terminates with a red tile pent roof. The building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #

View toward west, 100_8920.JPG



*P6. Date Constructed/Age and Sources

Historic Prehistoric Both

1900, Assessor's Office

*P7. Owner and Address:

Church, Daniel & Chang Suae
1461 43rd Avenue
San Francisco, Ca 94122

*P8. Recorded by

Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:

11.26.08

*P10. Survey Type: (Describe)

Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments

Archaeological Record NONE District Record BSOR Photograph Record Location Map Linear Feature Record Artifact Record Continuation Sheet Other...

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 1463 43rd Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1463 43rd Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1810012

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

1463 43rd Avenue is a two and a half story single-family house clad in wood shingles and capped with a gable roof. The 2,351 sq ft building occupies a 3,012 sq ft lot on the west side of 43rd Avenue between Kirkham and Judah Streets. The ground level features a wood paneled door on the far left side and a paneled garage door on the right. Between the door and garage door are dog-eared steps concealed by vines. The second story features three wood sash, one over four windows and a recessed door concealed by vines. The peak of the gable features a three over one, wood sash window. The building terminates with a molded cornice with false beams. The building appears in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8921.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1900, Assessor's Office

*P7. Owner and Address:
J. Scott Deal & Linda L. Revc
J. Scott Deal & Linda L. Tru
1463 43rd Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
10.27.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1478 44th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1478 44th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1810026A

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

1478 44th Avenue is a two-story, wood-frame, vernacular dwelling clad in stucco and rustic wood siding and capped with a combination hipped and flat roof. The 1,050 sq ft building occupies a 3,000 sq ft lot on the east side of 44th Avenue between Judah and Kirkham streets. The building is set back from the public sidewalk, allowing space for a driveway and a paved front yard. The first floor level features a modern wood panel pedestrian door at left, a flush wood and glass garage door in the center, and a recessed primary entrance at right. The primary entrance sits within a recessed porch that is secured behind a metal security gate. The second-story features a vinyl-sash slider window at left and a tripartite vinyl-sash slider window at right. The building terminates with a shed roof. This moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8924.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1923, Assessor's Office

*P7. Owner and Address:
Tsang, Pik Kwong & Gia Pin
1478 44th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
12.11.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1450 44th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1450 44th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1810032

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

1450 44th Avenue is a two-story, wood-frame, Craftsman-style dwelling clad in brick and stucco and capped with a flat roof. The 1,176 sq ft building occupies a 3,000 sq ft lot on the east side of 44th Avenue between Judah and Kirkham Streets. The building is set back from the street providing space for a driveway and paved yard. The first floor level features a secondary entrance with a metal security gate at left, a multi-panel garage door at center, and a recessed primary entrance at right. The primary entrance is recessed within a recessed porch that is secured behind a metal security gate. The second-story features two six-part aluminum-sash windows with wood surrounds. The building terminates with a bracketed cornice and a shaped parapet. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8925.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1923, Assessor's Office

*P7. Owner and Address:
Sosa, Eduardo Jr.
1450 44th Ave
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
112.11.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1440 44th Ave

P1. Other Identifier None

*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: SF North Date: 1994

*c. Address: 1440 44th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1810033A

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

1440 44th Avenue is a two-story, wood-frame, vernacular dwelling finished in stucco and capped with a flat roof. The 1,952 sq ft building occupies a 6,000 sq ft lot on the east side of 44th Avenue between Judah and Kirkham Streets. The building is set back from the street, providing space for a driveway and two oval-shaped flower beds between the sidewalk and the primary facade. The facade is divided into three bays. The building sits atop a raised basement, which features a multi-panel glass and wood garage door on the left, a flush wood door and three-over-one vinyl sash window in the center bay, and an open-riser concrete stair that lead to the primary entrance in the right bay. The primary entrance features a wood panel door sheltered by a metal hood. The second story is articulated by two aluminum-sash slider windows. The building terminates with a projecting coved cornice. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8927.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1919, Assessor's Office

*P7. Owner and Address:
Igor & Galina Sokoloff Fmly
% Igor & Galina & Ludmilla
1440 44th Avenue
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
12.11.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1418 44th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1418 44th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1810035

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

1418 44th Avenue is a two-story, wood-frame, vernacular dwelling clad in wood shingles and capped with a hipped roof. The building occupies a 3,000 sq ft lot on the east side of 44th Avenue between Judah and Kirkham streets. The building is 770 sq ft and the primary façade faces west. The building is set well back from the street, which a yard containing a temporary canopy located between the dwelling and the street. The building sits atop a full raised basement which features a wood quarter-turn stair up to the primary entrance at the left side and a pair of multi-panel wood and glass garage doors at the right. The primary entrance is centrally located at the second story within an enclosed and projecting entry porch, which features aluminum sash sliding windows and is capped with a hipped roof. The entry porch is flanked by aluminum sash sliding windows. The building terminates with boxed eaves. The moderately altered building appears to be in fair condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8931.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1907, Assessor's Office

*P7. Owner and Address:
Wong, Simon & Susana
1418 44th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
10.30.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1418 43rd Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1418 43rd Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1811041

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

1418 43rd Avenue is a two-story, wood-frame, Mediterranean-style dwelling finished in stucco and capped with a flat roof. The 1,165 sq ft building occupies a 2,951 sq ft lot on the east side of 43rd Avenue between Judah and Kirkham Streets. The building sits atop a raised basement, which features a straight, recessed brick stair leading to the primary entrance at left and a multi-panel glass and wood garage door at right. The primary entrance is located on the second story and is recessed within an arched porch secured behind a metal security gate. A "barrel-front" bay window with a band of five one-over-one aluminum-sash windows occupies the space above the garage. The building terminates with a molded cornice and a hipped-roof parapet clad in red clay tiles. This minimally altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8909.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1923, Assessor's Office

*P7. Owner and Address:
Tam, Guo Chang & Cui Chang L.
1418 43rd Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
12.11.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 3727 Judah St

P1. Other Identifier None

*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: SF North Date: 1994

*c. Address: 3727 Judah St City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1811046

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

3727 Judah Street is a three-story, wood-frame, vernacular, multiple-family dwelling finished in rough stucco and capped with a flat roof. The 2,460 sq ft building occupies a 2,500 sq ft lot on the south side of Judah Street between 42nd and 43rd avenues. The building appears to be a newer replacement of an older building that once occupied the lot.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #)
View toward south, 100_8903.
JPG

*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1919, Assessor's Office

*P7. Owner and Address:
Chu Family Trust
David N. Y. Chu & Fong Chye C
1530 29th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.22.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey



*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1527 44th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1527 44th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1890004

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

1527 44th Avenue is a two-story, wood-frame, Classical Revival-style dwelling finished in stucco and capped with a flat roof. The 1,280 sq ft building occupies a 3,000 sq ft lot on the west side of 44th Avenue between Kirkham and Lawton Streets. The building sits atop a raised basement, which features a wood garage door at left and a terrazzo stair leading to the primary entrance at right. The primary entrance, which contains an original glazed wood door, is located at the second-story level and recessed within an arched porch. The second-story projects over the garage and features three one-over-one, vinyl-sash windows. The building terminates with egg and dart molding, molded brackets and a projecting cornice. The minimally altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8083.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1920, Assessor's Office

*P7. Owner and Address:
Orler John L. & A. Rita Trust
1527 44th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
12.11.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 3808 Lawton St

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 3808 Lawton St City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1890015

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

3808 Lawton Street is a two-story, wood-frame, vernacular dwelling clad in vinyl siding and capped by a flat roof. The building occupies a 2,500 sq ft lot on the north side of Lawton Street between 44th and 45th avenues. The first floor level of the primary façade features a wood stair and recessed entry porch at left and a pair of vinyl sliding windows at right. The porch, which penetrates a shallow rectangular bay window, contains a wood panel door. A vinyl window with wood surrounds is located to the left of the primary entrance. The second-floor level presents two multi-light vinyl sash windows located toward the top of the bay window. The right side features one fixed vinyl sash window with wood surrounds, and a sliding glass door with vinyl muntins and wood surrounds. The doors open onto a small wood balcony. The facade terminates with a simple aluminum parapet molding and a shallow eave overhang. The heavily altered building appears in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



*P5b. Photo (view, date, accession #
View toward north, 100_8082.
JPG

*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1910, Assessor's Office

*P7. Owner and Address:
Kaur, Mandeep
3808 Lawton St.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.26.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1582 45th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1582 45th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1890020A

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

1582 45th Avenue is a two-story, wood-frame, Mediterranean-style dwelling finished in stucco and capped with a flat roof. The 1,125 sq ft building occupies a 1,411 sq ft lot on the east side of 45th Avenue between Kirkham and Lawton streets. The first floor level features a recessed, arched porch at left and a multi-panel garage door and paneled wood pedestrian door at right. The porch, which is secured behind a metal security gate, contains the primary entrance. The second floor features two tripartite aluminum casement windows. The building terminates with a stepped parapet capped by segmented shed roofs clad in red clay tiles. The moderately altered building appears to be in fair condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8092.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1920, Assessor's Office

*P7. Owner and Address:
Miranda, Marcelino D. & Edna
1582 45th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
12.11.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1550 45th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1550 45th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1890028

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

1550 45th Avenue is a one-story, wood-frame, vernacular dwelling finished in stucco and capped with a hipped roof. The building occupies a 3,004 sq ft lot on the east side of 45th Avenue between Kirkham and Lawton streets. The building is 1,050 sq ft and the primary façade faces west on 45th Avenue. The building sits above the street atop an ungraded lot. A one-story, free-standing garage, with a wood overhead garage door, is located at the front of the lot. A concrete stair to the left of the garage ascends to the primary entrance, which is located at the front of a recessed porch. The primary entrance contains a non-historic glazed vinyl door. Other fenestration at the first floor level consists of a chamfered bay window, each facet containing a nine-over-nine, double-hung vinyl-sash window with wood surrounds. The building terminates with a shallow eave overhang supported by two decorative brackets at the corners. The heavily altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8102.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1906, Assessor's Office

*P7. Owner and Address:
Pequenez, Orlando & Helena
1550 45th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
11.03.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1544 45th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1544 45th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1890030

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

1544 45th Avenue is a two-story, wood-frame, vernacular dwelling finished in stucco and capped with a compound hip and gabled roof. The 1,135 sq ft. building occupies a 3,004 sq ft lot on the east side of 45th Avenue between Kirkham and Lawton streets. The primary façade faces west on 45th Avenue. The building is elevated above the street on an ungraded lot and set back from the front of the lot line, which is marked by a large concrete retaining wall. The primary entrance is recessed on the second story at the far left, and reached by a concrete, quarter-turn stair with wood railings. The first floor level presents a small fixed wood sash window beside a four-paneled wood pedestrian door. The first-floor level of the two-story, chamfered bay window on the right features an aluminum sliding window. The second floor level has a sliding aluminum sash window with wood surrounds on the left side and three, fixed windows on the chamfered bay window. The building terminates with an overhanging gable with an unadorned raking cornice. The heavily altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8107.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1910, Assessor's Office

*P7. Owner and Address:
Rogers, Edward
1544 45th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
11.03.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1526 45th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1526 45th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1890033

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

1526 45th Avenue is a one-story, wood-frame, vernacular dwelling clad in wood shingles and rustic siding and capped with a flat roof. The building occupies a 3,004 sq ft lot on the east side of 45th Avenue between Kirkham and Lawton streets. The building is 990 sq ft and the primary façade faces west on 45th Avenue. The primary entrance is located at the left of the façade. It is a single-panel wood door recessed within a low arched entry porch. Other fenestration at the first story consists of a small double hung wood sash window in the entry porch to the left of the door, and a large triple set of double-hung wood-sash windows with wide wood surrounds at the right of the façade. The building has corner molding and terminates with a pent visor with exposed rafters. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8088.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1916, Assessor's Office

*P7. Owner and Address:
Lobel, William N.
1287 Cliff Dr.
Laguna Beach, Ca 92651

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
11.03.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1548 45th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1548 45th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1890041

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

1548 45th Avenue is a two-story, single-family dwelling clad in wood shingles and rustic wood siding and capped with a hipped roof. The 1,564 sq ft building occupies a 3,003 sq ft lot on the east side of 45th Avenue between Lawton and Kirkham streets. The building sits atop an ungraded lot that slopes downhill to the west, providing space for a thickly vegetated garden. Concrete steps lead to the wood paneled main entrance sheltered beneath a pent roof. To the left of the door is a multi-lite aluminum sash window and the right side features a chamfered bay window with a pent roof and three double-hung vinyl windows. The second story features two vinyl-sash double-hung windows. The building terminates with overhanging eaves and the roof is capped by a low hipped-roof dormer. The minimally altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8104.JPG

*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1900, Assessor's Office

*P7. Owner and Address:
Joseph & Sandra Siino Revoc
1218 11th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
11.03.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey



*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1543 45th Ave

P1. Other Identifier None

*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: SF North

Date: 1994

*c. Address: 1543 45th Ave

City: San Francisco

Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1891007

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

1543 45th Avenue is a two-story, wood-frame, Craftsman-style dwelling finished in stucco and capped with a front-facing gable roof. The building occupies a 3,000 sq ft lot on the west side of 45th Avenue between Kirkham and Lawton streets. The building is 1,886 sq ft and the primary façade faces east. The building sits atop a full raised basement which features a garage door at left, a quarter-turn terrazzo stair at the center, and a pedestrian door at the right. The stair leads to the primary entrance, which is housed within a projecting enclosed entry porch at the left side of the second story. The entry porch features a pointed-arch recessed panel surrounding the window, a plaster swag medallion, and a red-clay tile-clad visor roof. Fenestration at the second story includes a large fixed vinyl-sash window at the entry porch and a triple-set of vinyl-sash casement windows with slim wood moldings at the right. The façade features multiple decorative plaster elements, including crests, garlands and rosettes. The building terminates with a shaped parapet with a flattened roof peak and contrasting coping. The minimally altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8101.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1915, Assessor's Office

*P7. Owner and Address:
Hong, Kit Meng & Yuan Susan
3150 Lawton St.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.28.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1551 45th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1551 45th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1891009

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

1551 45th Avenue is a two-story, wood frame, vernacular dwelling clad in rustic siding and capped with a front-facing gable roof. The 1,438 sq ft building occupies a 3,000 sq ft lot on the west side of 45th Avenue between Kirkham and Lawton Streets. A concrete driveway and paved yard occupy the space between the building and the public sidewalk. The first floor level features a multi-panel garage door at left and a fixed wood-sash frosted window at right. The primary entrance is located on the far right side within a shed-roofed porch that leads to a rear wing of the building. The door leading to the entryway is flush wood. The second-story features a large multi-pane vinyl window flanked by six-over-six vinyl-sash casement windows. The facade terminates with a raking cornice. This moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8099.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1919, Assessor's Office

*P7. Owner and Address:
Jennifer Liu Trust
Jennifer Liu Trustee
11905 Skyline Blvd.
Oakland, Ca 94619

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
12.11.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1573 45th Ave

P1. Other Identifier None

*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: SF North

Date: 1994

*c. Address: 1573 45th Ave

City: San Francisco

Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1891015

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

1573 45th Avenue is a 885 sq ft, two-story, wood-frame, vernacular dwelling with a side-facing gable roof. The 3,000 sq ft property is located on the west side of 45th Avenue, between Kirkham and Lawton streets. The dwelling is set back at the rear of the lot and obscured by heavy vegetation. A small, one-story, wood-frame garage and gated entry are located directly on the street. Both buildings are clad in shingles. All other architectural details are obscured.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #

View toward west, 100_8091.JPG



*P6. Date Constructed/Age and Sources

Historic Prehistoric Both

1915, Assessor's Office

*P7. Owner and Address:

Robert, Evelyn M.
1573 45th Ave.
San Francisco, Ca 94122

*P8. Recorded by

Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:

11.05.08

*P10. Survey Type: (Describe)

Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments

- Archaeological Record NONE District Record BSOR Photograph Record Location Map Linear Feature Record Artifact Record Continuation Sheet Other...

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 3932 Lawton St

P1. Other Identifier None

*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: SF North

Date: 1994

*c. Address: 3932 Lawton St

City: San Francisco

Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1891021

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

3932 Lawton Street is a two-story, wood-frame, Craftsman-style dwelling finished in stucco and capped with a cross-gabled roof. The 925 sq ft building occupies a 2,448 sq ft lot on the north side of Lawton Street between 45th and 46th avenues. The first floor level of the primary facade features a pair of hinged wood-panel garage doors with two, three-over-three windows on the left and a dogleg stair on the right. The stair, which is clad in tiles, accesses the primary entrance at the center of the second-floor level. A vertical four-light, fixed wood sash window with wood surrounds is present on the first-floor level above the stair landing. The primary entrance, which is a glazed wood panel door, is enclosed within a porch. The porch is supported by stout square columns and capped by a gable roof embellished with a molded, bracketed cornice. A fixed nine-light wood sash window encloses the porch on the front and left sides. The porch is flanked to either side by identical tripartite wood windows comprising three double-hung wood-sash windows. The center window is wider than the outer windows and all feature a detail of three small lights on the upper sash. The facade terminates in a bracketed cornice with a shallow eave overhang. Above the porch is a gable-roofed dormer with a wood-sash hopper window with wood surrounds. The dormer is situated between the porch gable and the rear cross gable, creating an unusual stepped, triple-peak gable roof. The minimally altered building appears to be in good condition. 3932 Lawton Street appears to be a twin to 3940 Lawton Street next door.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #

View toward north, 100_8141.
JPG

*P6. Date Constructed/Age and Sources

Historic Prehistoric Both

1924, Assessor's Office

*P7. Owner and Address:

Villena, Claudia A.
929 Haight St.
San Francisco, Ca 94117

*P8. Recorded by

Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:

01.27.09

*P10. Survey Type: (Describe)

Reconnaissance-level survey:
Oceanside Survey



*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments

Archaeological Record

Artifact Record

BSOR

NONE

District Record

Photograph Record

Location Map

Linear Feature Record

Continuation Sheet

Other...

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 3940 Lawton St

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 3940 Lawton St City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1891022

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

3940 Lawton Street is a two-story, wood-frame, Craftsman-style dwelling finished in stucco and capped with a cross-gabled roof. The 1,175 sq ft building occupies a 2,486 sq ft lot on the north side of Lawton Street between 45th and 46th avenues. The first floor level of the primary facade features an overhead wood-panel garage door on the left and a dogleg stair on the right. The terrazzo stair accesses the primary entrance at the center of the second-floor level. A small aluminum slider window with wood surrounds is present on the first-floor level above the stair landing. The primary entrance, which is a glazed wood panel door, is enclosed within a porch. The porch is supported by stout square columns and capped by a gable roof embellished with a molded, bracketed cornice. A fixed single-light wood sash window encloses the porch on the front and left sides. The porch is flanked to either side by a multi-light vinyl window to the left and a sliding aluminum window to the right. The facade terminates in a bracketed cornice with a shallow eave overhang. Above the porch is a gable-roofed dormer with an aluminum sliding window with wood surrounds. The dormer is situated between the porch gable and the rear cross gable, creating an unusual stepped, triple-peak gable roof. The moderately altered building appears to be in good condition. 3940 Lawton Street appears to be a twin to 3932 Lawton Street next door.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



*P5b. Photo (view, date, accession #
View toward north, 100_8139.
JPG

*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1924, Assessor's Office

*P7. Owner and Address:
Stueckle, Ronald R. & Dawn M.
3940 Lawton St.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.27.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

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) 1530 46th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1530 46th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1891039

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

1530 46th Avenue is a two-story, wood-frame, vernacular dwelling finished in stucco and capped with a flat roof. The 968 sq ft building occupies a 3,004 sq ft lot on the east side of 46th Avenue between Kirkham and Lawton Streets. The building is set back from the public sidewalk with a concrete driveway leading to the ground level garage. The ground level features a recessed multi-panel wood and glass garage door at left and a recessed primary entrance at right. The primary entrance is located within a recessed porch fronted by a metal security gate. The second-story features two tripartite vinyl-sash windows with wood surrounds. This building terminates with a plain roofline. The heavily altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8118.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1920, Assessor's Office

*P7. Owner and Address:
Ahuruonye Hyacinth C&terri
1530 46th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.06.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1526 46th Ave

P1. Other Identifier None

*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: SF North

Date: 1994

*c. Address: 1526 46th Ave

City: San Francisco

Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1891040

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

1526 46th Avenue is a two-story, wood-frame, vernacular dwelling clad in vinyl siding and capped with a flat roof. The building is 1,429 sq ft and occupies a 3,004 sq ft lot on the east side of 46th Avenue between Kirkham and Lawton streets. The primary façade reaches the front of the lot line and faces west on 46th Avenue. The first level presents a solid wood pedestrian door on the left; a wood and glass panel garage door at center, framed with a diagonal vergeboard at top; and a peaked-arch entry porch on the right with a decorative metal security gate, within which is the primary building entrance. The second level is slightly cantilevered above the first floor and presents two tripartite aluminum sash windows with wood surrounds. A cantilevered canopy with decorative molding surmounts the second-story fenestration. The building terminates with a shaped parapet. The heavily altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #

View toward east, 100_8117.JPG



*P6. Date Constructed/Age and Sources

Historic Prehistoric Both

1924, Assessor's Office

*P7. Owner and Address:

Tran, Anna
1526 46th Ave.
San Francisco, Ca 94122

*P8. Recorded by

Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:

11.26.08

*P10. Survey Type: (Describe)

Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments

- Archaeological Record NONE District Record BSOR Photograph Record Location Map Linear Feature Record Continuation Sheet Other...

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 4125 -4127 Kirkham St

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 4125 -4127 Kirkham St City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1891046

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

4125-4127 Kirkham Street contains a pair of three-story, wood-frame, vernacular, multiple-family dwellings finished in stucco and capped with flat roofs. The 3,540 sq ft buildings occupy what were originally two lots (49 and 50) comprising 4,960 sq ft on the south side of Kirkham Street between 45th and 46th avenues. Both buildings, which appear to have been built together at the same time, feature similar facade arrangements. The first floor level of both buildings features a large wood overhead garage door at center flanked by pedestrian entrances. The second and third floors also both feature large tripartite vinyl windows composed of multiple double-hung windows. Both buildings' facades terminate in shaped parapets capped by parapet moldings. The moderately altered buildings appear to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward south, 100_8112.
JPG

*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1922, Assessor's Office

*P7. Owner and Address:
Lee, Alfred
2311 Diamond Street
San Francisco Ca 94131

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.23.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey



*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 4109 Kirkham St

P1. Other Identifier None

*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: SF North

Date: 1994

*c. Address: 4109 Kirkham St

City: San Francisco

Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1891048

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

4109 Kirkham Street is a two-story, wood-frame, vernacular dwelling finished in stucco and capped by a compound hipped and flat roof. The 1,055 sq ft building occupies a 2,480 sq ft lot on the south side of Kirkham Street between 45th and 46th avenues. To the right of the main module is a recessed light well that features Victorian-style cornice moldings and incised ornament. The first floor level of the primary façade features a wood, overhead garage door. A fixed wood sash window with wood surrounds is present at the rear of the light well. A straight concrete staircase leads to the primary entrance, which is housed within an entry porch capped by a shed roof and located within another light well at the left side of the building. A multi-light glazed wood door accesses the porch. To the right of the entrance, within the main building module, there is a chamfered bay window containing three double-hung wood windows. The facade terminates with a stuccoed frieze and a molded wood cornice. The heavily altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #

View toward south, 100_8109.
JPG

*P6. Date Constructed/Age and Sources

Historic Prehistoric Both

1909, Assessor's Office

*P7. Owner and Address:

Blumenfeld, Jack
4109 Kirkham St.
San Francisco, Ca 94122

*P8. Recorded by

Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:

01.23.09

*P10. Survey Type: (Describe)

Reconnaissance-level survey:
Oceanside Survey



*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments

- | | | | |
|--|--|--|---|
| <input type="checkbox"/> Archaeological Record | <input type="checkbox"/> BSOR | <input type="checkbox"/> Photograph Record | <input type="checkbox"/> Continuation Sheet |
| <input type="checkbox"/> Artifact Record | <input checked="" type="checkbox"/> NONE | <input type="checkbox"/> Location Map | <input type="checkbox"/> Other... |
| | <input type="checkbox"/> District Record | <input type="checkbox"/> Linear Feature Record | |

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) 4036 Lawton St

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 4036 Lawton St City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1892011

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

4036 Lawton Street is a two-story, wood-frame, vernacular, multiple-family dwelling finished in stucco and capped with a front-facing gable roof. The 1,368 sq ft building occupies a 2,454 sq ft lot on the north side of Lawton Street between 46th and 47th avenues. The first floor level of the primary facade features a pair of aluminum sliding windows at left and a single-panel wood door sheltered beneath a projecting porch at the right, accessed via a short stair. The porch is supported by tall stucco-finished columns and has a flat roof with a molded cornice. The second floor repeats the fenestration pattern of the first floor. The second story also features a balustraded balcony above the first-story entry porch. The facade terminates with wide overhanging eaves. The heavily altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



*P5b. Photo (view, date, accession #
View toward north, 100_8143.
JPG

*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1904, Assessor's Office

*P7. Owner and Address:
Jones, Sumiko
4036 Lawton St.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.27.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 4038 Lawton St

P1. Other Identifier None

*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: SF North

Date: 1994

*c. Address: 4038 Lawton St

City: San Francisco

Zip: 94122

d. UTM: (Give more than one ofr large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1892012

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

4038 Lawton Street is a two-story, wood-frame, Mission Revival-style dwelling finished in stucco and copped with a front-facing gable roof. The 1,240 sq ft building occupies a 2,454 sq ft lot on the north side of Lawton Street between 46th and 47th avenues. The first-floor level of the primary facade features a recessed single-panel, overhead wood garage door at the left and a quarter-turn concrete stair at center. The stair leads up to the second story and the primary entrance, a multi-panel wood door sheltered in a projecting entry porch at the right of the second-floor level. The porch has an arched entry at the side, a large fixed window at the front, and is capped by a front-facing gable roof with a Spanish-tiled raking cornice. Other fenestration at the second story includes a tripartite aluminum sash sliding window at the left side of the second-floor level. The facade terminates with a Spanish-tiled raking cornice and a slightly recessed shaped Mission parapet. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #

View toward north, 100_8144.
JPG

*P6. Date Constructed/Age and Sources

Historic Prehistoric Both

1904, Assessor's Office

*P7. Owner and Address:

Teu, Chilap A & Jennifer T.
4038 Lawton St.
San Francisco, Ca 94122

*P8. Recorded by

Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:

01.27.09

*P10. Survey Type: (Describe)

Reconnaissance-level survey:
Oceanside Survey



*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments

- Archaeological Record NONE District Record Photograph Record Location Map Linear Feature Record Continuation Sheet Other...

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 1550 47th Ave

P1. Other Identifier None

*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: SF North Date: 1994

*c. Address: 1550 47th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1892017B

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

1550 47th Avenue is a two-story, wood-frame, vernacular dwelling finished in stucco. The 2,178 sq ft building occupies a 3,002 sq ft lot on the east side of 47th Avenue between Kirkham and Lawton streets. The first floor features a overhead garage door on the left and a modern pedestrian entrance on the right. The second floor projects out over the first floor and contains two tripartite sliding vinyl windows with wide wood surrounds. The facade terminates with a projecting box cornice.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8153.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1920, Assessor's Office

*P7. Owner and Address:
Davidovich, Tatyana V. & Serg
1550 47th Avenue
San Francisco, Ca 94015

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.09.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1538 47th Ave

P1. Other Identifier None

*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: SF North

Date: 1994

*c. Address: 1538 47th Ave

City: San Francisco

Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1892020

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

1538 47th Avenue is a two-story, wood-frame, vernacular dwelling clad in wood shingles and capped with a front-facing gable roof. The 1,610 sq ft building occupies a 3,002 sq ft lot on the east side of 47th Avenue between Kirkham and Lawton streets. The primary entrance is located at the left of the first story, sheltered by an entry porch with multi-light casement windows and capped with a hipped roof. Other fenestration at the first story consists of a triple set of double-hung wood sash windows with wood surrounds. At the second story, there is a double-hung wood sash window. The facade terminates with a molded cornice. The minimally altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #

View toward east, 100_8158.JPG



*P6. Date Constructed/Age and Sources

Historic Prehistoric Both

1907, Assessor's Office

*P7. Owner and Address:

De Jong, Manuela & Mark

1538 47th Ave.

San Francisco, Ca 94122

*P8. Recorded by

Kelley & VerPlanck, LLC

2912 Diamond Street, #330

San Francisco, CA 94131

*P9. Date Recorded:

01.09.09

*P10. Survey Type: (Describe)

Reconnaissance-level survey:

Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments

BSOR

Photograph Record

Continuation Sheet

Archaeological Record

NONE

Location Map

Other...

Artifact Record

District Record

Linear Feature 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) 1530 47th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1530 47th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1892022

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

1530 47th Avenue is a three-story, wood-frame, vernacular dwelling clad in transite and capped by a compound flat and gable roof. The 1,094 sq ft dwelling occupies a 3,002 sq ft lot on the east side of 47th Avenue between Kirkham and Lawton streets. The first floor contains a solid panel wood pedestrian door and a contemporary overhead garage door at left. At the far right is the primary entrance, a wood panel door sheltered within a recessed porch. The second floor features paired aluminum casement windows at left and a single casement at right. Both have wide wood surrounds. A molded intermediate cornice divides the second and third floors. The shingle-clad third floor level, which appears to be a later addition, contains an aluminum sliding window. The facade terminates with a molded cornice.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8162.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1920, Assessor's Office

*P7. Owner and Address:
Sellers, Thomas B. & Annegret
1530 47th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.09.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1526 47th Ave

P1. Other Identifier None

*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: SF North

Date: 1994

*c. Address: 1526 47th Ave

City: San Francisco

Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1892022A

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

1526 47th Avenue is a three-story, wood-frame, Craftsman-style dwelling clad in wood shingles and capped by a front-facing gabled roof with a clipped jerkinhead gable. The 1,725 sq ft building occupies a 3,002 sq ft lot on the east side of 47th Avenue between Kirkham and Lawton streets. The first story a straight wood stair at left leading up to the primary entrance. To the right of this is a garage containing a single-panel garage door and a wood pedestrian door. The primary entrance is located on the second floor; it contains a wood and glass door sheltered within a shallow entry porch topped by a pediment and supported by simple wood columns. Other fenestration at the second story consists of a single pane fixed window at the right of the primary entrance and a tripartite window at the right that contains a central fixed sash flanked by double-hung aluminum windows with a prominent sill and Craftsman pediment. At the third story, a centrally located tripartite window, identical to the one on the second floor, is flanked by slim sliding windows with wood sashes and exaggerated sills. The facade terminates with overhanging eaves, a boxed raking cornice and wooden brackets. The minimally altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #

View toward east, 100_8165.JPG



*P6. Date Constructed/Age and Sources

Historic Prehistoric Both

1916, Assessor's Office

*P7. Owner and Address:

Bualat, Proculo & Johanna E
1526 47th Ave.
San Francisco, Ca 94122

*P8. Recorded by

Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:

01.09.09

*P10. Survey Type: (Describe)

Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments

Archaeological Record

Artifact Record

BSOR

NONE

District Record

Photograph Record

Location Map

Linear Feature Record

Continuation Sheet

Other...

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 1522 47th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1522 47th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1892023

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

1522 47th Avenue is a two-story, wood-frame, Craftsman-style dwelling finished in stucco and capped with a front-facing gable roof. The 1,020 sq ft building occupies a 3,002 sq ft lot on the east side of 47th Avenue between Kirkham and Lawton streets. The dwelling is set back from the sidewalk, leaving space for a paved yard and two driveways. The first floor features two garages containing multi-panel, overhead doors in the outer bays and a wood stair leading to a porch in the center. The primary entrance is located at the far left of the second story and features a contemporary glass and wood door sheltered by a simple portico supported by wood posts. The porch is enclosed with a solid wood balustrade. Adjacent to the door is an aluminum-sash slider window. The right side of the second story features a rectangular bay window containing a tripartite aluminum-sash window with a segmented wood transom above. The facade terminates with a raking cornice supported by knee braces. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #)
View toward east, 100_8167.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1908, Assessor's Office

*P7. Owner and Address:
Tang, Wayne & Betty
1522 47th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.28.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1537 47th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1537 47th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1893005

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

1537 47th Avenue is a three-story, wood-frame, vernacular dwelling clad in wood shingles and horizontal rustic wood siding and capped with a front gable roof. The 1,405 sq ft building occupies a 3,000 sq ft lot on the west side of 47th Avenue between Kirkham and Lawton streets. The building is raised above a partially raised basement, and below grade at the left, a short cement driveway leads to paired multi-paned wood and glass garage doors. The garage is capped by a shed roof with exposed rafter tails. At the right side, a straight wooden staircase leads to the second story and the primary entrance, a wood and glass door at the right of the first story. The primary entrance is sheltered by a projecting, enclosed entry porch, which is almost entirely characterized by fixed single- and multi-pane windows. Both the entry to the porch and the exterior of the porch feature wooden support brackets. The left side of the first story features a chamfered bay window with double-hung vinyl sash windows with wood moldings. The first story is clad in wood shingles, and both the bay window and the entry porch are capped by a single shed roof. The second story is clad in horizontal rustic wood siding with corner moldings and features a double-hung vinyl sash window with wood surrounds and a cornice. The facade terminates with a molded raking cornice, which turns inward at the points of terminus. The minimally altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8170.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1906, Assessor's Office

*P7. Owner and Address:
Chan, Pak W. & Kit W. & Tai W.
1537 47th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.09.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1543 47th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1543 47th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1893008

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

1543 47th Avenue is a two-story, wood-frame, vernacular single-family dwelling finished in stucco and capped with a side-facing gable roof. The 1,205 sq ft building occupies a 3,000 sq ft lot on the west side of 47th Avenue between Kirkham and Lawton streets. The building is set back from the street, providing space for a small yard and a driveway. At the first floor level, is a terrazzo stair at left leading to the main entrance. The right side features a multi-panel garage door and a flush wood pedestrian door. A small fixed window with security bars sits between the stair and garage door. A metal security gate secures the main entrance, which is sheltered within a small wood porch consisting of a shed roof supported by wood posts. To the right of the entrance are three aluminum slider windows. The facade terminates with a simple box cornice. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8159.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1900, Assessor's Office

*P7. Owner and Address:
Siu Kam Wah & May Tak Kwok
1543 47th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.09.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1547 47th Ave

P1. Other Identifier None

*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: SF North Date: 1994

*c. Address: 1547 47th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1893009

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

1547 47th Avenue is a one-story, wood-frame, vernacular dwelling finished in stucco and capped with a cross gable roof. The 368 sq ft building occupies a 3,000 sq ft lot on the west side of 47th Avenue between Kirkham and Lawton streets. The building sits well back from the street, creating space for a large paved yard. The primary entrance is located on the left side and features a flush wood door with a front-facing gable above. The right side features two aluminum slider windows with shutters. The facade terminates in a simple cornice. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8150.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1900, Assessor's Office

*P7. Owner and Address:
Jay Holiday Trust
Jay P Holiday, Trustee
345 Las Lomas Dr.
Watsonville, Ca 95076

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.09.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1579 47th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1579 47th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1893016

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

1579 47th Avenue is a two-story, wood-frame Mediterranean-style dwelling finished in stucco and capped with a flat roof. The 950 sq ft building occupies a 3,000 sq ft lot on the west side of 47th Street between Kirkham and Lawton Streets. A downward sloping driveway leads to a paneled garage door on the left side, terrazzo steps leading to the main entrance in the center, and a secondary entrance concealed by a security gate on the right. A chamfered bay window with three multi-light over one vinyl sash windows sits over the garage. The main entrance is recessed behind a metal security gate. The right side features two multi-light over one vinyl sash windows. The facade terminates with a red tile-clad pent roof. The heavily altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8148.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1900, Assessor's Office

*P7. Owner and Address:
Vu Danny
1579 47th Av
San Francisco Ca
94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.09.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 4118 Lawton St

P1. Other Identifier None

*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: SF North Date: 1994

*c. Address: 4118 Lawton St City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1893020

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

4118 Lawton Street is a two-story, wood-frame, vernacular dwelling finished in stucco and capped with a flat roof. The 2,144 sq ft building occupies a 2,465 sq ft lot on the north side of Lawton Street between 47th and 48th avenues. The building on the property clearly does not date to 1906 and is probably a recent replacement of an older building.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



*P5b. Photo (view, date, accession #
View toward north, 100_8147.
JPG

*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1906, Assessor's Office

*P7. Owner and Address:
Jung, Jae Won & Moon Sup
4118 Lawton St.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.27.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1568 48th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1568 48th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1893028

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

1568 48th Avenue is a two-story, wood-frame, vernacular dwelling finished in stucco and capped with a hipped roof. The 2,212 sq ft building occupies a 2,982 sq ft lot on the east side of 48th Avenue between Kirkham and Lawton streets. The first floor level of the primary facade features a straight wood stair at the left and a wood and glass garage door with wide wood surrounds at the right. The stair leads to the primary entrance, a multi-anel metal and glass door recessed within an entry porch which also contains two single pane windows. Other fenestration at the second story includes two sets of aluminum sash sliding windows with wood surrounds. The facade terminates with a shallow eave overhang. A small hipped dormer sits atop the roof and contains an aluminum sash sliding window. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8201.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1907, Assessor's Office

*P7. Owner and Address:
Wilensky, Debra S.
1568 48th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.13.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1560 48th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1560 48th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1893030

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

1560 48th Avenue is a three-story, wood-frame, vernacular dwelling finished in stucco and capped with a flat roof. The 1,450 sq ft building occupies a 2,982 sq ft lot on the east side of 48th Avenue between Kirkham and Lawton streets. The first-floor level of the primary facade features a multi-panel wood garage door at left. At right, a straight tiled stair leads up to the primary entrance. At extreme right, a recessed light well contains a wood pedestrian door. At the second-floor level, the primary facade features a projecting bay window with a large aluminum sash fixed window, flanked by slim sliding windows. The bay window, which is supported by stucco brackets, features a large raised diamond-shaped stucco molding and it is capped by a slim cornice. The primary entrance is located within an arched entry porch to the right of the main building module. At the far right module, there is a twelve-over-one casement window with wood sashes and molding. At the third story, in the primary module, there is a large aluminum sash sliding window. Within the two recessed modules, there are slim aluminum sash sliding windows. The facade terminates with a crenellated parapet and a slim parapet coping. The heavily altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8205.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1918, Assessor's Office

*P7. Owner and Address:
Mathis Buford
1560 48th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.28.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1558 48th Ave

P1. Other Identifier None

*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: SF North

Date: 1994

*c. Address: 1558 48th Ave

City: San Francisco

Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1893031

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

1558 48th Avenue is a two-story, wood-frame, vernacular dwelling clad in aluminum siding and imitation stone and capped by a hipped roof. The 1,195 sq ft building occupies a 2,982 sq ft lot on the east side of 48th Avenue between Kirkham and Lawton streets. The first floor, clad in applied artificial stone, features a short, straight brick staircase at left, a wood overhead garage door at center, and a wood-panel pedestrian door at the right. The stair leads to an arched and recessed porch at the second floor level. The porch contains a wood-panel door. Two double-hung wood sash windows with thin wood surrounds are located to the right of the porch. The building terminates with a shaped parapet clad in a sheet metal coping. The heavily altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #

View toward east, 100_8207.JPG



*P6. Date Constructed/Age and Sources

Historic Prehistoric Both

1910, Assessor's Office

*P7. Owner and Address:

Mathis, Buford
1558 48th Ave.
San Francisco, Ca 94122

*P8. Recorded by

Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:

01.12.09

*P10. Survey Type: (Describe)

Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments

- Archaeological Record NONE District Record BSOR Photograph Record Location Map Linear Feature Record Artifact Record Continuation Sheet Other...

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 1530 48th Ave

P1. Other Identifier None

*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: SF North

Date: 1994

*c. Address: 1530 48th Ave

City: San Francisco

Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1893038

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

1530 48th Avenue is a two-story, wood-frame dwelling capped by a front-facing gable roof. The building is set well back from the street and is obscured from view by a tall fence and a large tree. The 1,320 sq ft building occupies a 2,982 sq ft lot on the east side of 48th Avenue between Kirkham and Lawton streets. All other architectural details are obscured.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #

View toward east, 100_8213.JPG



*P6. Date Constructed/Age and Sources

Historic Prehistoric Both

1904, Assessor's Office

*P7. Owner and Address:

Bell, Kenneth
1530 48th Ave.
San Francisco, Ca 94122

*P8. Recorded by

Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:

01.12.09

*P10. Survey Type: (Describe)

Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments

- Archaeological Record NONE District Record Linear Feature Record
 Artifact Record BSOR Photograph Record Continuation Sheet
 Location Map Other...

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 1526 48th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1526 48th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1893040

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

1526 48th Avenue is a two-story, wood-frame, vernacular multiple-family dwelling finished in stucco and capped with a flat roof. The 2,025 sq ft building occupies a 2,982 sq ft lot on the east side of 48th Avenue between Kirkham and Lawton streets. The first floor features a glazed wood pedestrian door within a recessed porch and a multi-light vinyl window in the left bay and a secondary glazed pedestrian door and a wood overhead garage door in the right bay. The second floor level features a pair of rectangular bay windows articulated by tripartite vinyl sash windows. The facade terminates with a projecting cornice and a stucco-finished frieze. The heavily altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8216.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1910, Assessor's Office

*P7. Owner and Address:
Murphy, Timothy E. & Suwanama
1524 48th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.12.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1518 48th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1518 48th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1893041

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

1518 48th Avenue is a two-story, wood-frame, vernacular dwelling clad in a mix of stucco and vertical wood siding and capped with a hipped roof. The 1,680 sq ft building occupies a 2,696 sq ft lot on the east side of 48th Avenue between Kirkham and Lawton streets. The building sits atop a fully raised basement, which features a sliding vinyl sash window at left, a wood dog-leg wood stair at center, and a multi-panel wood garage door at right. The stair leads from street level up to the primary entrance, a centrally located multi-panel wood door, recessed in an entry porch. The primary entrance is flanked by sliding aluminum sash windows with slim wood moldings. The facade terminates with a very shallow eave overhang. The moderately-altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8217.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1908, Assessor's Office

*P7. Owner and Address:
Edmund K. & Eva H. Wong 1990
% Edmund K. & Eva H. Wong
540 27th Ave.
San Francisco, Ca 94121

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.12.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 4329 Kirkham St

P1. Other Identifier None

*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: SF North Date: 1994

*c. Address: 4329 Kirkham St City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1893043

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

4329 Kirkham Street is a new three-story, wood-frame, multiple-family dwelling finished in stucco and capped with a shed roof. The 1,273 sq ft building occupies a 3,760 sq ft lot on the south side of Kirkham Street between 47th and 48th avenues. The building, completed in 2008, replaced a pair of older dwellings on the lot. The dwellings, both composed of two earthquake refugee cottages, were salvaged and one was restored for display on Market Street for the Centennial of the 1906 Earthquake.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward south, 100_8181.
JPG

*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1904, Assessor's Office

*P7. Owner and Address:
Healy, John & Sarah
2491 47th Ave.
San Francisco, Ca 94116

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.23.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey



*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 4307 Kirkham St

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 4307 Kirkham St City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1893045

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

4307 Kirkham Street is a one-story, wood-frame, vernacular dwelling clad in horizontal rustic wood siding and capped by a hipped roof. The 980 sq ft building occupies a 3,760 sq ft lot on the south side of Kirkham Street between 47th and 48th avenues. The primary façade is symmetrical, featuring an enclosed, gable-roofed entry porch at center. The main entrance is accessed by a short perpendicular concrete staircase with metal handrails on the left side of the porch. The porch gable is clad in vertical wood siding that features a scalloped profile at its lower edge. Single fixed wood sash windows with wood surrounds are present on the front of the porch and to either side on the main body of the dwelling. The porch terminates with a narrow raking cornice and the rest of the dwelling has a boxed eave overhang. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #)
View toward south, 100_8178.
JPG

*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1909, Assessor's Office

*P7. Owner and Address:
Robert E Steiner Revoc Trus
Robert E Steiner, Trustee
4307 Kirkham St.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.23.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey



*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1509 47th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1509 47th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1893051

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

1509 47th Avenue is a one-story, wood-frame, Mediterranean-style dwelling with a semi-exposed basement finished in stucco and capped by a flat roof. The 1,057 sq ft building occupies a 2,631 sq ft lot between Kirkham and Lawton streets. The primary façade reaches the front of the lot line and faces east on 47th Avenue. The primary entrance is a wood and glass paneled door accessed by a short porch recessed on the right elevation. The porch is reached by a short straight cast-concrete stair with a wood rail and sheltered by a shallow shed roof of Modern Spanish tiles. A small fixed wood sash window with wood surrounds is set on the basement façade. The main level presents three double-hung wood sash windows with wood surrounds. Decorative stucco medallions are affixed to the building's exterior above the center window and on either side of the window arrangement. The building terminates in a stepped parapet with peaked projections on each side decorated with simple sunken reliefs, and an inset shed roof of Modern Spanish tiles with a molded cornice. The minimally altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8177.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1923, Assessor's Office

*P7. Owner and Address:
Costigan, Patrick
1509 47th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.09.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1541 48th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1541 48th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1894009

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

1541 48th Avenue is a three-story, wood-frame, late Queen Anne-style dwelling clad in a mixture of horizontal rustic wood siding, T-111 siding, and shingles and capped with a front-facing gable roof. The 1,714 sq ft occupies a 3,000 sq ft lot on the west side of 48th Avenue between Kirkham and Lawton streets. At the first floor level, two sliding aluminum-sash windows and a solid panel wood pedestrian door with wide wood surrounds flank a straight wood stair which leads up to the second floor level. The primary entrance is a centrally located solid panel wood door with wood surrounds. To the left of the entrance is a rectangular bay window containing a tripartite aluminum sliding window. To the right is a smaller aluminum sliding window with wood surrounds. The second story terminates with a molded intermediate cornice. At the third floor level, a sliding aluminum-sash window with wood surrounds occupies the center of the gable. Cladding at the third floor level is imbricated wood shingles. The facade terminates with a molded and raking cornice. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8211.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1903, Assessor's Office

*P7. Owner and Address:
Ruan, Kent & Min Ling
2181 17th Ave.
San Francisco, Ca 94116

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.12.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 4413 Kirkham St

P1. Other Identifier None

*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: SF North Date: 1994

*c. Address: 4413 Kirkham St City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1894043

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

4413 Kirkham Street is a two-story, wood-frame, vernacular dwelling clad in horizontal wood siding and capped with a shed roof. The 836 sq ft building occupies a 1,890 sq ft lot on the south side of Kirkham Street between 48th Avenue and the Great Highway. The building is set back from the sidewalk, creating space for a fenced-in yard. The fence and the lush plantings obscure the details of the first floor. There are two symmetrical windows at the second story level, both of which are small vinyl sash sliding windows with wood moldings. The building is capped with a decorative scalloped molding and flush eaves. The minimally altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #

View toward south, 100_8187.
JPG

*P6. Date Constructed/Age and Sources

Historic Prehistoric Both
1907, Assessor's Office

*P7. Owner and Address:

Kimball, John F. & Audrey L.
4413 Kirkham St.
San Francisco, Ca 94122

*P8. Recorded by

Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:

01.26.09

*P10. Survey Type: (Describe)

Reconnaissance-level survey:
Oceanside Survey



*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments

- | | | | |
|--|--|--|---|
| <input type="checkbox"/> Archaeological Record | <input type="checkbox"/> BSOR | <input type="checkbox"/> Photograph Record | <input type="checkbox"/> Continuation Sheet |
| <input type="checkbox"/> Artifact Record | <input checked="" type="checkbox"/> NONE | <input type="checkbox"/> Location Map | <input type="checkbox"/> Other... |
| | <input type="checkbox"/> District Record | <input type="checkbox"/> Linear Feature 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) 4401 -4407 Kirkham St

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 4401 -4407 Kirkham St City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1894044

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

4401-4407 Kirkham Street is a two-story, wood-frame, vernacular, multiple-family dwelling clad in wood shingles and capped with a hipped roof. The 2,568 sq ft building occupies a 1,890 sq ft lot on the south side of Kirkham Street between 48th Avenue and the Great Highway. The first floor level of the primary façade features a fixed vinyl-sash window at left, a wood, quarter-turn stair at center and a single-panel wood pedestrian door and vinyl slider window at right. All fenestration at the first story has wood surrounds. The stair leads up to the entry porch on the second floor level. The recessed porch contains two pedestrian entrances. Both contain single-panel wood doors. The porch is flanked by two symmetrical chamfered bay windows fenestrated with three double-hung, vinyl-sash windows with wood surrounds. Each bay window has wood panels along the bottom and is topped with a denticulate molding and capped with a short shed visor roof. The facade terminates with a shallow eave overhang. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #)
View toward south, 100_8183.
JPG

*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1902, Assessor's Office

*P7. Owner and Address:
Duerson, Jeffrey D.
4407 Kirkham St. #2
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, Ca 94131

*P9. Date Recorded:
01.26.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey



*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1545 48th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1545 48th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1894049

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

1545 48th Avenue is two-story, wood-frame, vernacular dwelling finished in stucco and capped with a front-facing gable roof. The 2,432 sq ft building occupies a 3,036 sq ft lot on the west side of 48th Avenue between Kirkham and Lawton streets. The first floor features a wood-panel, overhead garage door flanked by wing walls with security gate entrances. The first floor features sprayed-on stucco with incised ornament meant to suggest rustication. The primary entrance is accessed through the right security gate up a straight concrete staircase to an enclosed porch recessed at the second level. The second level presents four double-hung vinyl windows. The facade terminates with a broken entablature and a raking cornice. The gable is decorated with a diamond arrangement of tiles. The heavily altered building appears in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8209.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1909, Assessor's Office

*P7. Owner and Address:
King, Anisa
909 Moreho Ave.
Palo Alto, Ca 94303

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.12.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1525 48th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1525 48th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1894054

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

1525 48th Avenue is a two-story, wood-frame, vernacular multiple-family dwelling clad in wood shingles and stucco, and capped with a flat roof. The 3,426 sq ft building occupies a 6,000 sq ft lot on the west side of 48th Avenue between Kirkham and Lawton streets. The building appears to result from several distinct building campaigns. The left bay of the first floor, which is a later addition, is recessed back from the street, creating room for a driveway and a walkway back to the side of the property. There is an aluminum window and a solid-panel wood door present to the right of the walkway. Further to the right, the next two bays of the main building project forward to the lot line. This part of the facade encompasses the primary entrance—a multiple-paneled wood door and an arched window. The furthest bay to the right contains a wood panel overhead garage door and a tall wood-panel pedestrian door. The second story of the recessed addition is clad in wood shingles and present two tripartite sliding aluminum sash windows with wood surrounds. Similarly, the second floor of the main building, which appears to be a later addition, features a pair of tripartite aluminum sliding windows. The facade terminates in a simple parapet coping. The heavily altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8214.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1911, Assessor's Office

*P7. Owner and Address:
Schreier, Otto H. Trust 1996
% Otto H Schreier
469 Miller Ave.
Mill Valley, Ca 94941

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.12.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 4201 Lawton St

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 4201 Lawton St City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1895001

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

4201 Lawton Street is a two-story, wood-frame, vernacular, "four-square" dwelling clad in horizontal rustic wood siding and capped by a hipped roof. The 1,373 sq ft building occupies a 2,753 sq ft lot on the southwest corner of Lawton Street and 48th Avenue. The primary facade is slightly set back from the front of the lot line and faces north on Lawton Street. The primary facade faces east onto 48th Avenue. The stucco-finished first-floor level of the 48th Avenue facade features a recessed solid wood garage door with decorative moldings on the left and a small double-hung wood sash window with wood surrounds at the center. The rest of the first floor level is windowless. The second-floor level presents a pair of multi-light wood casement windows at the left and wood double-hung windows at the center and at the right. All have wide wood surrounds. The Lawton Street facade features three pairs of double-hung, two-over-two, wood sash windows with wood surrounds at the first floor level. The second floor level has three, one-over-one, double-hung wood windows. The primary entrance is sheltered by an entry porch on the east side of the building, accessed by a straight stair. The facades terminate with a simple molded cornice and a shallow boxed eave overhang. Hipped-roof dormers, both with a double-hung wood sash window, are present on both the east and west sides of the roof. The minimally altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8034.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1910, Assessor's Office

*P7. Owner and Address:
Louise J. Jennings Trust
Louise J. Jennings, Trustee
13205 - 173 Ave Se
Renton, Wa 98059

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.27.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1675 48th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1675 48th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1895018

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

1675 48th Avenue is a two-story, wood-frame, vernacular dwelling clad in horizontal rustic wood siding and capped with a front-facing gable roof. The 1,904 sq ft building occupies a 2,850 sq ft lot on the west side of 48th Avenue between Lawton and Moraga streets. The first story of the primary facade features a large window, either fixed or sliding, with metal casings and slim wood surrounds at left. The primary entrance is located at the center. Sheltered beneath a shingled pent roof supported by knee braces, the primary entrance contains a multi-panel wood and glass door with wood surrounds. To the right are two solid panel doors, one pedestrian and the other a garage. The second story features a small aluminum sash sliding window at the center of the gable. The facade terminates with a wide eave overhang and raking cornice. Multiple shed-roofed dormers are visible further back at the roofline. The moderately altered building appears to be in fair condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8039.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1904, Assessor's Office

*P7. Owner and Address:
Mly Investments Llc
23 Woods Circle
South San Francisco, Ca 94080

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.13.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1677 48th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1677 48th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1895019

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

1677 48th Avenue is a property that contains two buildings. At the rear of the property is a one-story, wood-frame vernacular dwelling clad in shingles and capped with a hipped roof (1677 48th Avenue). It is not visible from the street. At the front is a later three-story, wood-frame, Mission-style multiple-family dwelling finished in stucco and capped with a flat roof (1679 48th Avenue). The 2,837 sq ft buildings occupy a 2,849 sq ft lot on the west side of 48th Avenue between Lawton and Moraga streets. The first story of the primary facade features a wide multi-panel wood garage door at left and a recessed porch concealed behind a steel security gate at far right. At the second story, a wide chamfered bay window spans the width of the facade and contains five double-hung vinyl-sash windows with elaborate wood moldings. The bay terminates at the bottom with an elaborate molding, and at the top with a molded cornice and decorative iron railing, forming a third story balcony. At the third story, a shallow projecting bay window contains three double-hung vinyl-sash windows with elaborate wood moldings. There is an additional window at the third story and a very small double-hung aluminum sash window at the left of the facade. The third story bay terminates with a projecting cornice and the facade terminates with a shaped parapet with a central pediment element. The minimally altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #)
View toward west, 100_8040.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1904, Assessor's Office

*P7. Owner and Address:
Chow/fu Fmly Trust
Chow Shun Lin & Zhen Fu, Tr.
2922 Diamond St.
San Francisco, Ca 94131

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.13.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1681 48th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1681 48th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1895020

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

1681 48th Avenue is a two-story, wood-frame, vernacular multiple-family dwelling clad in novelty siding and capped with a hip roof. The 1,360 building occupies a 2,850 sq ft lot on the west side of 48th Avenue between Lawton and Moraga streets. The building is set back at the rear of the property, leaving room for a driveway and yard in front. The first floor of the primary facade features a wood panel door flanked by one-over-one, double-hung vinyl sash windows on the left side. A hip roof porch supported by wood posts shelters the entrance. On the right side, a wood dog-leg stair with simple wood railings leads to a second entrance located on the second story. This entrance is not visible from the street. The second story features a fixed aluminum-sash window at left and two aluminum-sash slider windows at right. The facade terminates with overhanging eaves. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8043.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1921, Assessor's Office

*P7. Owner and Address:
Mar, Walter
% Millie Mar
1375 Monterey Blvd.
San Francisco, Ca 94127

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.13.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1676 -1678 Great Hwy

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1676 -1678 Great Hwy City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1895026

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

1676-78 Great Highway features two, two-story, wood-frame dwellings. 1676 Great Highway is a two-story, wood-frame, vernacular dwelling located at the rear of the property; it is not visible from the street. Based on aerial photographs it appears to be part of a row of related dwellings including 1668, 1672, and 1676 Great Highway. 1678 Great Highway, which is at the front of the lot, is a two-story, wood-frame, late Queen Anne-style dwelling clad in rustic wood siding with corner moldings and capped with a front-facing gable roof. The 1,527 sq ft building occupies the front portion of a 2,895 sq ft lot on the east side of the Great Highway between Lawton and Moraga streets. The building is set back from the front lot line. The first floor level sits atop a partially raised basement. A short wood stair left of center leads up to the primary entrance, a multi-panel wood door with wood surrounds. Other fenestration at the first story includes a chamfered bay window to the left of the entrance and a pair of double-hung, vinyl windows to the right of the entrance. The bay window features three double-hung vinyl-sash windows with wide wood surrounds. The second floor level features a vinyl sliding window. The facade terminates with a raking cornice. The heavily altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8021.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1914, Assessor's Office

*P7. Owner and Address:
Wallace, Ian L.
1676 Great Highway
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, Ca 94131

*P9. Date Recorded:
01.14.09 / Rev. 4.24.12

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1672 -1674 Great Hwy

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1672 -1674 Great Hwy City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1895026A

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

1672 Great Highway features two, two-story, wood-frame dwellings. 1672 Great Highway is a two-story, wood-frame, vernacular dwelling located at the rear of the property; it is not visible from the street. Based on aerial photographs it appears to be part of a row of related dwellings including 1668, 1672, and 1676 Great Highway. 1674 Great Highway, which is at the front of the lot, is a two-story, wood-frame, late Queen Anne-style dwelling clad in shingles and rustic wood siding with corner moldings and capped with a front-facing gable roof. The 1,965 sq ft building occupies the front portion of a 2,930 sq ft lot on the east side of the Great Highway between Lawton and Moraga streets. The building is set back from the front lot line, creating space for a small yard enclosed behind a wood fence. The first floor level sits atop a partially raised basement. A short straight stair left of center leads up to the primary entrance, a multi-panel wood door with wood surrounds. Other fenestration at the first story includes a pair of double-hung windows to the left of the entrance and a chamfered bay window to the right of the entrance. The bay window features three double-hung wood-sash windows with wide wood surrounds. The first story terminates with a molded entablature. The second story, outlined by a molded raking cornice, is clad in imbricated shingles and features a fixed diamond shaped window with wood surrounds. The facade terminates with a molded raking cornice. The minimally altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8022.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1914, Assessor's Office

*P7. Owner and Address:
O'flynn, Rita & Mark
1672 - 1674 Great Hwy
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, Ca 94131

*P9. Date Recorded:
01.14.09 / Rev. 4.24.12

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1644 Great Hwy

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1644 Great Hwy City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1895033

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

1644 Great Highway is a two-story, wood-frame, vernacular dwelling clad in wood shingles and capped with a hipped roof. The 1,832 sq ft building occupies a 3,615 sq ft lot on the east side of the Great Highway between Lawton and Moraga streets. The building is set back from the sidewalk, leaving room for a fenced-in yard and paved driveway. The left side of the first story is concealed behind the high wood fence. The right section of the first floor features a solid wood pedestrian door flanked by a large window and surmounted by a multi-light transom. The entire right side of the first floor is sheltered beneath a large wood porch supported by wood posts. The second story features a glazed wood pedestrian door at center flanked to either side by projecting rectangular bay windows articulated by large fixed sash wood windows. These windows are capped by hipped dormers which are integrated into the larger roofline. There is a small hipped dormer at the roof crest with two fixed pane windows. The facade terminates with a shallow eave overhang. Aerial photographs indicate that there is a one-story, gable-roofed structure at the rear of the lot. The minimally altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8027.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1907, Assessor's Office

*P7. Owner and Address:
Devries-troxel Sandra
1644 Great Hwy
San Francisco Ca
94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.14.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1628 -1630 La Playa

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1628 -1630 La Playa City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1895037

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

1628-1630 La Playa is a two-story, wood-frame, vernacular, multiple-family dwelling finished in stucco and capped with a hipped roof. The 2,410 sq ft building occupies a 3,021 sq ft lot on the east side of La Playa between Lawton and Moraga streets. The first-floor level of the primary facade features an extruded garage addition at the left which contains an overhead, multi-panel garage door. The primary entrance is located to the right of the garage; it contains a pair of multi-panel wood and glass doors with narrow wood surrounds. The doors are sheltered beneath an arched, red clay tile-clad, gable-roofed hood. At the far left side of the second-floor level is a projecting utility stack. To the right of this is an aluminum sliding door that accesses the roof-top deck above the garage. The roof line of the garage features a metal balustrade. To the right of the sliding door is a pair of double-hung, vinyl-sash windows with wood moldings. There is a skylight visible at the front facet of the hipped roof. The facade terminates with flush eaves. The heavily altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8031.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1905, Assessor's Office

*P7. Owner and Address:
Baca Trust
Dzugan Michele Succ-trustee
24784 Parkside Dr.
Veneta, Or 97487

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.26.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1668 Great Hwy

P1. Other Identifier None

*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: SF North

Date: 1994

*c. Address: 1668 Great Hwy

City: San Francisco

Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1895051

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

1668 Great Highway is two-story, wood-frame, vernacular dwelling clad in wood shingles with corner board molding and capped with a cross-hipped roof. The 1,190 sq ft building occupies a 3,164 sq ft lot on the east side of the Great Highway between Lawton and Moraga streets. The dwelling is set far back from the front of the lot line, leaving room for a yard and a paved driveway. The first floor of the primary facade features sliding vinyl doors at the projecting left wing and the recessed right wing. Both are sheltered by a large wood deck. A wood stair at the right leads up to the entrance on the second floor level. The second floor level features a pair of French doors on the left, the recessed primary entrance in the center, and a sliding vinyl window on the right. The entrance is a solid wood door sheltered beneath a small overhang. The facade terminates with a shallow eave overhang. The building is part of a row of three related buildings at the rear of 1668, 1672, and 1676 Great Highway. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #

View toward east, 100_8023.JPG



*P6. Date Constructed/Age and Sources

Historic Prehistoric Both

1909, Assessor's Office

*P7. Owner and Address:

Mint, Pepper
1668 Great Highway
San Francisco, Ca 94122

*P8. Recorded by

Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:

01.14.09

*P10. Survey Type: (Describe)

Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments

- Archaeological Record NONE District Record BSOR Photograph Record Location Map Linear Feature Record Artifact Record Continuation Sheet Other...

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 1611 47th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1611 47th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1896002

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

1611 47th Avenue is a three-story, wood-frame, vernacular two-family dwelling clad in T-111 wood siding and wood shingles capped by a gable roof. The 1,740 sq ft building occupies a 3,000 sq ft lot on the west side of 47th Avenue between Lawton and Moraga streets. The building is set back from the sidewalk, providing space for a small paved yard and garden. At the left side of the first floor level, the primary entrance contains two six-panel wood doors. A sliding vinyl window is located at the center and a secondary pedestrian entrance is located at the right. The second floor level features an aluminum window with wood surrounds on the left and a large fixed, four-light aluminum window with operable casements and wood surrounds on the right. Cladding on the second level switches to wood shingles. The third floor, which is clad in T-111 siding, features one sliding window at the center. The facade terminates in a slightly projected cornice beneath a false pediment. The heavily altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8054.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1909, Assessor's Office

*P7. Owner and Address:
Chan David K M & Lau Winnie
1611 - 1613 47th Ave
San Francisco Ca
94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.09.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1617 47th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1617 47th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1896003

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

1617 47th Avenue is a two-story, wood-frame, single-family dwelling clad in rustic wood siding and capped with a compound gable roof. The 942 sq ft building occupies a 2,982 sq ft lot on the west side of 47th Avenue between Lawton and Moraga Streets. The dwelling, which appears to have been recently incorporated into a much larger structure, is set back from the street, leaving room for a non-historic one-story garage at the front left and a deck at the front right. The facade of the dwelling features a porch that extends the width of the facade. At left is a pedestrian entrance containing a wood door. To the right is a large picture window. The facade terminates in a simple raking cornice. Visible toward the rear of the property is a large gable-roofed addition. The heavily altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8055.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1900, Assessor's Office

*P7. Owner and Address:
Srivatsa, Anand & Ciza
1617 47th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.09.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1619 47th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1619 47th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1896004

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

1619 47th Avenue is a two-story, wood-frame, vernacular single-family dwelling clad in rustic wood siding and capped with a side-facing gable roof. The 1,185 sq ft building occupies a 3,387 sq ft lot on the west side of 47th Avenue between Lawton and Moraga streets. The building is set back from the sidewalk, creating space for an ample yard containing several mature trees and shrubs. The first floor features a shed-roofed porch extending the width of the house. Vines covering the front porch conceal the front entrance and much of the fenestration. The facade terminates in a simple box cornice. Capping the roof is a shed-roofed dormer containing three multi-light, wood-sash casement windows. The minimally altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8056.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1900, Assessor's Office

*P7. Owner and Address:
Stoopenkoff, Lydia 1995 Trus
% Lydia Stoopenkoff
1619 47th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.09.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1631 47th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1631 47th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1896007

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

1631 47th Avenue is a three-story, wood-frame, vernacular dwelling clad in face brick and wood shingles and capped with a compound flat and gable roof. The 1,650 sq ft building occupies a 2,982 sq ft lot on the west side of 47th Avenue between Lawton and Moraga streets. The brick-clad first floor features a recessed porch containing the primary pedestrian entry. The porch is secured behind a security gate. The primary entrance consists of a wood door flanked by sidelights. A wood and glass panel garage door is located to the right of the entrance. The shingle-clad second floor features two vinyl sliding windows. The second floor is capped by a shingle-clad mansard parapet. The third story is set back from the front of the building and appears to present a sliding vinyl sash window on the left and a sliding glass door on the right. A slightly peaked roof with a simple cornice and slight eave overhang caps the third floor. The heavily altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8058.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1923, Assessor's Office

*P7. Owner and Address:
Lu Li-jen & Chun-won
1631 47th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.09.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1639 47th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1639 47th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1896009

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

1639 47th Avenue is two-story, wood-frame, vernacular dwelling finished in stucco and rustic wood siding and capped by a flat roof. The 900 sq ft building occupies a 2,982 sq ft lot on the west side of 47th Avenue between Lawton and Moraga streets. The first floor features a recessed entry porch on the left. The arched porch contains a wood door flanked by sidelights. A solid wood garage door and a solid wood pedestrian door are present to the right. A plain stucco molding demarcates the first and second levels. The second floor level features two tripartite windows consisting of three double-hung wood sash windows with wood surrounds. The facade terminates with a plain frieze and a projecting box cornice supported by brackets. Above this is a stepped parapet clad in rustic siding and stucco. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8059.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1924, Assessor's Office

*P7. Owner and Address:
Koodrin, Elisa & Alexander K.
1639 47th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.09.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1647 47th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1647 47th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1896011

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

1647 47th Avenue is a two-story, wood-frame, vernacular dwelling clad in wood shingles and capped with a hipped roof. The 866 sq ft building occupies a 2,482 sq ft lot on the west side of 47th Avenue between Lawton and Moraga streets. The first floor features a window concealed behind a security gate at left, a wood stair at center, and a single-panel garage door at the right. The stair leads up to a porch on the second floor level. A pair of aluminum double-hung windows occupy the left bay. At center is another double-hung window and at right is an enclosed, hipped-roof entry porch fenestrated with multi-light wood casement windows. The facade terminates with overhanging eaves. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8060.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1907, Assessor's Office

*P7. Owner and Address:
Volansky, Itzhak
1647 47th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.01.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

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) 1655 47th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1655 47th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1896013

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

1655 47th Avenue is a three-story, wood-frame, vernacular dwelling clad in wood T-111 siding and capped with a front-facing gable roof. The 1,470 sq ft building occupies a 2,982 sq ft lot on the west side of 47th Avenue between Lawton and Moraga streets. The first story is clad in brick facing and features a slightly recessed multi-panel wood garage door at left and a brick enclosed entry porch at right. The porch features a vinyl sash sliding window and is capped by a hipped roof. Fenestration at the second and third stories shares the same configuration: at left a triple set of vinyl-sash sliding windows and at right a vinyl-sash sliding window. All windows have wood molding surrounds. The building terminates with a false front-gable that has a lower pitch than the gable roof behind it. The false front has wide overhanging eaves and a slim boxed cornice. The heavily altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8061.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1914, Assessor's Office

*P7. Owner and Address:
Kwong Family Trust
* Kwong Philip & Po Chun
1655 47th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.09.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1663 47th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1663 47th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1896015

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

1663 47th Avenue is a two-story, wood-frame, Craftsman-style dwelling clad in transite shingles and capped with a side-facing gable roof. The 1,180 sq ft building occupies a 2,982 sq ft lot on the west side of 47th Avenue between Lawton and Moraga streets. The primary façade is slightly set back from the front of the lot line, creating room for a fenced-in yard. The first floor consists of a large integral porch at the left containing the primary entrance (a wood panel door) and a large vinyl picture window. A short wood staircase with wood handrails accesses the porch; a wood balustrade encloses the rest. Another sliding vinyl sash window with wood surrounds is present to the right of the porch. Below the window is a planter box, supported by knee braces. The center of the roof has a shed-roofed dormer clad in horizontal rustic wood siding and presenting a vinyl sash window with wood surrounds. The facade terminates in a simple cornice and has a shallow eave overhang. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8063.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1911, Assessor's Office

*P7. Owner and Address:
Rusk, Joseph H & Charolette A.
1663 47th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.09.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1691 -1699 47th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1691 -1699 47th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1896020

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

1691 Moraga Street is a three-story, wood-frame, Craftsman-style apartment building finished in stucco and capped by a compound flat and gable roof. The 3,603 sq ft building occupies a 3,181 sq ft lot on the northwest corner of 47th Avenue and Moraga Street. The primary facade faces 47th Avenue and consists of three sections corresponding to the building's three wings. The first floor level of southernmost wing contains the recessed primary entrance, which is flanked by a tripartite wood window on the left and a pair of double-hung wood windows to the right. The central wing features a pair of garage doors and a pair of recessed pedestrian entrances. The northernmost wing contains a pair of double-hung wood windows and a garage. A molded stucco molding demarcates the first and second floor levels. The second floor level of the southernmost wing consists of a hipped-roofed, chamfered bay window at the center flanked by pairs of double-hung wood windows. The center wing features two pairs of double-hung wood windows and the north wing features a large tripartite wood window. The third floor level of the southern wing is capped by a raking gable supported by exposed purlin ends. Two small fixed windows are located at the apex of the gable and two shed-roofed dormers cap the gable. The center wing is capped by a fenced-in deck and the northernmost wing is capped by a ranking cornice supported by exposed purlin ends. The Moraga Street elevation is much simpler, consisting of a grid-like arrangement of paired double-hung wood windows. The minimally altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8064.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1920, Assessor's Office

*P7. Owner and Address:
Kramer, Kevin
1695 47th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.09.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 4108 Moraga St

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 4108 Moraga St City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1896020A

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

4108 Moraga Street is a three-story, wood-frame, vernacular dwelling clad in vinyl siding and capped with a flat roof. The 1,760 sq ft building occupies a 3,125 sq ft lot on the north side of Moraga Street between 47th and 48th avenues. The first floor level of the primary facade features a large wood, overhead garage housed within a recessed alcove on the left and a straight terrazzo stair on the right. The second-floor level features a tripartite window consisting of three double-hung, vinyl-sash windows with wood surrounds. The stair leads up to the entry porch at the right side of the second-floor level. The porch, which is supported by wood posts, is capped by a hipped roof clad in red clay tiles. The porch contains a glazed wood door. The porch also has a double-hung, vinyl-sash window facing the street. The third floor has two paired double-hung, vinyl-sash windows. The facade terminates in a projecting box cornice. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



*P5b. Photo (view, date, accession #)
View toward north, 100_8066.
JPG

*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1918, Assessor's Office

*P7. Owner and Address:
Mey, Andrew R.
4108 - 4110 Moraga St.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.28.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 4116 Moraga St

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 4116 Moraga St City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1896021

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

4116 Moraga Street is two-story, wood-frame, vernacular dwelling finished in stucco and capped with a compound hipped, gable, and flat roof. The 1,460 sq ft building occupies a 3,125 sq ft lot on the north side of Moraga Street between 47th and 48th avenues. The building is set back from the sidewalk, creating ample room for a driveway and a garden. The building is composed of at least four distinct volumes, creating a distinctive massing suggestive of the building having been cobbled together out of several existing structures. The volume closest to the street is two stories, with a pair of hinged wood garage doors below and a glazed porch-like element above that may contain a street car. A fixed wood sash window with surrounds is set above, and a multi-paned glazed door is to the right. The door, elevated on a wood deck, may represent the primary entrance to the building. Moving to the left, the next structure is an enclosed and heavily glazed porch. Above it, recessed toward the rear of the lot, is a two-story, gable-roofed element with a clipped, or "jerkinhead" gable articulated with two, double-hung wood windows. The left-most element is a one-story, gable-roofed structure articulated by three, double-hung wood windows. The massing of the element and the distinctive pitch of the roof is suggestive of an earthquake shack. The facades of the four elements terminate with a raking cornice or a shallow eave overhang. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward north, 100_8067.
JPG

*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1910, Assessor's Office

*P7. Owner and Address:
Coughlin, Daniel R. & Virginia
2485 Wexford Ave.
South San Francisco, Ca 94080

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.28.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey



*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 4124 Moraga St

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 4124 Moraga St City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1896022

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

4124 Moraga Street is a one-story, wood-frame, vernacular dwelling clad in T-111 wood siding and capped with a compound hipped and gable roof. The 424 sq ft building occupies a 2,500 sq ft lot on the north side of Moraga Street between 47th and 48th avenues. The building is set back from the sidewalk, providing ample space for a garden and a paved walkway. Lush plants obscure much of the facade from the street. The primary entrance, which is a solid wood door with a diamond-pane window, is enclosed within a gabled entry porch reached by a straight short brick stair. The entry porch projects from a small, gable-roofed element on the right side of the facade. This element contains a sliding vinyl window with wood surrounds. There appears to be at least one more window on the left side of the facade but it is hidden by vegetation. The heavily altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



*P5b. Photo (view, date, accession #)
View toward north, 100_8069.
JPG

*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1910, Assessor's Office

*P7. Owner and Address:
Kim, Dong Y. & Boak W.
P.o. Box 16097
San Francisco, Ca 94116

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.28.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1684 48th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1684 48th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1896025

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

1684 48th Avenue is a two-story, wood-frame, vernacular dwelling finished in stucco and capped with a gable-on-hipped roof. The 1,640 sq ft occupies a 3,000 sq ft lot on the east side of 48th Avenue between Lawton and Moraga streets. The first floor of the primary facade features a straight stair at left and a wood, overhead garage door at right. The stair extends up to an enclosed entry porch on the right side of the second floor level. The porch features multi-light casement windows and a shallow-pitched gable roof. Other fenestration at the second floor level includes three eight-light, wood casement windows at the left. The facade terminates with a parapet with flattened parapet molding. There is a diamond-shaped decorative element in the stucco of the parapet and the gable front. The heavily altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8044.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1906, Assessor's Office

*P7. Owner and Address:
Olga Korowczenko Living Tru
George Derugin & Olga Korow
3205 Hillside Dr.
Burlingame, Ca 94010

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.13.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1676 48th Ave

P1. Other Identifier None

*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: SF North

Date: 1994

*c. Address: 1676 48th Ave

City: San Francisco

Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1896028

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

1676 48th Avenue is a one-story, wood-frame, vernacular dwelling located at the rear of a parcel containing 1678 48th Avenue at the front. The 2,750 sq ft building occupies a 3,000 sq ft lot on the west side of 48th Avenue between Lawton and Moraga streets. The older dwelling is completely obscured by the later building. Once part of a larger lot, the property originally encompassed two other dwellings, including the one pictured below at 1680 48th Avenue.

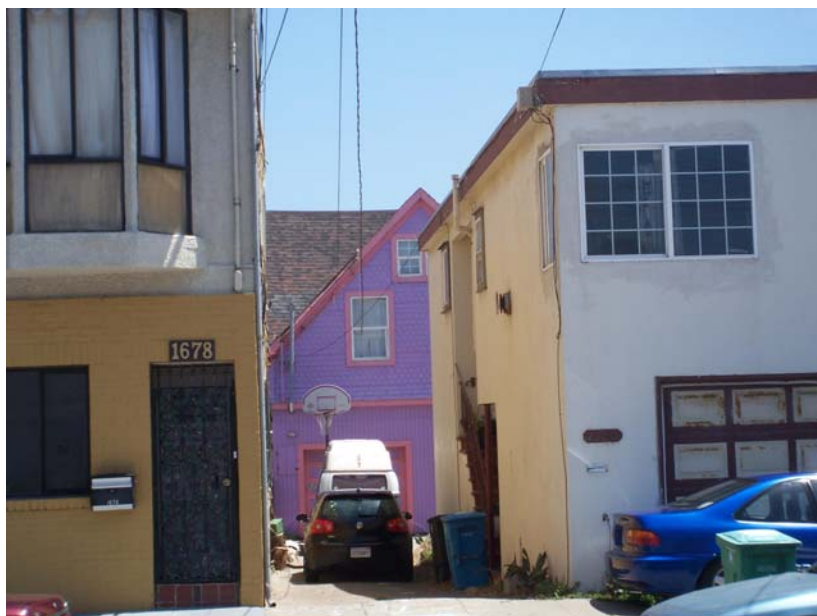
*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #

View toward east, 100_8045.JPG



*P6. Date Constructed/Age and Sources

Historic Prehistoric Both

1907, Assessor's Office

*P7. Owner and Address:

Tiongson, Melandro & Sylvia
39 Lansanne Ave.
Daly City, Ca 94014

*P8. Recorded by

Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:

01.13.09

*P10. Survey Type: (Describe)

Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments

- | | | | |
|--|--|--|---|
| <input type="checkbox"/> Archaeological Record | <input type="checkbox"/> BSOR | <input type="checkbox"/> Photograph Record | <input type="checkbox"/> Continuation Sheet |
| <input type="checkbox"/> Artifact Record | <input checked="" type="checkbox"/> NONE | <input type="checkbox"/> Location Map | <input type="checkbox"/> Other... |
| | <input type="checkbox"/> District Record | <input type="checkbox"/> Linear Feature 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) 1658 48th Ave

P1. Other Identifier None

*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: SF North Date: 1994

*c. Address: 1658 48th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1896032

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

1658 48th Avenue is a one-story, wood-frame, vernacular dwelling capped with a front-facing gable roof. The 478 sq ft building occupies a 3,000 sq ft lot on the east side of 48th Avenue between Lawnton and Moraga streets. The dwelling is set far back from the front of the lot line and completely obscured by vegetation. Based on aerial photographs, the front façade is articulated by two windows and there may be a side entry porch on the right. The condition of the building is undetermined.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8046.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1910, Assessor's Office

*P7. Owner and Address:
Lowman Kenneth W.
1658 48th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.13.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1636 48th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1636 48th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1896036

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

1636 48th Avenue is a two-story, wood-frame, vernacular dwelling finished in stucco and capped with a flat roof. The 1,353 sq ft building occupies a 3,000 sq ft lot on the east side of 48th Avenue between Lawton and Moraga streets. The first floor level of the primary façade features a wood, overhead garage door at center and a recessed entry porch to the right that is concealed behind a steel security gate. The second floor level features a wide chamfered bay window containing three sliding aluminum sash windows with wood surrounds. The facade terminates in a projecting cornice with a shallow eave overhang. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8047.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1924, Assessor's Office

*P7. Owner and Address:
Gong, Diana
1636 48th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.13.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1632 48th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1632 48th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1896037

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

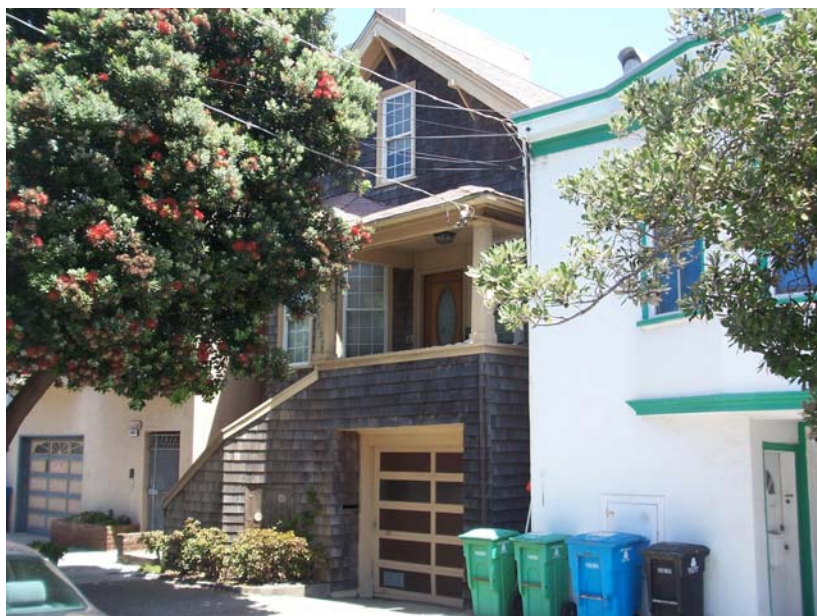
1632 48th Avenue is a three-story, wood-frame, Craftsman-style dwelling clad in wood shingles and capped by a front-facing gable roof. The 1,758 sq ft building occupies a 3,000 sq ft lot on the east side of 48th Avenue between Lawton and Moraga streets. The first floor level of the primary facade features a wood stair on the left and a wood panel, overhead garage door to the right. The stair leads up to a porch supported by flared wood square columns and capped by a hipped roof. The porch shelters the primary entrance, a wood door with an oval light at the center. A chamfered bay window is present at the left side of the second story. The bay window contains three nine-over-nine double-hung vinyl windows with wood surrounds, and is capped with a hipped roof. The third floor level displays a nine-over-nine double-hung vinyl window with wood surrounds in the front gable. The facade terminates with a molded cornice supported by triangular knee braces with a wide eave overhang. The minimally altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8048.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1910, Assessor's Office

*P7. Owner and Address:
Duskin, Laura Wilson Douglas
1632 48th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.13.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1624 48th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1624 48th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1896039

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

1624 48th Avenue is a three-story, wood-frame vernacular dwelling clad in wood shingles and capped by a front-facing gable roof. The 1,035 sq ft building occupies a 3,000 sq ft lot on the east side of 48th Avenue between Lawton and Moraga streets. The primary facade features a double-hung vinyl sash window at left, a wood stair at center, and a multi-panel wood overhead garage door at right. The stair leads up to the primary entrance, which is located within an enclosed entry porch at the right side of the second story. The entry porch features multiple fixed single-light windows with wood moldings and is capped by a front-facing gable roof. Other fenestration at the second story includes a double-hung vinyl sash window with wood surrounds to the left of the entry porch, and a projecting window at the left of the façade (details are obscured by foliage.) The third story features a pair of nine-over-nine, double-hung vinyl sash windows with wood surrounds. The building terminates with a wide eave overhang and a raking cornice. The minimally altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8049.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1908, Assessor's Office

*P7. Owner and Address:
Ramos, Armando
1624 48th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.13.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1616 48th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1616 48th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1896041

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

1616 48th Avenue is a three-story, wood-frame, Craftsman-style dwelling clad in wood shingles and capped with a front-facing gable roof. The 1,802 sq ft building occupies a 3,000 sq ft lot on the east side of 48th Avenue between Lawton and Moraga streets. The primary facade features a double-hung wood sash window with wood surrounds at left, a stair at center, and a single-panel wood garage door at right. The stair leads up to the primary entrance, which is a multi-panel wood and glass door sheltered beneath a Craftsman-style portico consisting of squared wood posts that support a pergola-like element capped by a pedimented hood. Other fenestration at the second story includes a small fixed six-light wood-sash window to the right of the entrance, and a pair of large six-over-one, double-hung wood-sash windows with wood surrounds at left. The second story terminates with a molded stringcourse. The third story features a tripartite window consisting of three double-hung wood-sash windows with wood surrounds and capped by a shallow pedimented molding. The facade terminates with a boxed raking cornice supported by exposed purlin ends. The minimally altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8052.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1912, Assessor's Office

*P7. Owner and Address:
Lum Joseph K.
1616 48th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.13.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1671 45th Ave

P1. Other Identifier None

*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: SF North

Date: 1994

*c. Address: 1671 45th Ave

City: San Francisco

Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1898015

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

1671 45th Avenue is a three-story, two-family dwelling finished in stucco and capped by a flat roof. The 2,684 sq ft building occupies a 3,004 sq ft lot on the west side of 45th Avenue between Lawton and Moraga Streets. The first floor features a one-car garage on the left, a dog-leg stair in the center, and a recessed entry porch with a stepped arch opening on the right. Three aluminum sash windows characterize the left side of the first floor. On the right side is another stepped arch porch between the second and third floors. The third floor features two tripartite aluminum sash windows. The window on the left is set within a rectangular bay window with a pent roof. The building terminates with a shaped parapet. The heavily altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #

View toward west, 100_8072.JPG



*P6. Date Constructed/Age and Sources

Historic Prehistoric Both

1900, Assessor's Office

*P7. Owner and Address:

Caruso, Randolph David
1671 45th Ave.
San Francisco, Ca 94122

*P8. Recorded by

Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:

11.05.08

*P10. Survey Type: (Describe)

Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments

- | | | | |
|--|--|--|---|
| <input type="checkbox"/> Archaeological Record | <input type="checkbox"/> BSOR | <input type="checkbox"/> Photograph Record | <input type="checkbox"/> Continuation Sheet |
| <input type="checkbox"/> Artifact Record | <input checked="" type="checkbox"/> NONE | <input type="checkbox"/> Location Map | <input type="checkbox"/> Other... |
| | <input type="checkbox"/> District Record | <input type="checkbox"/> Linear Feature 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) 1670 46th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1670 46th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1898025

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

1670 46th Avenue is a two-story, wood-frame, Craftsman-style dwelling clad in wood shingles and stucco and capped with a flat roof. The building is 759 sq ft and occupies a 3,000 sq ft lot on the east side of 46th Avenue between Lawton and Moraga streets. The building sits atop a fully raised basement, which is finished in stucco and has a centrally located pedestrian door and a straight concrete stair at the right side. The stair leads to the primary entrance; a multi-panel glass and aluminum door recessed at the right side of the second story. Other fenestration at the second story consists of a pair of single pane casement over awning windows with wood sashes and moldings. The façade terminates with a central pent visor with exposed rafter tails and a broken parapet with a wide flattened molding. The moderately altered building appears to be in fair condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8071.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1907, Assessor's Office

*P7. Owner and Address:
Watson William C. Survivors
% Marie L. Watson
2341 Howard Ave.
San Carlos, Ca 94070

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
11.07.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1623 44th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1623 44th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1899003

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

1623 44th Avenue is a three-story, wood-frame, vernacular dwelling finished in transite and stucco and capped with a hipped roof with a flattened peak. The building occupies a 3,003 sq ft lot on the west side of 44th Avenue between Lawton and Moraga streets. The building is 1,572 sq ft and the primary façade faces east on 44th Avenue. The building sits atop a raised basement, which features a pedestrian door at far left, a multi-panel metal and glass garage door at left, and a tiled quarter-turn stair at right which leads up to the primary entry porch. The primary entrance is a multi-panel wood door at the right of the second story, sheltered by a projecting shed roof and small entry porch. Other fenestration at the second story consists of a triple set of vinyl sash casement windows with a small decorative iron scrollwork balcony beneath. Second story fenestration consists of two double-hung vinyl sash windows. The building terminates with moderate overhanging eaves with exposed rafters. The heavily altered building appears to be in good condition. The building appears to be a twin of 1627 44th Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8075.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1914, Assessor's Office

*P7. Owner and Address:
Lee, Grace Young
1623 44th Ave
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
10.30.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1627 44th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1627 44th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1899004

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

1627 44th Avenue is a two-story, wood-frame, vernacular dwelling finished in stucco with corner molding and capped with a hipped roof. The building is 1,468 sq ft and occupies a 3,003 sq ft lot on the west side of 44th Avenue between Lawton and Moraga streets. The primary façade is set back from the front of the lot line and faces east on 44th Avenue. The basement is exposed, with a wood and glass panel entry door placed on the left rear façade, and a wood and glass panel garage door at center. On the right, a straight concrete staircase leads to a first-story entry porch sheltered by a visor roof. The primary entrance is a wood paneled door. A vertical strip of three glass brick lights is set to the left of the door. A sliding vinyl sash window with wood surrounds is present on the first story to the left of the entry porch, and on the left rear façade is a double hung wood sash window with wood surrounds. The left elevation presents a pair of double-hung wood sash windows with wood surrounds. The second story features a through-cornice wall dormer with a three-section aluminum sliding window with wood surrounds, capped by a shed roof with a slightly projected cornice. A dormer with shed roof is also present on the left side. The building has a shallow eave overhang and terminates in a simple cornice. The heavily altered building appears to be in good condition. The building appears to be a twin of 1623 44th Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8077.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1912, Assessor's Office

*P7. Owner and Address:
Bordokoff, George A. & Tamara I.
1627 44th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
10.30.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1631 44th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1631 44th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1899005

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

1631 44th Avenue is a one-story, wood-frame Craftsman-style dwelling clad in a mix of horizontal rustic channel siding and wood shingles, and capped with a front-facing gabled roof. The building is 1,291 sq ft and occupies a 3,003 sq ft lot on the west side of 44th Avenue between Lawton and Moraga streets. The primary façade is set back from the front of the lot line and faces east. A small garden is located to the north of the dwelling. The basement is below grade and partially exposed with a wood and glass panel garage door. A short straight staircase with wood railings is on the right, and accesses a recessed entry porch. The primary entrance is a solid wood door. A squared bay capped by a shed roof is present on the left. A multi-paned sliding vinyl sash window with wood surrounds covers almost the entire front facet of the bay. A fixed vinyl sash window with wood surrounds is set in the gable above. The building terminates with a wide eave overhang and simple cornice supported by braces. The minimally altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8080.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1912, Assessor's Office

*P7. Owner and Address:
Davis, Arnold S. & Nancy P.
1631 44th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
10.30.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1606 45th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1606 45th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1899044

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

1606 45th Avenue is a two-story, wood-frame, Craftsman-style dwelling finished in stucco and capped with a flat roof. The 1,400 sq ft building occupies a 2,757 sq ft lot on the east side of 45th Avenue between Lawton and Moraga Streets. A sloped driveway and shallow sloped concrete steps occupy the space between the primary facade and the sidewalk. The building is divided into two modules with the main module on the left. The concrete steps lead to a recessed porch which contains the primary entrance. The porch is enclosed within a metal security gate. The driveway leads to a recessed glass and wood garage door. A secondary entrance is located on the far right, within a recessed light court. The second story of the main module features a tripartite vinyl sash window with a wood planter box supported by wood beam ends below. A one-over-one, double-hung vinyl sash window is located above the secondary entrance within the recessed light court. The main module terminates with a simple canopy and stepped parapet. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8073.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1921, Assessor's Office

*P7. Owner and Address:
Kim Won Jong & Chin Sook
1606 45th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
12.11.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1798 Great Hwy

P1. Other Identifier St. Francis Retreat (historic)

*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: SF North

Date: 1994

*c. Address: 1798 Great Hwy

City: San Francisco

Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 2001024

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

1798 Great Highway is a two-story, wood-frame, Mediterranean-style, multiple-family dwelling finished in stucco and capped with a flat roof. The 6,136 sq ft building occupies a 6,266 sq ft lot at the northeast corner of the Great Highway and Noriega Street. The building is undergoing renovation and many façade details are obscured by scaffolding. The building is raised above a raised basement, which is partially clad in stone veneer and features several sliding vinyl sash windows concealed behind metal security bars. The primary entrance, which is housed within an arched entry porch, is a wood and glass door, flanked by sidelights and topped by an arched transom window. Fenestration at the first and second stories of the building consists of vinyl sash sliding windows, in six bays facing Noriega Street and five bays facing Great Highway. The west façade has a projecting module encompassing the three central window bays. A two-story addition on the east side of the building has a different fenestration pattern, not visible from the street. The facades terminate with a dentillated molding, decorative brackets, wide overhanging eaves, and a Spanish-tiled mansard roof element of low pitch. The heavily altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP16. Religious Building; HP3. Multiple-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #

View toward east, 100_8008.JPG



*P6. Date Constructed/Age and Sources

Historic Prehistoric Both

1913, Assessor's Office

*P7. Owner and Address:

Ob Llc
1615 Greenwich St.
San Francisco, Ca 94123

*P8. Recorded by

Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:

01.14.09

*P10. Survey Type: (Describe)

Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments

- | | | | |
|--|--|--|---|
| <input type="checkbox"/> Archaeological Record | <input type="checkbox"/> BSOR | <input type="checkbox"/> Photograph Record | <input type="checkbox"/> Continuation Sheet |
| <input type="checkbox"/> Artifact Record | <input checked="" type="checkbox"/> NONE | <input type="checkbox"/> Location Map | <input type="checkbox"/> Other... |
| | <input type="checkbox"/> District Record | <input type="checkbox"/> Linear Feature 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) 1766 -1768 Great Hwy

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1766 -1768 Great Hwy City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 2001029

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

1766-1768 Great Highway is a four-story, wood-frame, vernacular, multiple-family dwelling clad in wood shingles and capped with a front-facing gable roof. The 2,248 sq ft building occupies a 2,460 sq ft lot on the east side of the Great Highway between Moraga and Noriega streets. The original building has been heavily remodeled and is obscured behind multiple additions. The first story features two wood overhead garage doors. At the right, a straight brick stair leads up to the primary entrance at the second story level. At the second story, two primary entrances, both multi-panel wood and glass doors, are located in a projecting element at the right. The only fenestration facing the street at the second floor level is a small fixed octagonal window at left. All other fenestration at the second story is obscured by a plexiglass wind shield lining a deck at the right. At the third story, the left side of the façade features a chamfered bay window containing fixed and sliding vinyl sash windows, capped by a Spanish tiled shed roof. Other fenestration at the third story includes a sliding vinyl sash window above the primary entrances, and a fixed window at right. All windows have wide wood surrounds. At the fourth story, there is a triangular window in the gable front. Other fenestration at the fourth story is obscured by a plexiglass wind shield. The façade terminates with flush eaves. The heavily altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8011.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1904, Assessor's Office

*P7. Owner and Address:
Lowe, Miner Grey
401 Darien Way
San Francisco, Ca 94127

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.14.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1754 Great Hwy

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1754 Great Hwy City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 2001032

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

1754 Great Highway is a three-story, wood-frame, vernacular dwelling clad in a mix of applied stone and stucco and capped with a gable-on-hipped roof. The 1,540 sq ft building occupies a 2,451 sq ft lot on the east side of the Great Highway between Moraga and Noriega streets. The primary facade features a multi-panel wood overhead garage door at left, a dogleg stair at center, and a wood pedestrian door at right. The stair leads up to the primary entrance, which is located within a projecting entry porch at the left side of the second floor. Other fenestration at the second story includes an eight-light wood casement window at left and a large tripartite picture window at right. At the third floor level, at the peak of the gable, there is a glass and metal door with wood surrounds which opens out on to a small balcony. The gable has a raking cornice, while the rest of the facade, which appears to be a later addition, terminates with a moderate eave overhang. The heavily altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8012.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1908, Assessor's Office

*P7. Owner and Address:
Nolley & Zajac Fmly Lvg Tru
Nolley David A & Zajac Nanc
1702 Peony Lane
San Jose, Ca 95124

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.14.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1740 Great Hwy

P1. Other Identifier None

*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: SF North

Date: 1994

*c. Address: 1740 Great Hwy

City: San Francisco

Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 2001035

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

1740 Great Highway is a one-story, wood-frame, Craftsman-style dwelling clad in horizontal wood siding and capped with a front-facing gable roof. The 1,194 sq ft building occupies a 2,541 sq ft lot on the east side of Great Highway between Moraga and Noriega streets. The building presents a symmetrical façade, with a centrally located primary entrance containing a multi-panel wood and glass door with slim wood surrounds flanked on either side by fixed, single-pane, wood-sash windows. A porch consisting of over-sized wood posts, beams, and balusters extends the width of the facade and supports the gable-roofed attic above. The facade terminates with a raking cornice supported by exposed beam ends, a wide fascia board, and moderate overhanging eaves. The minimally altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #

View toward east, 100_8014.JPG



*P6. Date Constructed/Age and Sources

Historic Prehistoric Both

1908, Assessor's Office

*P7. Owner and Address:

Jensen, Eric P. Trust
1740 Great Hwy
San Francisco, Ca 94122

*P8. Recorded by

Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:

01.14.09

*P10. Survey Type: (Describe)

Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments

- | | | | |
|--|--|--|---|
| <input type="checkbox"/> Archaeological Record | <input type="checkbox"/> BSOR | <input type="checkbox"/> Photograph Record | <input type="checkbox"/> Continuation Sheet |
| <input type="checkbox"/> Artifact Record | <input checked="" type="checkbox"/> NONE | <input type="checkbox"/> Location Map | <input type="checkbox"/> Other... |
| | <input type="checkbox"/> District Record | <input type="checkbox"/> Linear Feature 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) 1726 Great Hwy

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1726 Great Hwy City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 2001039

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

1726 Great Highway is a three-story, wood-frame, Craftsman-style dwelling clad in wood shingles and capped with a flat roof. The 2,381 sq ft building occupies a 2,562 sq ft lot on the east side of the Great Highway between Moraga and Noriega streets. The first floor level of the primary façade features a solid wood garage door flanked by two fixed porthole windows. The primary pedestrian entrance is located within the garage alcove. At the second floor level there is a rectangular bay window on the left side and a two-story chamfered bay window on the right side. The rectangular bay window contains four, multi-light wood casement windows with wide wood surrounds. The bay window is capped by a turned wood balustrade for a balcony on the third floor. The second and third floor levels of the chamfered bay window each feature a larger fixed-sash picture window at the center flanked on either side by vinyl, double-hung windows. The facade terminates with a small pent roofed parapet. From aerial photographs, there appears to be an older, gable-roofed wing at the rear of the building. The heavily altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8016.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1911, Assessor's Office

*P7. Owner and Address:
Rubin, Jonathan Kefauver Dia
1726 Great Hwy
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, Ca 94131

*P9. Date Recorded:
01.14.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 4221 Moraga St

P1. Other Identifier None

*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: SF North

Date: 1994

*c. Address: 4221 Moraga St

City: San Francisco

Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 2001050

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

4221 Moraga Street is a one-story, wood-frame, vernacular dwelling finished in stucco and capped with a flat roof. The 921 sq ft building occupies a 3,750 sq ft lot on the south side of Moraga Street between 48th Avenue and the Great Highway. A one-story, stucco-finished garage capped by a flat roof stands at the left side of the property. The dwelling is set back from the sidewalk providing space for a sloped driveway and a small paved yard. The first floor level of the primary facade features a partially below-grade multi-panel wood and glass garage door, with an aluminum sliding window above, at left; a recessed entry enclosed within an extruded porch at the center, and a similar aluminum sliding window to the right. The entry porch is accessed by a short terrazzo stair and houses a single-panel wood door. The porch is supported by square, stucco-finished posts and its roof is embellished by a simple cornice. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #

View toward south, 100_8017.
JPG

*P6. Date Constructed/Age and Sources

Historic Prehistoric Both

1915, Assessor's Office

*P7. Owner and Address:

Feng, Clare
4221 Moraga St.
San Francisco, Ca 94122

*P8. Recorded by

Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:

01.27.09

*P10. Survey Type: (Describe)

Reconnaissance-level survey:
Oceanside Survey



*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments

- Archaeological Record NONE District Record Photograph Record Location Map Linear Feature Record Continuation Sheet Other...

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 1722 48th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1722 48th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 2002039

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

1722 48th Avenue is a two-story, wood-frame, vernacular multiple-family dwelling finished in stucco and capped with a flat roof. The 2,520 sq ft building occupies a 3,000 sq ft lot on the east side of 48th Avenue between Moraga and Noriega streets. The building has two wings: one that projects out toward the sidewalk on the right and a recessed wing on the left. The first floor of the primary facade consists of a vinyl sliding window on the left, a concrete stair accessing the primary entrance at the center, and a pair of aluminum sliding windows on the left. Aside from the stair and the entrance, the second floor level is the same as the first. a one-story, wood-frame garage structure sits at the back of the property. The heavily altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8019.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1912, Assessor's Office

*P7. Owner and Address:
Angela Zhang Revoc Tr
Zhang Angela Xiao Qitrustee
1461 Church St.
San Francisco, Ca 94131

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.13.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1718 48th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1718 48th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 2002048

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

1718 48th Avenue is a three-story, wood-frame, Craftsman-style, multiple-family dwelling finished in stucco and capped with a flat roof. The 3,254 sq ft building occupies a 4,800 sq ft lot on the east side of 48th Avenue between Moraga and Noriega streets. The building is slightly set back from the front lot line, leaving room for a paved yard and driveway. The first floor level of the primary facade consists of a pedestrian door and brick dogleg stair at the left and a multi-panel wood overhead garage door on the right. The second floor level consists of two aluminum sliding windows on the left and the primary entrance, which is housed within an enclosed porch capped by a flat roof. The porch is articulated by a single-panel window and a glazed door and is capped by a bracketed flat roof. The buildings' third floor level has two tripartite vinyl sash windows with wood surrounds. A metal awning shelters the left window. Both windows are surmounted by a shallow cornice supported by brackets. The facade terminates in a shaped parapet with a molded cornice. The heavily altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8018.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1924, Assessor's Office

*P7. Owner and Address:
Lieu Family Trust The
% Kai M & May J. Lieu
1435 2nd Ave.
San Mateo, Ca 94401

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.13.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1742 46th Ave

P1. Other Identifier None

*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: SF North

Date: 1994

*c. Address: 1742 46th Ave

City: San Francisco

Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 2004039

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

1742 46th Avenue is a two-story, wood-frame, Mediterranean-style dwelling finished in stucco and capped with a front-facing gable roof. The building is 950 sq ft and occupies a 3,000 sq ft lot on the east side of 46th Avenue between Moraga and Noriega streets. The building sits atop a fully raised basement, which features a multi-panel wood garage door at right side of the facade and a parallel stair leading up to a centrally located primary entrance at the second story. The primary entrance is recessed behind a decorative security door and flanked by shallow canted bay windows with double hung vinyl sash windows. The second story terminates with a Spanish tiled pent visor roof, and the building terminates with a parapet that conceals the gable. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #

View toward east, 100_8002.JPG



*P6. Date Constructed/Age and Sources

Historic Prehistoric Both

1908, Assessor's Office

*P7. Owner and Address:

Dam, Joe Dung Chi
1742 46th Avenue
San Francisco, Ca 94122

*P8. Recorded by

Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:

11.07.08

*P10. Survey Type: (Describe)

Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments

Archaeological Record

Artifact Record

BSOR

NONE

District Record

Photograph Record

Location Map

Linear Feature Record

Continuation Sheet

Other...

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 1896 46th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1896 46th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 2082032

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

1896 46th Avenue is a three-story, wood-frame dwelling clad in vinyl siding and capped with a mansard roof. The building is 1,260 sq ft and located on a 1,443 sq ft lot on the east side of 46th Avenue between Noriega and Ortega streets. The primary façade reaches the front of the lot line and faces west on 46th Avenue. The basement is fully raised with a glass and wood panel garage door on the left and a wood panel pedestrian door on the right. A straight concrete staircase with a metal handrail runs up the right side of the building to the primary entrance, which is housed within an enclosed entry porch on the second story. A glass-paneled wood door is located on the front facet of the porch, while a sliding aluminum sash window with wood surrounds is visible on the side. A flat roof caps the porch. The second story displays two sliding aluminum sash windows with wood surrounds on the front and a third above the staircase on the right side. A projecting cornice surmounts the second story. The third story tapers upward to form a mansard roof with a rectangular bay window articulated by a tripartite aluminum sash window. Two shed dormers with sliding aluminum sash windows are visible on the right elevation of the third story. The heavily altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_7999.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1911, Assessor's Office

*P7. Owner and Address:
Vong, Garen T.
1896 46th Ave
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
11.26.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 4027 Noriega St

P1. Other Identifier Chu Supply Inc.
*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: SF North Date: 1994

*c. Address: 4027 Noriega St City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 2084024

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

4027 Noriega Street is a two-story, wood-frame, Moderne-style commercial building finished in stucco and capped with a flat roof. The 4,890 sq ft building occupies a 4,805 sq ft lot on the south side of Noriega Street between 47th and 48th avenues. The left portion of the building is a commercial store with the right side the primary entrance to the residential units. Scored stucco pilasters demarcate the two units. The first-floor level features a recessed commercial entrance flanked by a two aluminum-sash storefronts at left. The commercial entrance features double glass doors with a transom flanked by fixed windows set on an angle. The primary entrance for the residential units is enclosed within a recessed porch fronted by a metal security gate. To the right is a multi-panel wood garage door. The second-floor level features three tripartite aluminum-sash windows over the store and one fixed window on the residential section. The building terminates with a scalloped parapet and stepped pier caps. The heavily altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property, HP6. 1-3 story commercial building

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward south, 100_8006.
JPG

*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1919, Assessor's Office

*P7. Owner and Address:
Karas, Peter B.
1559 46th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, Ca 94131

*P9. Date Recorded:
01.28.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey



*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 1974 48th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1974 48th Ave City: San Francisco Zip: 94116

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 2087026

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

1974 48th Avenue is a two-story, wood-frame, vernacular dwelling clad in transite siding and capped with a hipped roof. The 1,397 sq ft building occupies a 3,057 sq ft lot on the east side of 48th Avenue between Ortega and Pacheco streets. The primary facade features a multi-panel wood garage door below grade at left and a pedestrian door at right. The primary entrance, which contains a wood door capped by a narrow transom, is accessed via a short concrete stair. The primary entrance is flanked by two tripartite aluminum sash sliding windows with slim wood sills. A large hipped-roof dormer sits atop the roof. It features an aluminum sash sliding window. The facade terminates with flush eaves. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_7996.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1917, Assessor's Office

*P7. Owner and Address:
Fenton, Alfred & Victoria
1974 48th Ave.
San Francisco, Ca 94116

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.13.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 2140 48th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 2140 48th Ave City: San Francisco Zip: 94116

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 2170042

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

2140 48th Avenue is a two-story, wood-frame, Classical Revival-style dwelling finished in stucco and capped with a flat roof. The 1,749 sq ft building occupies a 3,000 sq ft lot on the east side of 48th Avenue between Quintara and Rivera streets. The first floor level of the primary facade consists of a terrazzo stair at left, an overhead wood garage door at the center, and a wood-panel pedestrian door on the right. The second floor level features the primary entrance, recessed within a porch at the top of the stairs. The primary entrance contains a glazed wood door. To the right of the entrance is a curved bay window containing three double-hung wood windows with divided upper lights. The facade terminates with a egg-and-dart molding and a modillioned cornice. The minimally altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_7988.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1920, Assessor's Office

*P7. Owner and Address:
Sugarek, Richard L & Sachar
2138 48th Ave.
San Francisco, Ca 94116

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.14.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 3819 Quintara St

P1. Other Identifier None

*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: SF North

Date: 1994

*c. Address: 3819 Quintara St

City: San Francisco

Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 2170053

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

3819 Quintara Street is a two-story, wood-frame, Craftsman-style dwelling finished in stucco and capped by a flat roof. Aerial photographs indicate that there is a secondary gable-roofed structure at the rear of the building. The 1,410 sq ft building occupies a 2,882 sq ft block on the south side of Quintara Street between 47th and 48th avenues. The first-floor level of the primary facade features a wood, overhead garage door at left, a double-hung aluminum-sash window and multi-panel wood pedestrian door at center, and a straight terrazzo at right. The second-floor level features a two pairs of double-hung, aluminum-sash windows in the left and center bays and a recessed pedestrian entry on the right. The primary entrance is a multi-panel wood door sheltered beneath a small pent roof. The second-floor level terminates with a band of stucco and the facade terminates with a stepped parapet. The minimally altered building appears to be in poor condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #

View toward south, 100_7989.

JPG

*P6. Date Constructed/Age and Sources

Historic Prehistoric Both

1918, Assessor's Office

*P7. Owner and Address:

Leong, Raymond C. & Carol Y.

885 34th Ave

San Francisco, Ca 94121

*P8. Recorded by

Kelley & VerPlanck, LLC

2912 Diamond Street, #330

San Francisco, CA 94131

*P9. Date Recorded:

01.28.09

*P10. Survey Type: (Describe)

Reconnaissance-level survey:

Oceanside Survey



*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments

Archaeological Record

Artifact Record

BSOR

NONE

District Record

Photograph Record

Location Map

Linear Feature Record

Continuation Sheet

Other...

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 2206-2268 Great Hwy

P1. Other Identifier San Francisco Housing Authority

*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: SF North

Date: 1994

*c. Address: 2206-2268 Great Hwy

City: San Francisco

Zip: 94116

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 2301006

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

The San Francisco Housing Authority project at 48th Avenue and Rivera Street is a series of eleven linked two-story, reinforced-concrete, gable-roofed, multiple-family dwellings designed in a utilitarian style. The buildings occupy a northern two-thirds of a long, narrow 16,639 sq ft block bounded by 48th Avenue, Rivera Street, and the Great Highway. The buildings are designed in a utilitarian style with stuccoed concrete walls devoid of ornament and anodized aluminum sliding windows. The buildings probably date to the 1970s, contradicting the 1900 construction date.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #

View toward northwest,
100_7986.JPG

*P6. Date Constructed/Age and Sources

Historic Prehistoric Both

1900, Assessor's Office

*P7. Owner and Address:

Housing Auth Of Sf
25 Van Ness Ave.
San Francisco, Ca 94102

*P8. Recorded by

Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:

01.28.09

*P10. Survey Type: (Describe)

Reconnaissance-level survey:
Oceanside Survey



*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments

- | | | | |
|--|--|--|---|
| <input type="checkbox"/> Archaeological Record | <input type="checkbox"/> BSOR | <input type="checkbox"/> Photograph Record | <input type="checkbox"/> Continuation Sheet |
| <input type="checkbox"/> Artifact Record | <input checked="" type="checkbox"/> NONE | <input type="checkbox"/> Location Map | <input type="checkbox"/> Other... |
| | <input type="checkbox"/> District Record | <input type="checkbox"/> Linear Feature 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) 2282 48th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 2282 48th Ave City: San Francisco Zip: 94116

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 2302032

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

2282 48th Avenue is a two-story, wood-frame, vernacular dwelling clad in wood shingles and capped with a front-facing gable roof. The 720 sq ft building occupies the rear portion of a 3,326 lot on the east side of 48th Avenue between Rivera and Santiago streets. The building is set back from the street, leaving room for a large yard and paved driveway. A tall wood fence and a Monterey cypress block most of the facade from the street. From aerial photographs, the first floor level of the primary facade appears to have a wood garage door on the left side and a wood stair on the right. The second floor features a chamfered bay window containing three multi-light, double-hung wood windows. The facade terminates with a raking cornice. The minimally altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_7982.jpg



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1917, Assessor's Office

*P7. Owner and Address:
Patton Jill S. Living Trust
Jill S Patton Trustee
2282 48th Ave.
San Francisco. Ca 94116

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.14.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 2266 48th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 2266 48th Ave City: San Francisco Zip: 94116

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 2302036

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

2266 48th Avenue is a three-story wood-frame, Craftsman-style dwelling finished in face brick and stucco and capped with a front-facing gable roof. The 1,858 sq ft building occupies a 3,000 sq ft lot on the east side of 48th Avenue between Rivera and Santiago streets. The first floor of the primary facade, which is clad in brick veneer, features a multi-panel wood garage door at left and a brick, dogleg stair at right that leads up to the primary entrance on the right side of the second floor level. The primary entrance is a wood and glass door recessed at the right of the building in a gabled entry porch. Other fenestration at the second story includes a tripartite vinyl-sash casement window with slim wood surrounds. At the third story, a projecting rectangular bay window features a similar vinyl casement window. The bay window is supported by wood brackets and capped by a shed roof with exposed rafters. The facade terminates with wide overhanging eaves supported by wood knee braces. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_7984.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1914, Assessor's Office

*P7. Owner and Address:
Capelle, Amy Anna & David
2266 48th Ave.
San Francisco, Ca 94116

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.14.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 2243 46th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 2243 46th Ave City: San Francisco Zip: 94116

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 2303008

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

2243 46th Avenue is a two-story, wood-frame, vernacular dwelling clad in horizontal rustic channel siding and capped with a front-facing gable roof. The building is 875 sq ft and occupies a 3,007 sq ft lot on the west side of 46th Avenue between Rivera and Santiago streets. The primary façade faces east on 46th Avenue and is set far back from the front of the lot line, leaving room for a paved driveway and yard at the front. The primary entrance is located just to the right of center on the first level and it is sheltered beneath a pent visor roof clad in red clay tiles. Tripartite aluminum sash windows with heavy wood surrounds flank the primary entrance. Two double-hung aluminum sash windows with wood surrounds are present in the gable on the second floor level. The building terminates in a raking cornice with decorated verge board and a shallow eave overhang. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_7973.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1923, Assessor's Office

*P7. Owner and Address:
Liu, Andrew H.
2243 46th Ave
San Francisco, Ca 94116

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
11.26.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

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) 2283 46th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 2283 46th Ave City: San Francisco Zip: 94116

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 2303018

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

2283 46th Avenue is a two-story, wood-frame vernacular dwelling finished in stucco and capped with a hipped roof. The 1,800 sq ft building occupies a 2,177 sq ft lot on the west side of 46th Avenue between Rivera and Santiago streets. This property has an official construction date of 1903 but does not appear on the 1915 Sanborn map. The first story features solid wood garage doors at left and right: the left door is single panel while the right is multi-panel. At center, a straight terrazzo stair leads up to the second story and the primary entrance: a multi-panel wood and glass door recessed in an entry porch. Other fenestration at the second story consists of a pair of double hung wood-sash windows at left and a chamfered bay window at right containing three double-hung wood-sash windows. The bay is capped by a red clay-tiled hipped roof. The façade terminates with a molded cornice, which rakes at a moderate pitch at the north and south ends of the façade. The heavily altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_7978.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1903, Assessor's Office

*P7. Owner and Address:
Tan Min Hua
2285 46th Ave.
San Francisco, Ca 94116

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
11.26.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 2275 44th Ave.

P1. Other Identifier San Francisco Fire Department

*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: SF North Date: 1994

*c. Address: 2275 44th Ave. City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 2305014

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

This property is a 12,019 sq ft lot on the west side of 44th Avenue between Rivera and Santiago streets. It contains a reservoir operated by the San Francisco Fire Department. The structure was probably built long after the recorded 1900 construction date.

*P3b. Resource Attributes: (list attributes and codes) HP22. Lake/river/reservoir

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_7967.
JPG

*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1900, Assessor's Office

*P7. Owner and Address:
City Property
Julia Dawson - S F Fire De
25 Van Ness Ave.
San Francisco, Ca 94102

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.27.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey



*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 2278 45th Ave

P1. Other Identifier None

*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: SF North Date: 1994

*c. Address: 2278 45th Ave City: San Francisco Zip: 94116

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 2305027

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

2278 45th Avenue is a two-story, wood-frame, vernacular dwelling. The 700 sq ft building occupies a 2,977 sq ft lot on the east side of 45th Avenue between Rivera and Santiago streets. The structure is raised above the street on an ungraded lot and set back at the rear of the parcel. A heavily wooded yard is located between the dwelling and the street, obscuring views of the building from the street. A small, one-story, wood-frame garage is located at the street.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_7970.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1906, Assessor's Office

*P7. Owner and Address:
Juratovac Trust
Juratovac Nicol Pyul-nim, T.
460 Creighton Wy
Oakland, Ca 94619

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
11.05.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 2274 45th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 2274 45th Ave City: San Francisco Zip: 94116

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 2305053

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

2274 45th Avenue is a two-story, wood-frame, Craftsman-style dwelling clad in wood shingles and capped with a hipped roof. The 1,520 sq ft building occupies a 6,000 sq ft lot on the east side of 45th Avenue between Rivera and Santiago streets. The building is raised above street level on an ungraded lot. A terraced garden is located between the dwelling and a concrete retaining wall along the sidewalk. A wood shed is located to the right of the dwelling. The building sits atop a fully raised basement, which features diamond-pane casement, over single-pane, double-hung windows at the left and right and a stair at center leading up to the primary entrance. The primary entrance is centrally located and sheltered within an enclosed entry porch, which features a diamond-pane casement, over single-pane, double-hung window flanked by narrow windows of the same configuration and capped with a shed roof. Other fenestration at the second story consists of a triple set of diamond-pane casement, over single-pane, double-hung windows at right, and a canted bay window at left, with diamond-pane over single-pane, double-hung windows. All windows appear to have wood sashes and wood moldings. A gabled dormer consists of a triple set of vinyl sash fixed and sliding windows. Both the dormer and the façade terminate with wide eave overhangs. The minimally altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_7971.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1908, Assessor's Office

*P7. Owner and Address:
Marone, Danielle M.
2274 45th Ave
San Francisco, Ca 94116

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
11.05.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 2380 46th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 2380 46th Ave City: San Francisco Zip: 94116

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 2374022

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

2380 46th Avenue is a two-story, wood-frame, Mediterranean-style dwelling finished in stucco and capped by a flat roof. The building is 1,070 sq ft and located on a 3,008 sq ft lot on the east side of 46th Avenue between Santiago and Taraval streets. The primary façade is slightly set back from the front of the lot line and faces west on 46th Avenue. The building presents an extended projecting center module with open light courts recessed on the left and right. At the rear of the left light court is a wood panel pedestrian door with a two-over-two window on the first level and a double-hung wood sash window with wood surrounds on the second level. In the center module, a wood and glass panel garage door is present on the first level; above, on the second level is a chamfered bay window articulated by a tripartite sliding aluminum sash window with wood surrounds on the center facet and two aluminum sash casement windows with wood surrounds on each side facet. The bay extends through the roofline, terminating in a simple cornice. A straight concrete stair leads to a recessed entry porch in the right light court. The primary entrance is concealed behind a wrought iron metal security gate. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_7964.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1924, Assessor's Office

*P7. Owner and Address:
Soe, Than & Mymya T.
2380 46th Ave.
San Francisco, Ca 94116

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
11.26.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 2330 48th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 2330 48th Ave City: San Francisco Zip: 94116

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 2376039

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

2330 48th Avenue is a two-story, wood-frame, vernacular, multiple-family dwelling finished in stucco and capped by a side-facing gable roof. Two ancillary buildings, clad in stucco and capped with shed roofs stand between the dwelling and the street. The buildings comprise 5,257 sq ft and occupy a 7,000 sq ft lot on the east side of 48th Avenue between Santiago and Taraval streets. From the street, the left ancillary building presents a multi-panel garage door and terminates in a simple cornice with shallow eave overhang. A chimney emerges at the left peak of the roof, which slants at a low pitch to the right. The right ancillary building mirrors the left building, but presents two wood sash windows with wood surrounds. The primary entrance of the main building is reached through a gated center courtyard between the buildings. The primary entry is gated and located within an arched, recessed porch. A straight concrete stair, gated from the street, reaches a second entry: an eight-paneled wood door recessed on the far left of the second level. At least two windows are visible flanking the primary entrance on the first floor. The second story presents seven twelve-light windows with wood surrounds, broken in order by a side-facing chimney and two smaller six-light windows with wood surrounds. The facade terminates in a simple cornice and has a wide eave overhang. The heavily altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_7962.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1910, Assessor's Office

*P7. Owner and Address:
Beckman Bennett
150 Paraiso Pl.
San Francisco, Ca 94132

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.14.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature 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) 2462 47th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 2462 47th Ave City: San Francisco Zip: 94116

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 2379028

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

2462 47th Avenue is a three-story, wood-frame, vernacular dwelling clad in vinyl siding and capped with a front-facing gable roof. The 1,491 sq ft building occupies a 3,000 sq ft lot on the east side of 47th Avenue between Taraval and Ulloa streets. The first floor, clad in applied artificial stone, has a straight concrete stair on the left and a solid wood garage door on the right. The stair leads to the primary entrance at the second floor level. The primary entrance is a solid wood door flanked by sidelights. A chamfered bay window on the right has three sliding aluminum sash windows. The third floor level displays a tripartite sliding aluminum window with wood surrounds. The building terminates in a simple raking cornice with a shallow eave overhang. The heavily altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_7955.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1912, Assessor's Office

*P7. Owner and Address:
Smith, David C. & Judith L. Tr
David C & Smith L Smith
2462 47th Ave.
San Francisco, Ca 94116

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.09.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

Attachment C

DPR 523-B Forms

(See CD folder)

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource name(s) or number (assigned by recorder) 1235 47th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1235 47th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1703006

***P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)**

1235 47th Avenue is a one-and-a-half-story-over-basement, wood-frame, Craftsman-style single-family dwelling clad in smooth stucco and beveled wood siding and capped with a side-facing gable roof. The 1,666 sq ft building occupies a 2,982 sq ft lot on the west side of 47th Avenue between Lincoln Way and Irving Street. A driveway slopes downward to meet the wood paneled garage door on the left side. Wooden steps lead to the front porch and the main entrance. The right side at ground level features a glass block window. The front porch features a low railing with beveled wood siding and a large picture window behind the porch. The main entrance features a glass and wood panel door. On the left is a projecting rectangular bay window articulated by a tripartite vinyl sliding window. A shed roof dormer containing four aluminum windows rests in the center of the roof. The facade terminates with a broadly overhanging eave supported by exposed rafter ends. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8553.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1900, Assessor's Office
1904, Water Tap

*P7. Owner and Address:
Letofsky, Lawrence M.
1235 47th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
11.26.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") William Kostura, The Oceanside Neighborhood, 2006

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3 *NRHP Status Code 6Z
*Resource Name or # (Assigned by recorder) 1235 47TH AVE

B1. Historic Name Unknown
B2. Common Name 1235 47th Avenue
B3. Original Use Single-family property B4. Present Use: Single-family property
* B5. Architectural Style Craftsman Style

*B6. Construction History
1235 47th Avenue was constructed in 1904.

*B7. Moved? No Yes Date? _____ Original Location: _____

*B8. Related Features

B9a. Architect Unknown . Builder Thomas H. Irvine

*B10. Significance: Theme Residential Development Area: Oceanside/ Outer Sunset

Period of Significance 1904 Property Type Residential Applicable Criteria _____

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

1235 47th Avenue was most likely constructed in 1904 by local carpenter Thomas H. Irvine. Spring Valley Company watertap records indicate that initial water service occurred in December 1904. Within the Oceanside neighborhood, Irvine is known to have also constructed 1223 47th Avenue and several others. According to the 1910 Block Book Crocker Woolworth National Bank owned the property. It appears this property was in use as rental property throughout much of its history. According to the 1908 San Francisco city directories, 1235 47th Avenue was rented to Charles H. Greene, a bookkeeper. In 1910, Luigi Bini, an Italian-born fruit and vegetable dealer, lived there. In 1915, it was rented to Helen Young. In September 1918, Catherine and Albert McKenzie sold 1235 47th Avenue to Louis H. Mooser. Neither party resided at the residence. (continued)

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single-family property

*B12. References: Sanborn Maps 1915, 1928, 1950, San Francisco City Directories
Spring Valley Watertap, United States Census 1910, 1920

B13. Remarks

(Sketch Map with north arrow required.)

*B14. Evaluator Christopher VerPlanck
*Date of Evaluation 12.15.2009



(This space reserved for official comments)

CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by Recorder) 1235 47TH AVE

*Recorded by: Kelley & VerPlanck, LLC

Date 11.26.08

Continuation Update

B10: Significance (continued)

According to the 1920 Census, the property was rented to Joseph MacDonald, a plumber, and his wife Mary, a patternmaker. By 1933, Irene Lutz lived there.

In regard to integrity, 1235 47th Avenue has been heavily altered, including being jacked up to accept a garage, refinished in stucco, and having had its windows replaced. These alterations cumulatively reduce its integrity so that it does no longer appears eligible for listing in the California Register. Altogether, the property retains the following aspects: location and setting.

Built by a locally prolific carpenter in 1904 during the early years of the Carville/Oceanside neighborhood, 1235 47th Avenue - if it retained integrity - would appear eligible for listing in the California Register under Criterion 3 (design/construction) as a very early member of the former Carville/Oceanside neighborhood and as a good example of the Craftsman style, then popular in the area. As it is though, the subject property has been altered to such and extent that it retains little of its original design integrity.

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3CS

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource name(s) or number (assigned by recorder) 1241 47th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1241 47th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1703007

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1241 47th Avenue is a two-story, wood-frame, late Queen Anne-style dwelling clad in wood shingles and capped with a front-facing gable roof. The 1,742 sq ft building occupies a 2,982 sq ft lot on the west side of 47th Avenue between Lincoln Way and Irving Street. The building sits atop a partially raised basement, which is clad in horizontal wood siding and features a stair leading from left to right up to the primary entrance. The primary entrance is located with a shed-roofed entry porch at the right side of the first story. The porch is articulated by multiple fixed and casement wood sash windows. Other fenestration at the first story consists of a fixed pane wood sash window at center and a sliding aluminum sash window at the left, on a chamfered corner of the building. The first story terminates with a dentillated cornice. The gable front features a triple set of sliding aluminum sash windows, with the central window larger than the flanking windows. The building terminates with a molded raking cornice. A dormer is visible on the roof on the left side. The minimally altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8555.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1908, Assessor's Office
1907, Water Tap

*P7. Owner and Address:
Watson, Judith
1241a 47th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
11.28.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") William Kostura, The Oceanside Neighborhood, 2006

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3 *NRHP Status Code 3CS
*Resource Name or # (Assigned by recorder) 1241 47TH AVE

B1. Historic Name Unknown
B2. Common Name 1241 47th Avenue
B3. Original Use Single-family property B4. Present Use: Single-family property
* B5. Architectural Style Late Queen-Anne Style

*B6. Construction History
1241 47th Avenue was constructed between 1907 and 1908. Windows located in the gable were altered to aluminum slider windows at an unknown date. The dormer on the roof was added at an unknown date.

*B7. Moved? No Yes Date? _____ Original Location: _____

*B8. Related Features

B9a. Architect Unknown . Builder Unknown

*B10. Significance: Theme Residential Development Area: Oceanside/ Outer Sunset

Period of Significance 1908 Property Type Residential Applicable Criteria 3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

According to the 1906 San Francisco Block Book, the subject property belonged to Sol Getz, a prominent local realtor and property developer. To encourage residential building in the Oceanside neighborhood, Getz would often lease land to an individual at a nominal rate as long as his tenant promised to build a house on it within a year. In 1907, Getz leased the land to Lucy Chandler, a divorced physician. In March of that year, Lucy Chandler signed for water service, indicating a likely date of construction for the existing dwelling, and in November 1906, she purchased the property from Sol Getz. The original builder is unknown. Lucy Chandler and her widowed daughter, Lucille B. Newcomer, resided at the property from 1908 until Lucy's death in 1926. Until at least 1920 Chandler was employed as general practice physician and she was likely one of San Francisco's first female physicians.
(continued)

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single-family property

*B12. References: Assessor's Records, Sanborn Maps 1915, 1928, 1950
San Francisco City directories, Spring Valley Water tap records
United States Census 1920

B13. Remarks

(Sketch Map with north arrow required.)

*B14. Evaluator Christopher VerPlanck
*Date of Evaluation 12.15.2009
Revised 9-2011



(This space reserved for official comments)

CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by Recorder) 1241 47TH AVE

*Recorded by: Kelley & VerPlanck, LLC

Date 11.28.08
Revised 9-2011

Continuation Update

B10: Significance (continued)

An additional one-story frame dwelling is located at the rear of the property and may have served as the offices for the Chandler's practice.

In regard to integrity, 1241 47th Avenue has undergone few significant alterations aside from the replacement of most of its original wood windows with vinyl and aluminum counterparts and the addition of a dormer on the roof. Replacement of wood windows is a common alteration in the often harsh climate of the Outer Sunset. Otherwise, the dwelling retains its character-defining features, including its height and massing, shingle-clad exterior, extruded porch, late Queen Anne detailing, and gable-roofed profile. Altogether the building retains the following aspects of integrity: location, design, materials, setting, workmanship, feeling, and association.

1241 47th Avenue appears eligible for listing in the California Register of Historical Resources under Criterion 3 (design/construction) as an early and intact Queen Anne-style dwelling constructed in San Francisco's Oceanside neighborhood. Somewhat higher style than many of its vernacular neighbors, 1241 47th Avenue nonetheless blends in with its vernacular and Craftsman neighbors with its shingled exterior and small scale. As such, the building embodies the distinctive characteristics of a type, period, region, and method of construction.

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3CS

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource name(s) or number (assigned by recorder) 1247 47th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1247 47th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1703009

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1247 47th Avenue is a two-story, wood-frame, vernacular dwelling clad in horizontal rustic wood siding with corner board moldings and capped with a front-facing gable roof. The 1,548 sq ft building occupies a 2,982 sq ft lot on the west side of 47th Avenue between Lincoln Way and Irving Street. The primary entrance is located at the right side of the first story; it contains a contemporary multi-panel wood and glass door with wood surrounds. The door is concealed behind a contemporary metal security gate and capped by a bracketed hood. Other fenestration at the first story consists of a pair of aluminum-sash sliding windows with wide wood surrounds and capped by a denticulated hood molding. At the second story, a centrally located aluminum-sash sliding window also has wide wood surrounds and a denticulated hood molding. The building terminates with a denticulated broken entablature and raking cornice. The minimally altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8558.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1903, Assessor's Office

*P7. Owner and Address:
Leung, Richard S. K. & Lisa Y.
1247 47th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
12.16.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") William Kostura, The Oceanside Neighborhood, 2006

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3 *NRHP Status Code 3CS
*Resource Name or # (Assigned by recorder) 1247 47TH AVE

B1. Historic Name Unknown
B2. Common Name 1247 47th Avenue
B3. Original Use Single-family property B4. Present Use: Single-family property

*B5. Architectural Style Vernacular

*B6. Construction History
1247 47th Ave. was constructed in 1904. The 1928 Sanborn Map shows two outbuildings: an L-shaped single story frame building and a single-story garage. The wood-sash windows were replaced with aluminum sash slider windows in 1974.

*B7. Moved? No Yes Date? _____ Original Location: _____

*B8. Related Features

B9a. Architect Unknown . Builder Peter Leonard

*B10. Significance: Theme Residential Development Area: Oceanside/ Outer Sunset

Period of Significance 1904 Property Type Residential Applicable Criteria 3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

1247 47th Avenue was constructed in 1906 by Peter Leonard for Jessie McGown J. H. D. Feldbusch, a local real estate broker sold the property to Jessie D. McGown in 1906. McGown hired local builder Peter Leonard in July 1906 to remodel and expand a shed she had purchased and had moved from down the street. McGown resided there with her husband Charles and their son Dudley. Charles owned two specialty grocery stores - both named Doyle & McGown. The main store was located at the intersection of Haight and Cole streets. In 1906, Charles McGown retired. His wife continued to work as a public school teacher for some time afterward. Dudley McGown, a radio engineer, inherited the property in 1936.

Aside from the replacement of wood windows with aluminum, and a contemporary door and security gate, 1247 47th Avenue appears to have undergone few alterations. (continued)

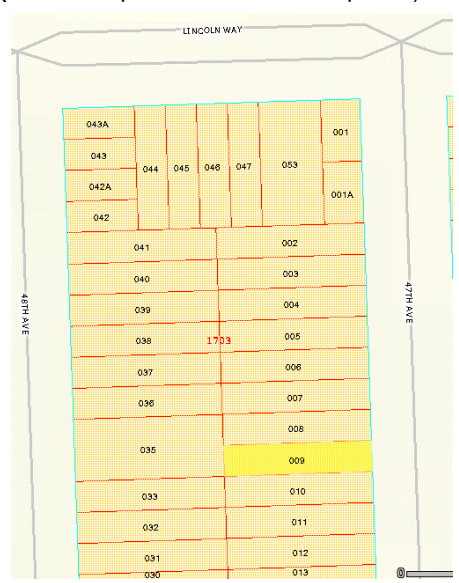
B11. Additional Resource Attributes: (List attributes and codes) HP2. Single-family property

*B12. References: Sanborn Maps 1915, 1928, 1950
San Francisco Call, November 13, 1904, December 11, 1904 and June 18, 1906
San Francisco Block Books
San Francisco City Directories

B13. Remarks

*B14. Evaluator Christopher VerPlanck
*Date of Evaluation 12.16.2009
Revised 9-2011

(Sketch Map with north arrow required.)



(This space reserved for official comments)

CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by Recorder) 1247 47TH AVE

*Recorded by: Kelley & VerPlanck, LLC

Date 12.16.09

Continuation Update

Revised 9-2011

B10: Significance (continued)

The property retains its **character-defining features including its** horizontal rustic wood siding, corner board moldings, front-facing gable roof, bracketed hood above the primary entrance, and denticulated broken entablature and cornice. Altogether the building retains the following aspects of integrity: location, design, materials, setting, workmanship, feeling, and association.

1247 47th Avenue appears eligible for listing in the California Register of Historical Resources under Criterion 3 (design/construction) as a very early and rare example of a single-family vernacular dwelling built during the early days of the Oceanside neighborhood when it was still known as Carville. Although evidently not an original Carville house made of old horse cars, the dwelling shares much in common with the other vernacular residential buildings once common in the area, in particular its relatively small scale and vernacular detailing. In regard to its design, it bears the characteristic stylistic hallmarks of the work of builder Peter Leonard, in particular its combination of rustic channel siding, front-facing gable roof, and overscaled broken entablature. Its design bears much in common with at least two other Leonard-designed buildings: 1537 47th Avenue and 1247 45th Avenue. As such, 1247 47th Avenue embodies the distinctive characteristics of a type, period, region, and method of construction.

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6L

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource name(s) or number (assigned by recorder) 1255 47th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1255 47th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1703011

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1255 47th Avenue is a two-story, wood-frame, vernacular dwelling clad in horizontal wood, "novelty" siding with corner moldings and capped with a hipped roof. The 816 sq ft building occupies a 2,982 sq ft lot on the west side of 47th Avenue between Lincoln Way and Irving Street. The building sits atop a partially raised basement and features a pair of wood and glass hinged garage doors at left and a fixed vinyl sash window at right. At the center, a straight concrete stair leads up to the primary entrance, which contains a solid panel wood door with wood surrounds. A wood entry porch with two turned wood support posts and a hipped roof shelters the primary entrance. Fenestration is asymmetrical, with a sliding aluminum window at the right and a pair of sliding windows at the left. The building terminates with a shallow eave overhang. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8562.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1906, Assessor's Office

*P7. Owner and Address:
Yuen Shao Tong & Yuet Lam
1255 47th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") William Kostura, The Oceanside Neighborhood, 2006

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3 *NRHP Status Code 6L
*Resource Name or # (Assigned by recorder) 1255 47TH AVE

B1. Historic Name Unknown
B2. Common Name 1255 47th Avenue
B3. Original Use Single-family property B4. Present Use: Single-family property

* B5. Architectural Style Vernacular

*B6. Construction History
1255 47th Avenue was constructed in 1904 as a one-story, wood-frame single-family dwelling. The building was raised to add a garage at an unknown date. The original wood windows were replaced with aluminum slider windows at an unknown date.

*B7. Moved? No Yes Date? _____ Original Location: _____

*B8. Related Features

B9a. Architect Unknown . Builder Unknown

*B10. Significance: Theme Residential Development Area: Oceanside/ Outer Sunset

Period of Significance 1906 Property Type Residential Applicable Criteria 3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

According to the 1906 San Francisco Block Book, the subject property belonged to local realtor and land developer Sol Getz. In order to drum up interest in his extensive holdings in Oceanside, Getz would often lease parcels to individuals at a favorable rate, apparently extracting a promise from his tenant that they would build a dwelling on the lot prior to buying the property. In this fashion, Getz leased the subject property to a Mr. J. Buford in 1904. In October of that year Buford applied for water service from the Spring Valley Water Company, apparently in advance of building. However Buford died, delaying the construction until July 1906, when his widow, Sarah J. Buford, erected the existing dwelling at 1255 47th Avenue. No builder is listed in the contract, suggesting that day labor may have been used. Mrs. Buford resided at 1255 47th Avenue with her two sons, Alfred and Arthur. (continued)

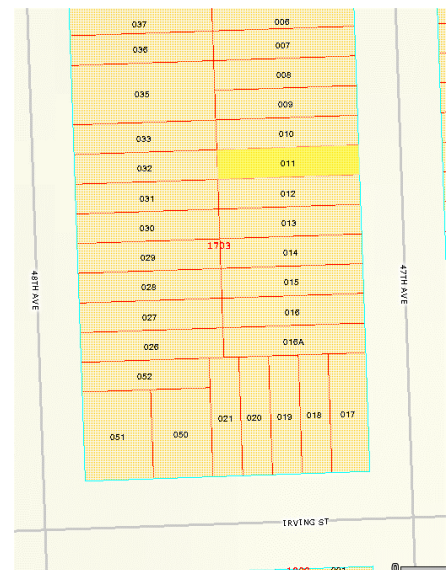
B11. Additional Resource Attributes: (List attributes and codes) HP2. Single-family property

*B12. References: Assessor's Records, Sanborn Maps 1915, 1928, 1950, *San Francisco Call*, September 11, 1904
San Francisco City Directories, Spring Valley water tap records, United States Census 1910, 1920, 1930

B13. Remarks

(Sketch Map with north arrow required.)

*B14. Evaluator Christopher VerPlanck
*Date of Evaluation 02.24.2012



(This space reserved for official comments)

CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by Recorder)

1255 47TH AVE

*Recorded by: Kelley & VerPlanck, LLC

Date 02.24.2012

Continuation Update

B10: Significance (continued)

Alfred was employed as clerk and Arthur was employed as a railroad car builder. Buford and her husband had emigrated from England in 1887. Buford sold the property to Hugh and Florence Sparks in 1932. She died in 1942.

In regard to integrity, 1255 47th Avenue has undergone several substantial alterations, including being raised to insert a garage prior to 1950, the replacement of the wood windows with aluminum, and the recladding of the stairs in slate. The building retains some of its character-defining features, including massing, wood novelty siding, hipped roof, centrally located entrance and porch, and the location and size of the window openings. Overall, the property retains the following aspects of integrity: location, setting, feeling, and association.

If it retained integrity, 1255 47th Avenue would appear eligible for listing in the California Register of Historical Resources under Criterion 3 (design/construction) as a very early and rare example of a vernacular, hipped-roof cottage built during the early days of the Oceanside neighborhood when it was still known as Carville. Although evidently not an original Carville house made of old horse cars, the dwelling shares much in common with the other vernacular cottages once common in the area, in particular its one-story, hipped roof massing with a simple front porch. Once common, many of this vernacular type were demolished during the 1920s building boom and again during the postwar period when many "underutilized" lots near the beach were redeveloped with large, "dingbat"-style apartment buildings. Taken in sum, the alterations to this property cumulatively disqualify it for listing in the California Register, although as a rare survivor from the early days of Oceanside it should be taken into account in local planning activity.

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3CS

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource name(s) or number (assigned by recorder) 1263 46th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1263 46th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1704013

***P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)**

1263 46th Avenue is a one-story-over-basement, wood-frame, vernacular dwelling clad in horizontal rustic wood siding and capped with a hipped roof. The 1,540 sq ft building occupies a 3,000 sq ft lot on the west side of 46th Avenue between Lincoln Way and Irving Street. The lot sits partially below street grade, and an exposed basement is visible. The basement, which is accessed via a brick stair, features a centrally located wood panel pedestrian door, flanked by vinyl sash sliding windows with wide wood surrounds. A centrally located wood stair leads to a projecting porch, which spans the width of the first story. Located left of center, the primary entrance is a solid panel wood door with wide wood surrounds. The door is flanked by vinyl sash sliding windows with wide wood surrounds. The porch is supported by turned wood posts and capped with a hipped roof. The building terminates with a shallow eave overhang. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8523.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1905, Assessor's Office
1904, San Francisco Call

*P7. Owner and Address:
Coughlin, Daniel R. & Virginia
2485 Wexford Ave.
S San Francisco, Ca 94080

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
11.06.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") William Kostura, The Oceanside Neighborhood, 2006

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3 *NRHP Status Code 3CS
*Resource Name or # (Assigned by recorder) 1263 46TH AVE

B1. Historic Name Unknown
B2. Common Name 1263 46th Avenue
B3. Original Use Multiple-family property B4. Present Use: Multiple-family property

*B5. Architectural Style Vernacular
*B6. Construction History
1263 46th Avenue was constructed in 1904 as a two-story wood-frame flat. Alterations include modern windows and modern doors.

*B7. Moved? No Yes Date? _____ Original Location: _____

*B8. Related Features

B9a. Architect Unknown . Builder Josiah Henwood

*B10. Significance: Theme Residential Development Area: Oceanside/ Outer Sunset

Period of Significance 1904 Property Type Residential Applicable Criteria 3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

Josiah Henwood constructed 1263 46th Avenue in 1904 as a two-family flat. Josiah, an English immigrant, was employed as a foreman at Metropolitan Iron Works. He lived at 1263 46th Avenue with his English-born wife Mary, their son Josiah Jr., and granddaughter Lona. They rented the other flat to Cornelius and Barbara Crowley in 1915. In 1918, the Crowleys purchased the property. They lived there until 1927 when the Crowleys sold it to Jenevieve Wright who immediately resold it to George & Amelia Dilling. Dilling sold the property in 1928 to P. J. Frawley, who in turn sold it to Charles and Bertha Fischer in 1929. This property subsequently became a rental property. (continued)

B11. Additional Resource Attributes: (List attributes and codes) HP3. Multiple-family property

*B12. References: Assessor's Records, Sales Ledger, Sanborn Maps 1915, 1928, 1950
San Francisco Call, September 11, 1904, San Francisco City Directories
United States Census 1910

B13. Remarks

(Sketch Map with north arrow required.)

*B14. Evaluator Christopher VerPlanck
*Date of Evaluation 12.15.2009
Revised 9-2011



(This space reserved for official comments)

CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by Recorder) 1263 46TH AVE

*Recorded by: Kelley & VerPlanck, LLC

Date 11.06.08

Continuation Update

Revised 9-2011

B10: Significance (continued)

1253 46th Avenue has been altered since it was initially constructed in 1904 or 1905, although it is still recognizable as a characteristic Oceanside cottage. The most significant alterations include the replacement of its original wood windows with vinyl sash, a common alteration in the harsh conditions of the Outer Sunset District. The door is also a modern flush wood door. The facade was probably originally shingled as well. The property retains the rest of its character-defining features, including its height and massing, setback, hipped roof and full-width front porch with turned wood posts. Altogether, the property retains the following aspects that together define integrity: location, design, setting, workmanship, feeling, and association.

1253 46th Avenue appears eligible for listing in the California Register under Criterion 3 (design/construction) as a very early, rare, and largely intact example of a hipped-roof multi-family dwelling built during the earliest days of the Oceanside neighborhood when it was still known as Carville. Although evidently not an original Carville house made of old horse cars, the simple hipped roof dwelling with a full-width front porch sheltered by an extended roof line is a type of building once common in the area. Built mostly as weekend beach cottages or rental properties, many early houses such as this were small and unpretentious. Many were demolished during the 1920s building boom and again during the postwar period when many "underutilized" lots near the beach were redeveloped with large, "dingbat"-style apartment buildings. As such, 1263 46th Avenue embodies the distinctive characteristics of a type, period, region, and method of construction.

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6L

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource name(s) or number (assigned by recorder) 1271 46th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1271 46th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1704015

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1271 46th Avenue is a two-story, wood-frame, vernacular dwelling clad in horizontal rustic wood siding and capped with a hipped roof. The 1,364 sq ft building occupies a 3,000 sq ft parcel on the west side of 46th Avenue between Lincoln Way and Irving Street. The building sits atop a partially raised basement, with a wood and glass multi-panel garage door located partially below grade at the left side and a fixed wood sash window at the right. The second story is accessed by a straight central tiled stair with wood-clad cheek walls. The first story presents a symmetrical façade, with the primary entrance at center. The entrance contains a solid panel wood door flanked on each side by paired double-hung wood sash windows with wood surrounds. A shallow projecting balustraded porch capped by a shed roof with exposed rafters spans the width of the first story, although the two sections of the porch do not connect because the stair intersects it, creating two separate balconettes. The facade terminates with a shallow eave overhang. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8521.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1906, Assessor's Office
1905, Water Tap

*P7. Owner and Address:
Yu Tak Chu & Chu Gum Ping
1727 47th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") William Kostura, The Oceanside Neighborhood, 2006

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3 *NRHP Status Code 6L
 *Resource Name or # (Assigned by recorder) 1271 46TH AVE

B1. Historic Name Unknown
 B2. Common Name 1271 46th Avenue
 B3. Original Use Single-family property B4. Present Use: Single-family property
 *B5. Architectural Style Vernacular

*B6. Construction History
 1271 46th Avenue was constructed in 1905 as a single-story dwelling. After 1950 the building was raised to add a garage.

*B7. Moved? No Yes Date? _____ Original Location: _____

*B8. Related Features

B9a. Architect Unknown . Builder A.G. Clark?

*B10. Significance: Theme Residential Development Area: Oceanside/ Outer Sunset

Period of Significance 1905 Property Type Residential Applicable Criteria 3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

1271 46th Avenue was constructed between 1905 and 1906. Spring Valley water tap records indicate A.G. Clark requested water service in April 1905. A.G. Clark was a real estate broker who lived in the Oceanside neighborhood. None of the owners during the 1906-1930 period resided at the house. Some of the occupants include a contractor named Bert Berkelen (1908), a musician named Benedict Smith (1910), a fireman named Edward O'Neill (1913), a musician named Benjamin McKay, his wife Bessie McKay (1915), and a barber named Earl Carey (1930).

1271 46th Avenue has undergone extensive alterations, the most notable of which is the raising of the structure to build a basement and garage after 1950. (continued)

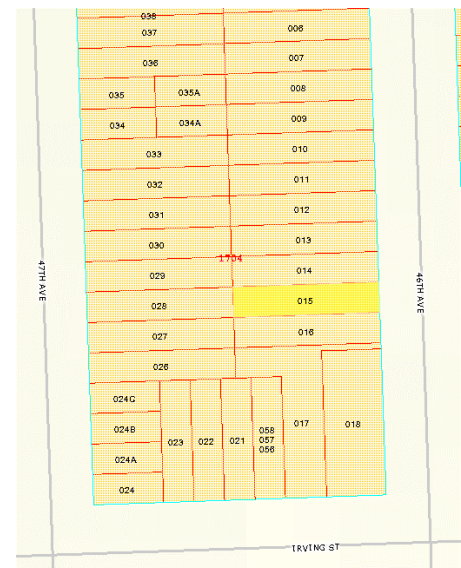
B11. Additional Resource Attributes: (List attributes and codes) HP2. Single-family property

*B12. References: Assessor's records, Sales Ledger, Sanborn Maps 1915, 1928, 1950, San Francisco City Directories
 Spring Valley Water tap, United States Census 1910, 1930

B13. Remarks

*B14. Evaluator Christopher VerPlanck
 *Date of Evaluation 02.24.2012

(Sketch Map with north arrow required.)



(This space reserved for official comments)

CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by Recorder)

1271 46TH AVE

*Recorded by: Kelley & VerPlanck, LLC

Date 02.24.2012

Continuation Update

B10: Significance (continued)

This alteration is not an uncommon one for this type of one-story, hipped roof bungalow, once common in the Oceanside neighborhood. Another change appears to be the two balconettes flanking the entrance. Although these appear to be a porch from a distance, they are actually two separate elements flanking the entrance and are only accessible from inside the dwelling. The garage door is also not historic. Despite these changes, the overall appearance of the dwelling is that of a once-common Oceanside cottage with a hipped roof and exterior porch(es). It retains the following character-defining features, including its massing, horizontal rustic wood siding, hipped roof, and its wood-sash double-hung windows. Altogether, the building retains the following aspects of integrity: location, materials, feeling, and association. would appear eligible for listing in the California Register under Criterion 3 (design/construction) as a very early, rare example of a single-family dwelling built during the early days of the Oceanside neighborhood when it was still known as Carville. Although evidently not an original Carville house made of old horse cars, the simple hipped roof Craftsman bungalow with a full-width front porch sheltered by an extended roof line is a type of building once common in the area. Built mostly as weekend beach cottages, many early Carville houses such as this were small and unpretentious. Many were demolished during the 1920s building boom and again during the postwar period when many "underutilized" lots near the beach were redeveloped with large, "dingbat"-style apartment buildings. Unfortunately in this case, the extent of alterations to the exterior of this property result in it no longer retaining sufficient integrity for listing in the California Register.

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6L

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource name(s) or number (assigned by recorder) 4509 Lincoln Way

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 4509 Lincoln Way City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1704048

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

4509 Lincoln Way is a two-story, wood-frame, vernacular dwelling clad in asbestos siding and capped by a hipped roof. The 660 sq ft building occupies a 2,500 sq ft lot on the south side of Lincoln Way between 46th and 47th avenues. The building is set far back from the street, leaving room for a paved yard and a one-story, single-vehicle frame garage clad in asbestos siding. The first floor level of the primary facade features a wood-panel pedestrian door at left, and a wood stair at center. The right bay is concealed from view by the garage. The stair leads up to the primary entrance, which contains a likely original, multi-panel wood and glass door with wood surrounds centrally located at the second-floor level. The entry is sheltered by a projecting porch, which features a hipped roof supported by turned wood posts and decorative sunburst brackets. The entrance is symmetrically flanked by paired double-hung, vinyl-sash windows with wide wood surrounds. The facade terminates with a wide fascia board and a moderate eave overhang. The minimally altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward south, 100_8546.
JPG

*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1900, Assessor's Office
1904, Water Tap

*P7. Owner and Address:
James W. Mustanich Trust
Mustanich James William & J.
144 Merced Ave.
San Francisco, Ca 94127

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") William Kostura, The Oceanside Neighborhood, 2006

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record



BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3 *NRHP Status Code 6L
*Resource Name or # (Assigned by recorder) 4509 LINCOLN WAY

B1. Historic Name Unknown
B2. Common Name 4509 Lincoln Way
B3. Original Use Single-family property B4. Present Use: Single-family property

*B5. Architectural Style Vernacular/Craftsman

*B6. Construction History
4509 Lincoln Way was constructed circa 1904. The one-story garage was constructed after 1950.

*B7. Moved? No Yes Date? _____ Original Location: _____

*B8. Related Features

B9a. Architect Unknown . Builder Unknown

*B10. Significance: Theme Residential Development Area: Oceanside/ Outer Sunset

Period of Significance 1904 Property Type Residential Applicable Criteria 3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

The Spring Valley Water Company tap records date this property to May 1904. The application was signed by a "Mrs. Doyle." There is no original building permit or contract. Mrs. Doyle did not appear in any city directories at this address. The first known owner/occupant was Nancy Shaw who was listed as a widow in the city directories. She owned the property until 1914 when she sold it to Helen M. Prentice. Prentice sold the property in 1916 to George and Agnes Sack who resided next door at 4501 Lincoln Way. It appears both Prentice and Sack utilized the property as a rental property, probably due to its proximity to the beach.

(continued)

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single-family property

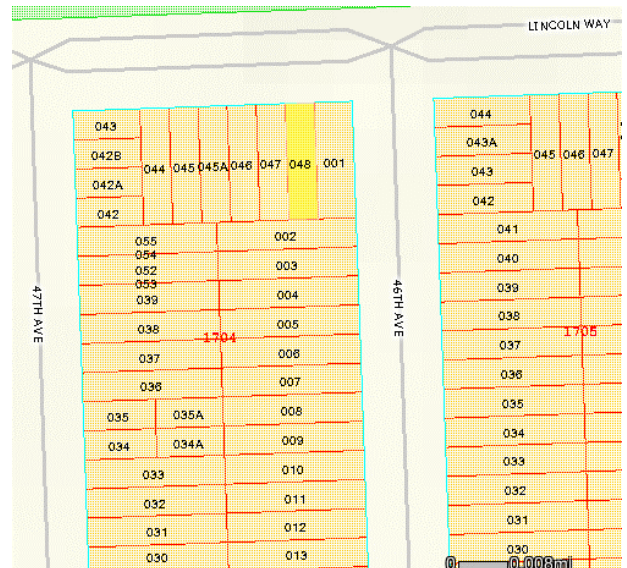
*B12. References: Assessor's Records; San Francisco Block Books; Sanborn Maps 1915, 1928, 1950; Spring Valley Water Records; United States Census records 1920

B13. Remarks

*B14. Evaluator Christopher VerPlanck
*Date of Evaluation 02.24.2012

(This space reserved for official comments)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by Recorder) 4509 LINCOLN WAY

*Recorded by: Kelley & VerPlanck, LLC

Date 02.24.2012

Continuation Update

B10: Significance (continued)

4509 Lincoln Way has undergone several alterations, chief of which include its recladding in asbestos ca. 1950 and, more recently, the replacement of its original wood windows with vinyl counterparts. Aside from these alterations it retains all of its primary character-defining features including its two-story hipped roof massing, its set back from the street, its small pedimented porch, bracketed cornice, and what is likely its original wood door. Altogether, the property retains the following aspects of integrity: location, design, workmanship, feeling and association. It does not retain integrity of setting or materials.

If it retained a sufficient degree of integrity, 4509 Lincoln Way would appear eligible for listing in the California Register of Historical Resources under Criterion 3 (Design Construction) as a very early, rare, and moderately intact example of a single-family hipped-roof bungalow built during the early days of the Oceanside neighborhood when it was still known as Carville. Although evidently not an original Carville house made of old horse cars, the simple hipped-roof Craftsman bungalow is a type of building once common in the area. Built mostly as weekend beach cottages, many early Carville houses such as this were small and unpretentious. Many were demolished during the 1920s building boom and again during the postwar period when many "underutilized" lots near the beach were redeveloped with large, "dingbat"-style apartment buildings. Unfortunately, the cumulative impact of the alterations renders the building ineligible for listing in the California Register. The alterations are easily reversible however, if and if this was done it would appear eligible. For this reason we have assigned a status code of 6L, meaning that the building's potential historic status ought to be taken into account in local planning efforts.

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 7N

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource name(s) or number (assigned by recorder) 1229 45th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1229 45th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1705004

***P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)**

1229 45th Avenue is a two-story, wood-frame dwelling clad in shingles and horizontal rustic wood siding and capped with a front-facing gable roof. The 1,460 sq ft building occupies the rear portion of a 3,000 sq ft lot on the west side of 45th Avenue between Lincoln Way and Irving Street. The building is set back from the street and partially obscured by a single-story, wood-frame garage that sits at the front of the lot. Mature trees and plantings also obscure the facade. What can be determined is that the facade is articulated by an integral porch that extends across the entire first floor. The porch is bounded by a turned wood balustrade and supported by turned columns. The primary entrance is located at the center of the first floor; it contains a wood tri-panel door with a glazed upper panel. The door appears to be flanked by double-hung wood windows to either side. The second floor appears to be a shingled and gabled pediment containing a double-hung wood window. The pediment is defined by a raking cornice.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8468.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1903, Assessor's Office

*P7. Owner and Address:
Lee, Kam Yuen & Yuk Yen
Kam Yuen Lee
550 23rd Ave.
San Francisco, Ca 94121

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
10.31.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") William Kostura, The Oceanside Neighborhood, 2006

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3 *NRHP Status Code 7N
*Resource Name or # (Assigned by recorder) 1229 45TH AVE

B1. Historic Name Unknown
B2. Common Name 1229 45th Avenue
B3. Original Use Single-family property B4. Present Use: Single-family property
* B5. Architectural Style Late Queen Anne

*B6. Construction History
A small, one-room structure was built in 1903 at 1229 45th Avenue. The existing structures were likely moved to this property between 1915 and 1928.

*B7. Moved? No Yes Date? 1915-1928 Original Location: Unknown

*B8. Related Features Garage

B9a. Architect Unknown . Builder Unknown

*B10. Significance: Theme Residential Development Area: Oceanside/ Outer Sunset

Period of Significance 1903 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)

Due to the dearth of records, the exact construction chronology of 1229 45th Avenue is unknown. According to San Francisco Block Books, this property belonged to T.J. Crothers in 1901. By 1906 it belonged to Sol Getz, a prominent local realtor and developer in the Oceanside neighborhood. In 1910, it belonged to Annie Lawton, husband of Charles Lawton, a local carpenter. The Lawtons lived next door at 1231 45th Avenue. Although Assessor's records list the original construction date as 1903, no original building permits survive. The 1915 Sanborn maps show only a tiny, one-room structure on the lot. By the time that the 1928 Sanborn maps were published, both the existing dwelling and the garage occupied the parcel. Based on the late Queen Anne styling of the dwelling, it appears likely that it was built ca. 1900 and moved to the property from elsewhere. (continued)

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single-family property

*B12. References: Assessor's Records, Sanborn Maps, San Francisco City Directories
United States Census 1910, 1920, 1930

B13. Remarks

(Sketch Map with north arrow required.)



*B14. Evaluator Christopher VerPlanck
*Date of Evaluation 12.14.2009
Revised 3-2012 (Original)

(This space reserved for official comments)

CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by Recorder) 1229 45TH AVE

*Recorded by: Kelley & VerPlanck, LLC

Date 10.31.08

Continuation Update

Revised 3-2012 (original)

B10: Significance (continued)

The 1920 Census does not record anyone living at this address, making it likely that the existing dwelling and garage were moved to the property between 1920 and 1928. According to Assessor's records, the Lawton family owned the property from ca. 1910 until after World War II.

Due to the lack of clear visibility from the street, it is not possible to assess the integrity of the dwelling.

Based on the lack of information on the property, it is not possible to determine whether it appears eligible for listing in the California Register of Historical Resources.

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3CS

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource name(s) or number (assigned by recorder) 1231 45th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1231 45th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1705005

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1231 45th Avenue is a three-story, wood-frame, vernacular dwelling clad in wood shingles and capped with a front-facing gable roof. The 1,672 sq ft building occupies a 3,000 sq ft lot on the west side of 45th Avenue between Lincoln Way and Irving Street. The building is set back from the public sidewalk, providing space for a small paved-over yard and driveway in front. The first and second story are nearly identical. At each floor level, the left side features a one-over-one, double-hung, wood-sash window and the right side features a glazed wood door and a large, non-historic fixed wood-sash picture window within an integral porch. Wood slat railings and turned posts frame the porch. A one-over-one, double-hung, wood-sash window sits at the peak of the gable. The facade terminates with a molded raking cornice. This moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8470.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1904, Assessor's Office

*P7. Owner and Address:
Gross Family Rev Tr
Peter W. & Margot C. Gross, T
1233 45th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
11.12.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") William Kostura, The Oceanside Neighborhood, 2006

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3 *NRHP Status Code 3CS
 *Resource Name or # (Assigned by recorder) 1231 45TH AVE

B1. Historic Name Unknown
 B2. Common Name 1231 45th Ave
 B3. Original Use Multiple-family property B4. Present Use: Multiple-family property
 *B5. Architectural Style Vernacular

*B6. Construction History
 1231 45th Avenue was constructed in 1904, most likely by Sol Getz, a locally prominent realtor and developer in the Oceanside neighborhood. The picture windows and dormer were added at an unknown date.

*B7. Moved? No Yes Date? _____ Original Location: _____

*B8. Related Features

B9a. Architect Unknown . Builder Charles Lawton?

*B10. Significance: Theme Residential Development Area: Oceanside/ Outer Sunset

Period of Significance 1904 Property Type Residential Applicable Criteria 3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

According to the 1901 San Francisco Block Book, 1231-33 45th Avenue belonged to T. J. Crothers. The existing two-family dwelling was constructed in 1904, possibly by Charles Lawton on land belonging to Sol Getz, the recorded owner of the property in 1906. By 1908, Charles Lawton had purchased the property from Getz. Lawton was listed in city directories as a carpenter, and it is likely that he built 1231 45th Avenue. This was a common practice of Sol Getz, who would lease property to prospective homeowners at a nominal price as long as they would build a house on it. This was intended to drive up property values and interest in this still-remote and thinly settled Oceanside neighborhood. According to city directories, Charles and his wife Annie Lawton lived at 1231 45th Avenue from ca. 1908 until 1915, after which time they moved and rented out both units to tenants. (continued)

B11. Additional Resource Attributes: (List attributes and codes) HP3. Multiple-family property

*B12. References: Assessor's Records, Sanborn Maps, San Francisco City Directories
 United States Census 1920

B13. Remarks

(Sketch Map with north arrow required.)

*B14. Evaluator Christopher VerPlanck
 *Date of Evaluation 12.14.2009
 Revised 9-2011



(This space reserved for official comments)

CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by Recorder) 1231 45TH AVE

*Recorded by: Kelley & VerPlanck, LLC

Date 11.12.08

Continuation Update

Revised 9-2011

B10: Significance (continued)

According to San Francisco County Assessor's records, Lawton transferred his interest in 1231-33 45th Avenue to Annie in 1940. Annie also owned the adjoining dwelling at 1229 45th Avenue.

In regard to integrity, 1231-33 45th Avenue appears to have undergone several alterations since it was completed in 1904, including the addition of non-historic picture windows in the porches and the addition of a gable on the roof. Otherwise, it appears to retain the following character-defining features: height, scale, massing, gable roof, shingled exterior, integral porches, and fenestration pattern. The building retains the following aspects of integrity: location, design, setting, materials, workmanship, feeling, and association.

1231-33 45th Avenue appears eligible for listing in the California Register under Criterion 3 as an intact dwelling constructed during the early formative years of the Oceanside neighborhood. Built in 1904 before the 1906 Earthquake, 1231-33 45th Avenue is a rare example of a multi-family property built in this area during this era. On the other hand, in regard to its stripped-down, shingle-clad vernacular design, the dwelling shares much in common with the shingle-clad, vernacular beach cottages and Carville houses that were once its neighbors. As such, the dwelling embodies the distinctive characteristics of a type, period, and method of construction, sharing much in common with the simplified shingled Craftsman aesthetic of many early dwellings in Oceanside.

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3CS

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource name(s) or number (assigned by recorder) 1247 45th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1247 45th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1705009

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1247 45th Avenue is a two-story, wood-frame, vernacular dwelling clad in rustic wood siding and capped with a front-facing gable roof. The 1,265 sq ft building occupies a 3,000 sq ft lot on the west side of 45th Avenue between Lincoln Way and Irving Street. The building sits atop a raised basement, which features a paneled wood pedestrian door at left, a wood stair with turned balustrades leading to the primary entrance at center, and a wood paneled garage door with a downward sloping driveway at right. The primary entrance is sheltered by a gable-roofed hood supported by simple brackets. Two aluminum-sash slider windows flank the primary entrance. A broken entablature divides the second and third floors. A tripartite aluminum-sash slider windows occupies the peak of the gable. The window is capped by a flared and shingled panel. The building terminates with a raking cornice outlined with a dentil molding. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8477.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1904, Assessor's Office

*P7. Owner and Address:
Krause, James
118 Edna St.
San Francisco Ca 94112

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
12.11.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") William Kostura, The Oceanside Neighborhood, 2006

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3 *NRHP Status Code 3CS
 *Resource Name or # (Assigned by recorder) 1247 45TH AVE

B1. Historic Name Unknown
 B2. Common Name 1247 45th Ave
 B3. Original Use Single-family property B4. Present Use: Single-family property
 * B5. Architectural Style Vernacular

*B6. Construction History
 1247 45th Avenue was constructed in 1904 by Peter Leonard. The wood-sash windows were replaced with aluminum sash windows ca. 1965. A garage was inserted at an unknown date.

*B7. Moved? No Yes Date? _____ Original Location: _____

*B8. Related Features None

B9a. Architect None . Builder Peter Leonard

*B10. Significance: Theme Residential Development Area: Oceanside/ Outer Sunset

Period of Significance 1904 Property Type Residential Applicable Criteria 3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

According to the 1901 San Francisco Block Book, the subject property belonged to T. J. Crothers. In 1904, he sold the vacant property to Peter Leonard, a residential builder who constructed the existing house on the lot that same year. Leonard lived here with his wife Mary and their five sons from 1904 until 1936, when they conveyed the property to their son Earl Leonard. Peter Leonard was an active local contractor who built houses throughout the Oceanside neighborhood. Other known examples built by Leonard within the Oceanside neighborhood include 1537 47th Ave (1906) and 2274 45th Ave (1912). Earl S. Leonard inherited the property from his parents in 1936. Peter Leonard died in 1945. (continued)

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single-family property

*B12. References: Assessor's Records Sanborn Maps 1915, 1928, 1950
 San Francisco City directories Spring Valley Water Company records
 United States Census 1910, 1920, 1930

B13. Remarks

(Sketch Map with north arrow required.)

*B14. Evaluator Christopher VerPlanck

*Date of Evaluation 12.14.2009

Revised 9-2011

(This space reserved for official comments)



CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by Recorder) 1247 45TH AVE

*Recorded by: Kelley & VerPlanck, LLC

Date 12.11.08

Continuation Update

Revised 9-2011

B10: Significance (continued)

In regard to integrity, 1247 45th Avenue retains the bulk of its character-defining features, including its height, massing, gable-roof, central entrance capped by a gable-roofed porch, rustic wood siding, shingled pediment, and broken entablature. The original windows have been replaced with aluminum sliders, the only notable alteration aside from the insertion of a garage beneath the building at an unknown date. The dwelling retains the following aspects: location, design, setting, workmanship, feeling, and association.

1247 45th Avenue appears eligible for listing in the California Register under Criterion 3 (design/construction) as an intact dwelling constructed during the early formative years of the Oceanside neighborhood. Built in 1904 before the 1906 Earthquake, when the area was still commonly referred to as Carville, 1247 45th Avenue is a characteristic design of well-known local builder Peter Leonard. Distinctive characteristics of his work include the building's front-facing gable roof, rustic channel siding, and especially its broken entablature. On the other hand, the dwelling's vernacular design embodies the distinctive characteristics of a type, period, and method of construction, sharing much in common with the simplified shingled Craftsman aesthetic of many early dwellings in Oceanside.

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3CS

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource name(s) or number (assigned by recorder) 1274 46th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1274 46th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1705027

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1274 46th Avenue is a one-story, wood-frame Craftsman-style dwelling clad in wood shingles and capped with a front-facing gable roof. The 920 sq ft building occupies a 3,019 sq ft parcel on the east side of 46th Avenue, between Lincoln Way and Irving Street. The building presents a symmetrical façade, with the primary entrance centrally located and accessed by a short brick stair. The primary entrance is a multi-panel wood and glass door, flanked by four-over-four, double-hung wood sash windows, all forming an enclosed entry porch capped with a front-facing gable roof. Other fenestration at the first story consists of a three-light, fixed wood sash window at left and an aluminum casement window at right. The building has corner moldings, and terminates with a wide eave overhang with notched rafter tails. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8698.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1908, Assessor's Office

*P7. Owner and Address:
Cogliandro, John M.
1330 Funston Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
11.06.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") William Kostura, The Oceanside Neighborhood, 2006

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3 *NRHP Status Code 3CS
 *Resource Name or # (Assigned by recorder) 1274 46TH AVE

B1. Historic Name Unknown
 B2. Common Name 1274 46th Ave
 B3. Original Use Single-family property B4. Present Use: Single-family property
 * B5. Architectural Style Craftsman

*B6. Construction History
 1274 46th Avenue was constructed in 1906. The entry porch was enclosed in 1969.

*B7. Moved? No Yes Date? _____ Original Location: _____

*B8. Related Features

B9a. Architect Unknown . Builder Unknown

*B10. Significance: Theme Residential Development Area: Oceanside/ Outer Sunset

Period of Significance 1906 Property Type Residential Applicable Criteria 3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

In 1901, the subject property belonged to T. J. Crothers. Sometime in the next couple of years the vacant lot was purchased by Sol Getz, a locally prominent realtor and investor. In November 1906, Getz sold the property to Laura K. Nebel. Within two weeks, Nebel applied for water service, indicating the likely date of construction of 1274 46th Avenue. The original builder is unknown but it is likely that it was built by Nebel with the use of day labor, a common strategy. The Nebel family resided at 1274 46th Avenue until 1907 when they moved to Haight Street. The property appears to have been sold back to Getz, who rented it out to various tenants, including Melton G. Mann, a motorman with the United Railroads of San Francisco. He lived at this address from ca. 1907 until around 1909, after which point it was rented to Nelson Garver, a wood dyer. (continued)

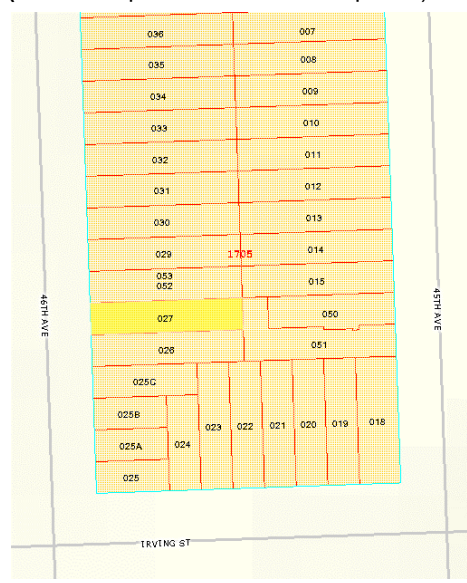
B11. Additional Resource Attributes: (List attributes and codes) HP2. Single-family property

*B12. References: Assessor's Records, Sanborn Maps 1915, 1928, 1950
 San Francisco Block Books, San Francisco City Directories
 United States Census 1910, 1920, San Francisco Call (November 3, 1906).

B13. Remarks

(Sketch Map with north arrow required.)

*B14. Evaluator Christopher VerPlanck
 *Date of Evaluation 12.15.2009
 Revised 9-2011



(This space reserved for official comments)

CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by Recorder) 1274 46TH AVE

*Recorded by: Kelley & VerPlanck, LLC

Date 11.06.08

Continuation Update

Revised 9-2011

B10: Significance (continued)

Sometime between 1910 and 1915, 1274 46th Avenue was purchased by Robert M. E. Gruwell, a barber. He lived there with his wife Emma through the 1920s and early 1930s.

Aside from the replacement of one window on the facade, the construction of a brick stoop, and the enclosing of the entry porch, 1274 46th Avenue has undergone no significant alterations, retaining its character-defining features, including its height, massing, wood-shingled exterior cladding, front-facing gable roof, double-hung wood windows, corner moldings, and wide eave overhang with notched rafter tails. Altogether 1274 46th Avenue retains the aspects of location, design, setting, materials, workmanship, feeling, and association.

1274 46th Avenue appears eligible for listing in the California Register under Criterion 3 (design/construction) as a very early, rare, and intact example of a single-family Craftsman-style dwelling built during the early days of the Oceanside neighborhood when it was still known as Carville. Although evidently not an original Carville house made of old horse cars, the simple gabled-roofed Craftsman bungalow is a once-common building type in the area. Built mostly as weekend beach cottages, many early Carville houses such as this were small and unpretentious, with limited Craftsman detailing. Many were demolished during the 1920s building boom and again during the postwar period when many "underutilized" lots near the beach were redeveloped with large, "dingbat"-style apartment buildings. As such, 1274 46th Avenue embodies the characteristics of a type, period, region, and method of construction.

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource name(s) or number (assigned by recorder) 1232 46th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1232 46th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1705037

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1232 46th Avenue is a two-story, wood-frame, Craftsman-influenced dwelling clad in a mixture of stucco and rustic siding and capped with a front-facing gable roof. The 2,300 sq ft building occupies a 3,004 sq ft parcel on the east side of 46th Avenue between Lincoln Way and Irving Street. The building is recessed back from the street, providing space for what was probably originally a garden and is now a parking pad. The building sits atop a raised basement, which features a recessed pedestrian entry at left, a multi-panel wood garage door at right, and a straight tiled wood stair slightly left of center that leads up to the primary entrance. The primary entrance is a glazed wood door flanked by fixed sidelights and transom windows, located just left of center at the first story. The entire second story façade consists of three sets of sliding vinyl sash windows separated by wide wood mullions. The gable front features decorative half-timbering. The building terminates with a wide eave overhang, a boxed cornice, and exposed purlin ends. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



*P5b. Photo (view, date, accession #
View toward east, 100_8717.
jpg

*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1914, Assessor's Office

*P7. Owner and Address:
Ta Sang Thanh & Huynh To Ng
246 Wilshire Ave.
Daly City, Ca 94015

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
11.05.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") William Kostura, The Oceanside Neighborhood, 2006

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3 *NRHP Status Code 6Z
*Resource Name or # (Assigned by recorder) 1232 46TH AVE

B1. Historic Name Unknown
B2. Common Name 1232 46th Ave
B3. Original Use Single-family property B4. Present Use: Multiple-family property
* B5. Architectural Style Craftsman

*B6. Construction History
1232 46th Avenue was constructed in 1914. A large rear addition was constructed between 1915 and 1928. The original doors and windows on the primary facade have been replaced within the last decade or so.

*B7. Moved? No Yes Date? _____ Original Location: _____

*B8. Related Features

B9a. Architect Unknown . Builder George Eaton

*B10. Significance: Theme Residential Development Area: Oceanside/ Outer Sunset

Period of Significance 1914 Property Type Residential Applicable Criteria 3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

According to the 1901 San Francisco Block Book, the subject property belonged to T. J. Grothers. By 1906, it belonged to Sol Getz, a prominent local realtor and developer. In 1914, Getz leased the undeveloped property to George and Elizabeth Eaton. In April of that same year George Eaton built the existing one-story-and-basement dwelling for \$1,000. George Eaton was listed in San Francisco city directories as a contractor. In February 1915, Sol Getz sold the property to the Eatons. Getz often worked this way, leasing parcels at a nominal rate to individuals who promised to build a house on the land within a year. In this way Getz hoped to increase the value of his land and spur on residential development in the Oceanside neighborhood. By 1920 George had retired and according to the 1920 Census, George and Elizabeth shared the residence with their daughter Grace and their son-in-law John Collins. (continued)

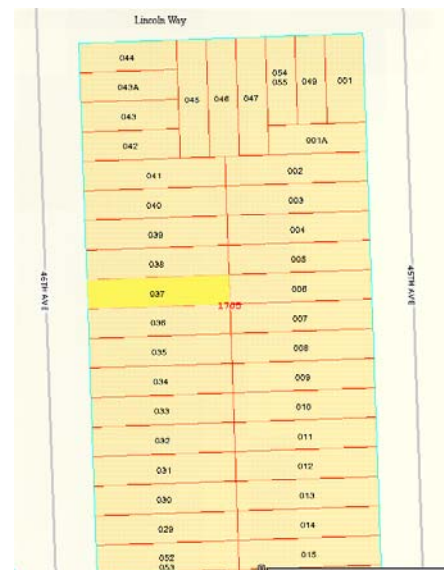
B11. Additional Resource Attributes: (List attributes and codes) HP2. Single-family property

*B12. References: Assessor's Records, Building and Industrial News, April 8, 1914
Sanborn Maps 1915, 1928, 1950, San Francisco City Directories
United States Census 1920, 1930

B13. Remarks

(Sketch Map with north arrow required.)

*B14. Evaluator Christopher VerPlanck
*Date of Evaluation 12.14.2009
Revised 9-2011



(This space reserved for official comments)

CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by Recorder) 1232 46TH AVE

*Recorded by: Kelley & VerPlanck, LLC

Date 11.05.08
Revised 9-2011

Continuation Update

B10: Significance (continued)

John Collins was a druggist who maintained a store at 4504 Irving Street. Some time between 1920 and 1933, George Eaton died but Elizabeth continued to live at 1232 46th Avenue through 1940.

In regard to integrity, 1232 46th Avenue has undergone many significant exterior changes. Including the replacement of its original wood windows with vinyl counterparts, the main entrance has been reconfigured and features a contemporary door. The stairs have also been replaced and possibly reconfigured in the process. Some of the cladding has been replaced with incompatible substitutes and the building may have been raised when it was converted into flats between 1928 and 1950. The setting has also been extensively changed through the replacement of the original garden with paving. The building retains some character-defining features, including its massing, its front-facing gable roof, decorative half-timbering, and cornice. The building retains the following aspects of integrity: location and workmanship.

1232 46th Avenue appears ineligible for listing in the California Register of Historical Resources under any of the eligibility criteria. If it retained integrity it would likely qualify under Criterion 3 (design/construction) as a distinctive example of a Craftsman-style dwelling constructed by a local contractor in the Oceanside neighborhood prior to the First World War. Built when cottages in the area were mostly designed in the Craftsman or vernacular modes, the decorative half-timbering of the dwelling is somewhat idiosyncratic.

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3CS

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource name(s) or number (assigned by recorder) 1218 -1224 46th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1218 -1224 46th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1705041

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1218-1224 46th Avenue is a one-story, wood-frame, vernacular dwelling finished in stucco and capped with a front-facing gable roof. The 1,200 sq ft building occupies a 3,004 sq ft lot on the west side of 46th Avenue, between Lincoln Way and Irving Street. The building sits atop a partially exposed foundation. A canted bay window with decorative turned wood mullions and fixed multi-light wood sash windows is located at the front of the primary facade. The primary entrance is located midway along the left side of the house. A cross gabled wing is located at the rear of the house, indicating the presence of a linked structure at the rear of the lot. The façade terminates with a moderate eave overhang with a decorative scroll-sawn molding at the front of the house and exposed rafters along the side. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8723.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1907, Assessor's Office

*P7. Owner and Address:
La, Anna
516 18th Ave.
San Francisco, Ca 94118

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
11.05.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") William Kostura, The Oceanside Neighborhood, 2006

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3 *NRHP Status Code 3CS
*Resource Name or # (Assigned by recorder) 1218 -1224 46TH AVE

B1. Historic Name Nels Hagerup Residence
B2. Common Name 1218-1224 46th Ave
B3. Original Use Multiple-family property B4. Present Use: Multiple-family property
* B5. Architectural Style Vernacular

*B6. Construction History
1218-24 46th Avenue was constructed in 1907. It was assembled from two 1906 Earthquake refugee cottages. A wrap-around porch was removed after 1950. A bay window was added and the facade stuccoed at an unknown date.

*B7. Moved? No Yes Date? 1907 Original Location: Unknown

*B8. Related Features

B9a. Architect Unknown . Builder Nels Hagerup

*B10. Significance: Theme Residential Development Area: Oceanside/ Outer Sunset

Period of Significance 1907 Property Type Residential Applicable Criteria 2 & 3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

The 1901 Block Book records that the subject property belonged to T. J. Crothers. By 1906, it belonged to Sol Getz. In 1907, Sol Getz leased the parcel to Nels Hagerup, a Norwegian-born marine artist, who moved two earthquake refugee cottages (otherwise known as "earthquake shacks") to the parcel and used day labor to assemble them into a two-family dwelling. Circa 1910, Hagerup purchased the property from Getz. Getz often leased property to individuals at a nominal rate if they promised to build a house there within a certain period of time. Nels Hagerup requested water service in October 1907, indicating when he first took up residence at 1218-24 46th Avenue. He lived there with his wife Harriet, who was also a painter. Edgar Colgan, another artist, rented the rear unit in the building from the Hagerups. (continued)

B11. Additional Resource Attributes: (List attributes and codes) HP3. Multiple-family property

*B12. References: Assessor's Records, "Nels Hagerup 1864-1922," http://www.bbhgallery.com/Hagerup_Nels_.htm, Sanborn Maps, San Francisco City Directories, Spring Valley Water Company Records, United States Census 1910, 1920

B13. Remarks

(Sketch Map with north arrow required.)

*B14. Evaluator Christopher VerPlanck

*Date of Evaluation 12.14.2009

Revised 9-2011



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CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by Recorder) 1218 -1224 46TH AVE

*Recorded by: Kelley & VerPlanck, LLC

Date 11.05.08

Continuation Update

Revised 9-2011

B10: Significance (continued)

Nels Hagerup was a painter who produced over 6,000 oil paintings of sand dunes, ships, and marine scenes, many of these of San Francisco. Born in Norway in 1864, Hagerup studied as a teenager at Royal Academy in Berlin and later in Copenhagen. In 1882, he came to Portland, Oregon and worked as a merchant seaman. In addition, he taught drawing at the Bishop Scott Academy (Hill Academy) and was a founder of the Portland Art Association in 1895. Nels married Harriet Marie Hageman (also from Norway) and moved to San Francisco in 1892. Hagerup supported his family as a stevedore but when not at work he would walk the block to Golden Gate Park or three blocks to Ocean Beach to paint. Harriet, who was also an artist died in 1918 and Nels passed away in 1922. The property was sold to K J W Peck in 1924.

1218-24 46th Avenue was recently certified by the San Francisco Planning Department as an official 1906 Earthquake refugee cottage. In 1907, most of the Red Cross relief camps were being closed down and residents were allowed to take their cottage with them for a nominal sum. Others bought large numbers of surplus cottages and resold them to prospective homeowners who would often buy one or more shacks to assemble into a larger dwelling. By virtue of their original use as nominally "temporary" structures, nearly all refugee cottages were modified by their occupants to convert them into permanent residences. Typical alterations included the installation of insulation and interior finish materials, the addition of stucco or wood siding, and the reconfiguration of the exteriors to allow for new window and door openings or to provide linkage with adjoining structures. The subject property has undergone all of these alterations, but its front portion is still readily recognizable as a refugee cottage, mostly due to its size, massing, and the profile and pitch of its gable roof. Nonetheless, it obviously does not retain the original appearance of a refugee cottage, which would have been a single-wall, freestanding structure, painted green, with a single door and two windows. However, the dwelling does not appear to have undergone many notable changes since 1907, retaining its original height and massing, stucco finish, fenestration pattern, and gable roof. It retains the following aspects of integrity: location, setting, and association.

1218-24 46th Avenue appears eligible for listing in the California Register of Historical Resources under Criterion 2 (persons) for its association with Nels Hagerup, an acclaimed - if little known today - artist specializing in maritime scenery of the San Francisco Bay Area. Hagerup built the property and appears to have lived here during the most prolific period of his life. He joined a large artists' colony who lived in the former Carville neighborhood, many of whom sought inspiration in the natural environment of Ocean Beach and the cultivated beauty of Golden Gate Park. The property also appears eligible under Criterion 4 (information potential) as a certified example of a surviving 1906 Earthquake refugee cottage. Although Hagerup made changes to the structures to cobble them into a house, the basic profile and proportions of the earthquake cottages are visible beneath. This type was once common in the Oceanside neighborhood and other outlying parts of San Francisco, although increasing demolition in recent years has reduced their stock significantly.

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource name(s) or number (assigned by recorder) 1275 44th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1275 44th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1706016

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

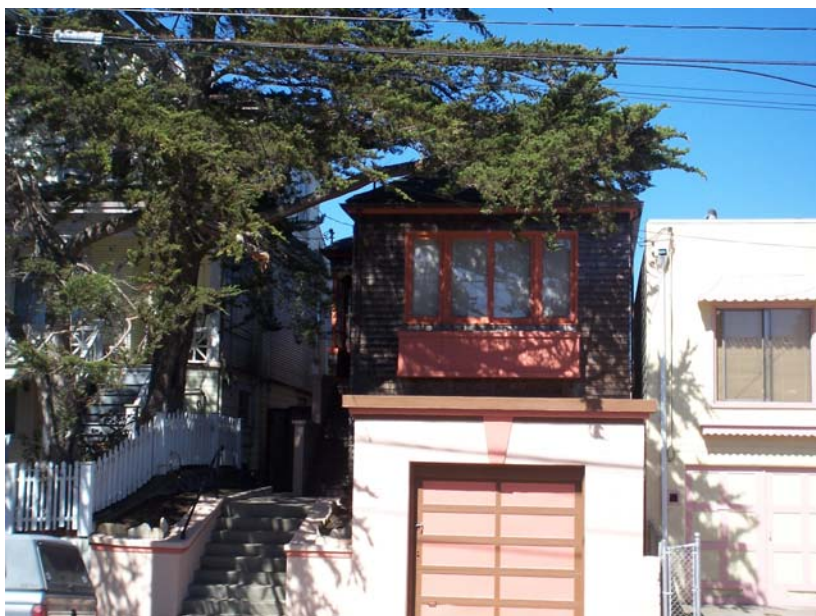
1275 44th Avenue is a one-story, wood-frame, vernacular dwelling clad in wood shingles and capped with a hipped roof. The 1,205 sq ft building occupies a 3,000 sq ft lot on the west side of 44th Avenue between Lincoln Way and Irving Street. The building is set back and elevated above the street on an ungraded lot with a one-story, freestanding garage located between the house and the street. The primary façade faces east on 44th Avenue. The garage structure is finished in stucco with a keystone relief above a wood overhead garage door. The garage has a flat roof with a simple projected cornice with a shallow eave overhang. A straight concrete stair at the left side of the garage leads to the primary entrance, which is recessed along the south side of the dwelling. The entry is located within a porch sheltered by a hipped roof. The primary façade presents a band of four wood sash windows with wood surrounds. A wood planter box is located beneath the fenestration. The facade terminates with a shallow eave overhang. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8441.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1910, Assessor's Office

*P7. Owner and Address:
Ketterer Family Trust
% Sigmund & Florence Ketterer
195 San Leandro Way
San Francisco, Ca 94127

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
10.29.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") William Kostura, The Oceanside Neighborhood, 2006

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3 *NRHP Status Code 6Z
*Resource Name or # (Assigned by recorder) 1275 44TH AVE

B1. Historic Name Unknown
B2. Common Name 1275 44th Ave
B3. Original Use Single-family property B4. Present Use: Single-family property
* B5. Architectural Style Vernacular

*B6. Construction History
1275 44th Avenue was constructed in 1910. In 1913, the house was moved back on the lot to make way for a new addition at the front. The one-story garage was constructed between 1915 and 1928.

*B7. Moved? No Yes Date? _____ Original Location: _____

*B8. Related Features

B9a. Architect None . Builder Unknown

*B10. Significance: Theme Residential Development Area: Oceanside/ Outer Sunset

Period of Significance 1906 Property Type Residential Applicable Criteria 3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

1275 44th Avenue was constructed in 1910 on land owned by Sol Getz, a prominent local realtor and landowner in the Oceanside neighborhood. Getz would often lease land at a nominal rate to individuals if they promised to build a house on it with a given period of time, often with a lease-to-own provision apparently in place. Therefore it is likely that the existing dwelling was constructed by Getz' tenant Gordon Lee in 1910-11. In 1911, Lee applied for water service for the property, indicating the likely completion of the dwelling. In May 1914, Sol Getz sold the property to Gordon and his wife Edna P. Lee. According to city directories, Gordon was a Canadian-born policeman employed by the San Francisco Police Department. The Lees resided at 1275 44th Avenue with their two daughters through the 1920s. By 1930, the residence was in use as a rental property. In 1930, the U.S. Census records that William Scott, a "renters' attorney," lived at this address. (continued)

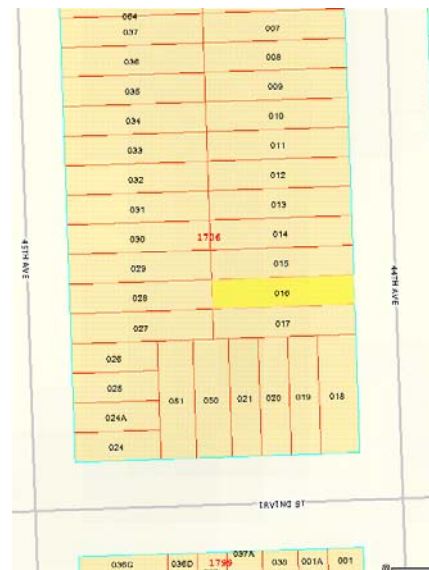
B11. Additional Resource Attributes: (List attributes and codes) HP2. Single-family property

*B12. References: Assessor's Records, Sanborn Maps, San Francisco City Directories, United States Census 1920, 1930, San Francisco Call (January 8, 1910).

B13. Remarks

(Sketch Map with north arrow required.)

*B14. Evaluator Christopher VerPlanck
*Date of Evaluation 12.11.09
Revised 9-2011



(This space reserved for official comments)

CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by Recorder) 1275 44TH AVE

*Recorded by: Kelley & VerPlanck, LLC

Date 10.29.08

Continuation Update

Revised 9-2011

In 1982 there was a major fire and the house was largely reconstructed in 1983 with many changes made at the same time.

B10: Significance (continued)

In regard to integrity, 1275 44th Avenue appears to have a substantial number of changes since the garage was added between 1915 and 1928. Although it is compatible with the aesthetic of the early Oceanside houses of the early twentieth century, permit records indicate that the dwelling was nearly destroyed by fire in 1982 and the building was thoroughly reconstructed and remodeled in 1983. The property retains the following aspects of integrity: location.

1275 44th Avenue appears ineligible for listing in the California Register of Historical Resources under any criteria.

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3CS

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource name(s) or number (assigned by recorder) 1279 44th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1279 44th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1706017

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1279 44th Avenue is a two-story, wood-frame, Dutch Colonial Revival-style dwelling clad in "California novelty" wood siding and capped with a gambrel roof. A cross gable extension projects from the left rear side of the building. The 2,381 sq ft building occupies a 3,053 sq ft lot on the west side of 44th Avenue near Irving Street. The building is elevated above the street on an ungraded lot and set back from the front lot line. The primary facade faces a large yard containing several mature Monterey Cypresses, which partially obscure the building from the street. The first floor level consists of a tripartite wood window and door in the left bay and a straight wood stair at the right which accesses the projecting porch that extends the full width of the building. The porch is supported by tapered wood columns and capped by a shed roof elaborated with a denticulated cornice. Above the porch, the front-facing gambrel presents two double-hung wood sash windows with diamond mullioned upper panes. The facade terminates with a slight eave overhang. There is a large, compatible, Dutch gable-roofed addition at the rear of the building. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8440.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1909, Assessor's Office

*P7. Owner and Address:
Laurence & Barbara Delaney
1279 44th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
10.29.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") William Kostura, The Oceanside Neighborhood, 2006

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3 *NRHP Status Code 3CS
*Resource Name or # (Assigned by recorder) 1279 44TH AVE

B1. Historic Name Unknown
B2. Common Name 1279 44th Ave
B3. Original Use Single-family property B4. Present Use: Single-family property
* B5. Architectural Style Dutch Colonial Revival

*B6. Construction History
1279 44th Avenue was constructed in 1909 by Sol Getz.

*B7. Moved? No Yes Date? _____ Original Location: _____

*B8. Related Features None

B9a. Architect Unknown . Builder Sol Getz

*B10. Significance: Theme Residential Development Area: Oceanside/ Outer Sunset

Period of Significance 1909 Property Type Residential Applicable Criteria 3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

1279 44th Avenue was apparently constructed in 1909 by Sol Getz, a prominent local realtor and property developer in the Oceanside neighborhood during the turn of the last century. On January 12, 1910, A.A. Evans applied for water service to the property. A month later, Sol Getz sold the property to Gaston T. Sportono, on February 3, 1910. Gaston, listed in the Register of Voters as a merchant, was married to Wilhemina Sportono. He later became part owner of O'Brien, Spotorno & Mitchell, a poultry and game market. Spotorno sold 1279 44th Avenue to Paul Duett in 1917. Duett was employed as a salesman at O'Brien, Spotorno & Mitchell. Duett, who had resided at the property since 1915, sold it to Georgina McLennan in 1917. McLennan lived there with several boarders through 1933. (continued)

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single-family property

*B12. References: Assessor's Records, Sanborn Maps, San Francisco City Directories
United States Census 1920, San Francisco Call (February 3, 1910).

B13. Remarks

(Sketch Map with north arrow required.)

*B14. Evaluator Christopher VerPlanck

*Date of Evaluation 12.11.09

Revised 9-2011



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CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by Recorder) 1279 44TH AVE

*Recorded by: Kelley & VerPlanck, LLC

Date 10.29.08

Continuation Update

Revised 9-2011

B10: Significance (continued)

1279 44th Avenue appears to have undergone few alterations aside from the construction of the addition at the rear of the dwelling. Indeed, it is highly unusual in that it appears to have much of its original landscaping and has never had either a garage or driveway constructed on the property. The building retains the bulk of its character-defining features, including its setback and landscaping, height and massing, wood siding, fenestration pattern and windows, wood ornament and Dutch Colonial styling, and gambrel roof. It retains the following aspects of integrity: location, design, materials, workmanship, feeling, and association.

1279 44th Avenue appears eligible for listing in the California Register of Historical Resources under Criterion 3 (design/construction) as a rare and well-preserved example of a freestanding Dutch Colonial Revival-style single-family dwelling in the Oceanside neighborhood. Built by local developer Sol Getz, the building may have been designed by an architect based on its relatively sophisticated design. Although obscured by trees today, the design is notable for its styling, applying elements of the Dutch Colonial Revival style, including its gambrel roof, column-supported porch, diamond-pane art glass windows, and denticulate cornice. As such, the dwelling embodies the distinctive characteristics of a type, period, region, and method of construction. The dwelling is much larger than most of its neighbors and occupies a smaller percentage of its lot, conveying a sense of the quasi-rural conditions that once prevailed in the Oceanside neighborhood.

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3CS

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource name(s) or number (assigned by recorder) 1224 45th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1224 45th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1706040

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

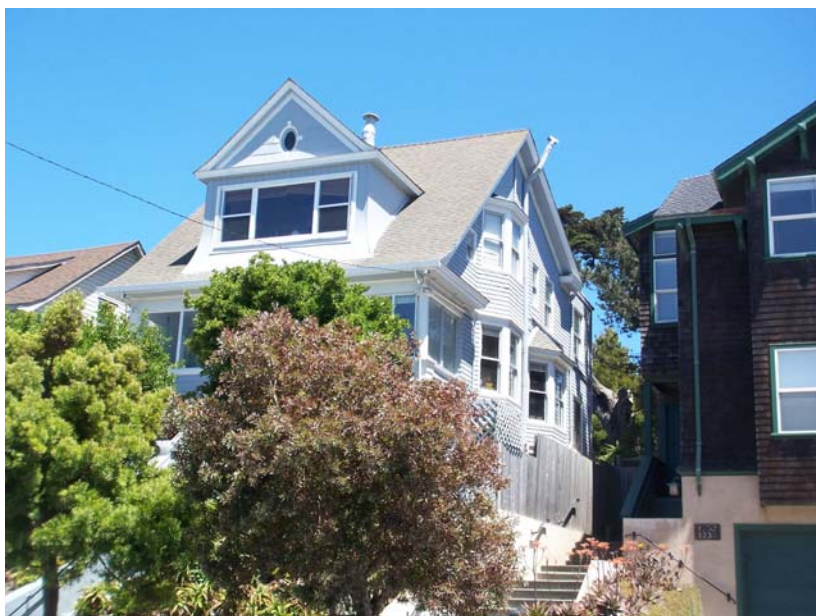
1224 45th Avenue is a three-story, wood-frame, Dutch Colonial Revival-style dwelling clad in horizontal wood siding and shingles and capped with a side-facing gabled roof with flared eaves. The 2,900 sq ft building occupies a 4,505 sq ft lot on the east side of 45th Avenue between Lincoln Way and Irving Street. The building is set back above the street on an ungraded lot. A heavily vegetated yard sits between the structure and a concrete retaining wall at the street. The building sits atop a raised basement which features symmetrical double hung windows with wood surrounds. A central straight stair ascends up to the primary entrance, located at the second story and flanked by wooden Tuscan columns. The rest of the second story is characterized by sliding vinyl sash windows. A large gabled dormer features a central fixed single pane window flanked by double hung windows and topped by a small ocular window. The gable features boxed and flared eaves and appears to be clad in asbestos shingles. The windows in the gable appear to be non-historic, contemporary alterations. The primary facade terminates with a flattened cornice and wide eave overhang. The south facade is also visible from the street; it features two canted bay windows, one two stories high, the other one story. Each has a hipped roof. The minimally altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8731.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1908, Assessor's Office

*P7. Owner and Address:
Moss, Aminta
1325 Lake St.
San Francisco, Ca 94118

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
10.31.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") William Kostura, The Oceanside Neighborhood, 2006

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3 *NRHP Status Code 3CS
*Resource Name or # (Assigned by recorder) 1224 45TH AVE

B1. Historic Name Unknown
B2. Common Name 1224 45th Ave
B3. Original Use Single-family property B4. Present Use: Single-family property
* B5. Architectural Style Dutch Colonial Revival

*B6. Construction History
1224 45th Avenue was constructed in 1908. Replacement of the wood-sash windows with vinyl sash windows occurred at an unknown date.

*B7. Moved? No Yes Date? _____ Original Location: _____

*B8. Related Features

B9a. Architect Unknown . Builder Sol Getz

*B10. Significance: Theme Residential Development Area: Oceanside/ Outer Sunset

Period of Significance 1908 Property Type Residential Applicable Criteria 2 & 3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

1224 45th Ave was constructed in 1908 for Jules Getz, son of Sol Getz and manager of Sol Getz & Son Real Estate Company. The Getz Co. most likely constructed this building. Based on its relatively sophisticated design, it is likely that the Getz' consulted either an architect or more likely, an architectural pattern book. Jules Getz resided at 1224 45th Avenue with his wife Rita and sister Marian Newman until 1928 when they sold the property to Clarence and Anna Stevenson. Clarence was employed as a railcar fireman and was a native son of California. Clarence and Anna had a daughter and a son and they lived at 1224 45th Avenue through the 1930s.(continued)

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single-family property

*B12. References: Assessor's Records, Sanborn Maps, San Francisco City Directories
United States Census 1910, 1920, 1930, California History, Vol. 57, pp. 318-9.

B13. Remarks

(Sketch Map with north arrow required.)

*B14. Evaluator Christopher VerPlanck

*Date of Evaluation 12.11.09

Revised 9-2011

(This space reserved for official comments)



CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by Recorder) 1224 45TH AVE

*Recorded by: Kelley & VerPlanck, LLC

Date 10.31.08

Continuation Update

Revised 9-2011

B10: Significance (continued)

1224 45th Avenue retains a relatively high degree of integrity, retaining most of its character-defining features, including its setback on the lot, height, massing, its distinctive flared gable roof, entry porch with Tuscan columns, and its bold Dutch Colonial ornamentation, in particular its ocular window and cornice. Overall, the building retains the following aspects of integrity: location, design, setting, workmanship, feeling, and association.

1224 45th Avenue appears eligible for listing in the California Register under Criteria 2 (persons) and 3 (design/construction). Under Criterion 2 it appears eligible for its association with the Getz family, promoters and developers of Oceanside real estate after the 1906 Earthquake. Indeed, it was Sol Getz who coined the name Oceanside. He and his son Jules were largely responsible for the transformation of raffish, bohemian Carville into the middle-class Oceanside neighborhood after the 1906 Earthquake, as exemplified by this sophisticated Dutch Colonial house built for the Getz family. 1224 45th Avenue also appears eligible for listing in the California Register under Criterion 3 as a well-preserved example of the Dutch Colonial Revival style in the Oceanside neighborhood. In contrast to the predominantly vernacular character of Oceanside, 1224 45th Avenue displays the characteristics of an architect, or perhaps pattern book-designed house. The building is a relatively rare example of the Dutch Colonial Revival style in the neighborhood (and San Francisco as well), sharing some characteristics in common with 1279 44th Avenue, another house built by Sol Getz around the same time.

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6L

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource name(s) or number (assigned by recorder) 1276 42nd Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1276 42nd Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1709024

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1276 42nd Avenue is a large, 6,011 sf lot containing three structures. The 2,354 sq ft structure facing 42nd Avenue appears to be the oldest. It is a one-story, wood-frame vernacular dwelling clad in asbestos, "transite" siding and capped with a hipped roof. The building's primary façade faces west on 42nd Avenue. The building is set back from the lot line, leaving ample space for a garden. The building rests atop an exposed brick foundation partially covered with narrow horizontal wood siding. A short wood stair leads to the primary entrance, which consists of a multi-lite wood and glass door slightly recessed at the left side of the façade. There is a fixed single pane window to the left of the door. Other fenestration at the first story consists of a pair of nine-over-one, double-hung wood sash windows in a central projecting element and a single nine-over-one double-hung wood sash window at the right side of the façade. The façade terminates with overhanging eaves and a bracketed cornice. The moderately altered building appears to be in fair condition. At the rear of the lot is a secondary frame dwelling constructed ca. 1930 and a frame garage structure.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_9041.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1907, Assessor's Office

*P7. Owner and Address:
Wong Man Chung
1276 42nd Ave
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
10.31.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") William Kostura, The Oceanside Neighborhood, 2006

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3 *NRHP Status Code 6L
*Resource Name or # (Assigned by recorder) 1276 42ND AVE

B1. Historic Name Unknown
B2. Common Name 1276 42nd Ave
B3. Original Use Single-family property B4. Present Use: Single-family property
* B5. Architectural Style Vernacular

*B6. Construction History
1276 42nd Avenue was constructed in 1907.

*B7. Moved? No Yes Date? _____ Original Location: _____

*B8. Related Features secondary dwelling and garage

B9a. Architect None . Builder William Thayer

*B10. Significance: Theme Residential Development Area: Oceanside/ Outer Sunset

Period of Significance 1907 Property Type Residential Applicable Criteria 3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

1276 42nd Avenue was constructed in 1907 by William Thayer. Thayer was listed in directories as being employed as the secretary of the California State Mining Bureau. After moving to the Oceanside neighborhood, Thayer became a well-known and talented house carpenter. He built several other buildings in the neighborhood, including dwellings at 4032 Irving Street and 4141 Judah Street. Thayer was also an important figure in early Oceanside history, serving as vice-president of the Oceanside Improvement Association in 1912 and on the executive committee of the Oceanside Club in 1914. According to city directories, Thayer resided at 1276 42nd Avenue with his wife Martha and their daughters Laura and Martha until 1928 when William and Martha moved to Beverly Hills. Martha Thayer sold the property to her daughter and husband, Herbert and Martha Feldbusch in 1942. After the Second World War, 1276 42nd Avenue appears to have been rented to a variety of tenants. (Continued)

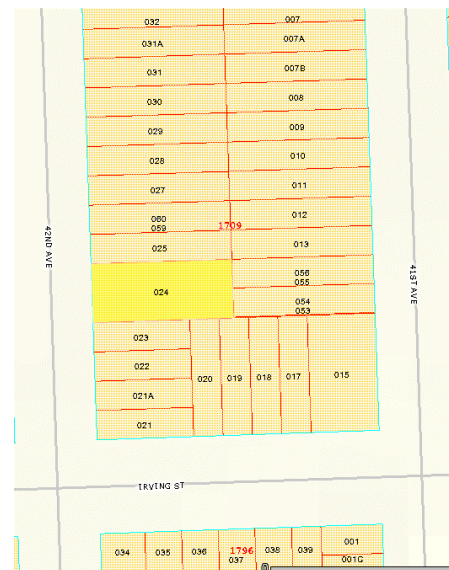
B11. Additional Resource Attributes: (List attributes and codes) HP3. Multiple-family property

*B12. References: Assessor's Records; Sanborn Maps; San Francisco City Directories; United States Census 1920

B13. Remarks

(Sketch Map with north arrow required.)

*B14. Evaluator Christopher VerPlanck
*Date of Evaluation 02.24.2012



(This space reserved for official comments)

CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by Recorder)

1276 42ND AVE

*Recorded by: Kelley & VerPlanck, LLC

Date 02.24.2012

Continuation Update

B10: Significance (continued)

In regard to integrity, aside from the asbestos siding and possibly an infilled porch, the main dwelling on the lot does not appear to have undergone any substantial alterations. The building retains the following character-defining features: height and massing, partially enclosed integral porch, restrained Classical Revival detailing - in particular the modillioned cornice and multi-lite, wood-sash, double-hung windows- and hipped roof. The asbestos siding is an additive feature that could be easily removed, but the change is substantial enough that until this happens, the building appears ineligible for listing in the California Register. The building retains the aspects of location, design, feeling, and association.

If it retained integrity, 1276 42nd Avenue would appear eligible for listing in the California Register of Historical Resources under Criterion 3 (design/construction). In terms of its setting and design, the property is representative of the type of vernacular residential construction once common in the Oceanside neighborhood before it became incorporated into the larger Sunset District in the mid-1920s. 1276 42nd Avenue also has significance under Criterion 3 as a well-preserved example of a work by William Thayer, a well-known local carpenter active in the Oceanside neighborhood during much of this period. Unfortunately, until the asbestos siding is removed, 1276 42nd Avenue is ineligible for listing in the California Register.

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3CS

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4 *Resource name(s) or number (assigned by recorder) 1399 43rd Ave

P1. Other Identifier St. Paul's Presbyterian Church

*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: SF North Date: 1994

*c. Address: 1399 43rd Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1798059

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1399 43rd Avenue is a two-story, reinforced-concrete, Gothic Revival-style church finished in stucco and capped with a cross-gable roof. The building occupies a 11,077 sf lot on the northwest corner of 43rd Avenue and Judah Street. The building comprises two intersecting wings that form an L-shaped plan. The primary façade can be divided into four sections. The roughly two-bay section at the left is articulated as an asymmetrical arrangement of paired one-over-one, double-hung windows on the first and second floor levels. Moving to the right are two extruded central bays comprising the bell tower and a gable-roofed pavilion articulated by two bands of vertically oriented windows housed within a recessed Tudor arch. The pavilion is further defined by stepped piers. The main entrance, which is located at the first-floor level of the tower, features a pair of solid wood doors with multi-light transoms above. The entrance is flanked by two concrete piers that rise to the belfry level and is surmounted by a stepped Gothic profile molding. A small lancet window sits above the entrance. The top of the bell tower comprises a belfry articulated by eight Gothic arch openings secured with wooden rails. Below the belfry is a band of blind segmental arches flanked by stepped pilasters embellished with recessed moldings that betray an Art Deco influence. The tower terminates with stucco friezes depicting recessed ogee motifs. To the right of the central bays is a blank wall with attached letters that spell out "St. Paul's Presbyterian Church PC (USA)" sign and a four-lite window on the second level. The façade terminates with overhanging eaves and exposed rafter ends. The secondary façade faces east on 43rd Avenue and is divided into two bays. (continued)

*P3b. Resource Attributes: (list attributes and codes) HP16. Religious building

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #)
View toward north, 100_8935.
JPG

*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1900, Assessor's Office
1923, Architect & Engineer

*P7. Owner and Address:
St Pauls Presbyterian Church Of
1399 43rd Ave
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
10.27.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") William Kostura, The Oceanside Neighborhood, 2006

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record



Page 4 of 4 Resource Name or # (Assigned by Recorder) 1399 43RD AVE
*Recorded by: Kelley & VerPlanck, LLC Date 10.27.08
 Continuation Update



St. Paul's Church, 1964
Source: San Francisco Library



43rd Avenue facade
Source: KVP Consulting

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4 *NRHP Status Code 3CS
 *Resource Name or # (Assigned by recorder) 1399 43RD AVE

B1. Historic Name St. Paul's Presbyterian Church
 B2. Common Name St. Paul's Presbyterian Church
 B3. Original Use Religious building B4. Present Use: Religious building

*B5. Architectural Style Gothic Revival

*B6. Construction History
 St. Paul's Presbyterian Church was constructed in 1923.

*B7. Moved? No Yes Date? _____ Original Location: _____

*B8. Related Features

B9a. Architect Wythe & McCall . Builder Thomas A. Cutherbertson

*B10. Significance: Theme Residential Development Area: Oceanside/ Outer Sunset

Period of Significance 1923 Property Type _____ Applicable Criteria _____

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

St. Paul's Presbyterian Church was originally located at 4222 Kirkham Street and dedicated on September 9, 1906. This building was touted as being "the first church at Oceanside," by Lynn Townsend White, Pastor of the church. The popularity and growth of the church eventually warranted a new building. This church, the subject building, was constructed on 43rd Ave and Judah Street in 1923. The church is still in use by the same congregation.

St. Paul's was designed by the firm of Wythe & McCall. The partnership consisted of Charles W. McCall and Wilson Wythe. McCall was born in Oakland but spent most of his childhood in Guernsey, one of the British Channel Isles. He attended the Perkins Academy in England and continued his studies at the Bournemouth Institute of Science and Art. (continued)

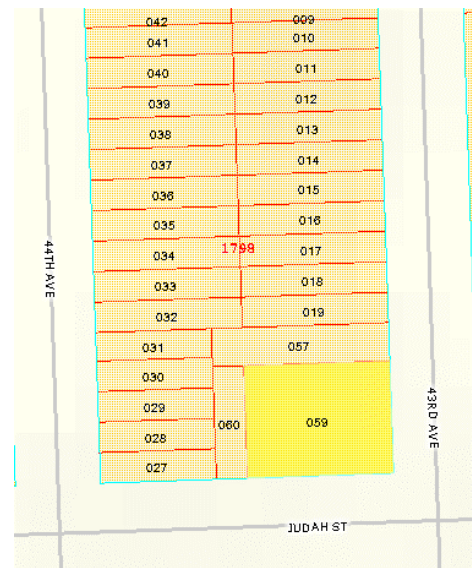
B11. Additional Resource Attributes: (List attributes and codes) HP16. Religious building

*B12. References: Lynn Townsend White. "Oceanside's Example," *Sunset Magazine* (October, 1907).
 Architect and Engineer, "Passing of W. J. Wythe," (April 1926), 122.
 Architect and Engineer, "Some Recent Work of Architect Charles W. McCall," (April 1910), 53.

B13. Remarks

*B14. Evaluator Christopher VerPlanck
 *Date of Evaluation 12.1109

(Sketch Map with north arrow required.)



(This space reserved for official comments)

CONTINUATION SHEET

Page 3 of 4

Resource Name or # (Assigned by Recorder)

1399 43RD AVE

*Recorded by: Kelley & VerPlanck, LLC

Date 10.27.08

Continuation Update

B10: Significance (continued)

He returned to the United States in 1897 and worked for D. F. Oliver, F. D. Voorhees, and N. Barker. In 1899, he opened his own practice. He partnered with Willson Wythe for a short time in the 1920s. Very little is known about Wilson Wythe. He began his career in 1902 but ceases to appear in the San Francisco City Directories after 1906. Most likely he moved to Oakland after the 1906 Earthquake and worked in that city until his death in 1925. In addition to practicing architecture, Wythe was the assistant professor of mechanical drawing at the University of California. At the time of his death he was a senior member of the firm of Wythe, Blaine & Olson.

In regard to integrity, St. Paul's does not appear to have been extensively altered; in fact it appears to have been scarcely altered at all, probably due to the durable nature of its concrete construction. The building retains the aspects of location, design, setting, materials, workmanship, feeling, and association.

St. Paul's Presbyterian Church appears eligible for listing in the California Register of Historical Resources under criteria 1 (events) and 3 (design/construction). It appears eligible under Criterion 1 as the oldest religious congregation established in the Oceanside neighborhood. It appears eligible under Criterion 3 as an advanced rendering of the Gothic Revival style in the Oceanside neighborhood. Designed by the firm of Wythe & McCall, known experts in ecclesiastical architecture, the building displays features of the English Gothic, as popularly interpreted in California during the 1920s and 1930s, including its stepped massing, Gothic and Tudor arched openings, drip moldings, stepped belfry with pointed arches and ogee moldings, and pointed stained glass windows. Built of concrete, the traditional Gothic ornament has been simplified to suit the materials and method of construction, substituting molded Gothic detailing in place of carved masonry. The building also shows some influence of the Art Deco style, then becoming popular in California.

P3a: Description (continued)

The left side of this elevation features a recessed entrance containing a pair of wood doors surmounted by a multi-light transom with a four-pane window and metal railing above. The right side features four chevron-shaped stained glass windows within similarly shaped recesses. The secondary façade terminates with a gable parapet on the left and bracketed over hanging eaves on the right. The minimally altered building appears to be in good condition.

Page 4 of 4 Resource Name or # (Assigned by Recorder) 1399 43RD AVE
*Recorded by: Kelley & VerPlanck, LLC Date 10.27.08
 Continuation Update



St. Paul's Church, 1964
Source: San Francisco Library



43rd Avenue facade
Source: KVP Consulting

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3CS

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4 *Resource name(s) or number (assigned by recorder) 1331 45th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1331 45th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1800006

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1331 45th Avenue is a two-story, wood-frame, Craftsman-style two-family dwelling clad in asbestos "Transite" shingles and capped with a hipped roof. The 1,465 sq ft building occupies a 3,004 sq ft lot on the west side of 45th Avenue between Irving and Judah streets. The primary façade is slightly set back from the front of the lot line and faces east on 45th Avenue. The basement is slightly exposed with three fixed wood sash windows on the right side. A short straight brick staircase with stepped brick cheek walls accesses an entry porch on the left side of the first story. The porch is supported by square columns, capped by a hipped roof, and enclosed within a decorative scrollwork security gate. A shallow, rectangular bay window, punctuated by three double-hung wood windows, is located to the right of the porch. The bay window is capped by a pent-roofed visor. The second story presents a double-hung six-over-one wood sash window with wood surrounds on the left and a shallow, rectangular bay window with three double-hung, nine-over-one wood sash windows with wood surrounds on the right. The facade terminates in a molded, bracketed cornice and a shallow eave overhang. The minimally altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8495.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1912, Assessor's Office

*P7. Owner and Address:
Parker, David William & Michel
1331 45th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
10.31.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") William Kostura, The Oceanside Neighborhood, 2006

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4 *NRHP Status Code 3CS
*Resource Name or # (Assigned by recorder) 1331 45TH AVE

B1. Historic Name Unknown
B2. Common Name 1331 45th Ave
B3. Original Use Single-family property B4. Present Use: Multiple-family property
* B5. Architectural Style Craftsman style

*B6. Construction History
1331 45th Avenue was constructed in 1912. The landscaping was removed and the building clad in Transite shingles at an unknown date. The security gate was also added at an unknown date.

*B7. Moved? No Yes Date? _____ Original Location: _____

*B8. Related Features None

B9a. Architect Bushrod K. Albertson (designer) . Builder M Machalek & Co.

*B10. Significance: Theme Residential Development Area: Oceanside/ Outer Sunset

Period of Significance 1912 Property Type Residential Applicable Criteria 3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

According to the 1901 and 1906 San Francisco Block Books, the subject property belonged to Hannah P. Stearns. By 1910, the vacant lot belonged to Sol Getz, a prominent local realtor and speculator who coined the name Oceanside. Circa 1911, Sol Getz sold the lot to Arthur I. Landtbom, a fireman. Landtbom hired architect Bushrod K. Albertson to design a house for he and his family, which at that point consisted of his brother James and his wife Kate Landtbom. James was also a fireman employed by the San Francisco Fire Department. M. Machalek & Co. built the house for the Landtboms in 1912. At least initially the property seems to have had a well, because it was not hooked up to the Spring Valley Water Company's water mains until 1915. (continued)

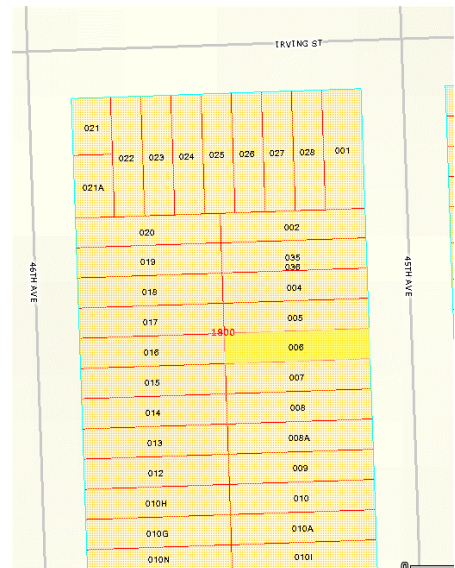
B11. Additional Resource Attributes: (List attributes and codes) HP3. Multiple-family property

*B12. References: Assessor's Records, Edward's Abstracts, "Building Contracts," October 18, 1912. Sanborn Maps, San Francisco City Directories, Spring Valley Water Company Records, United States Census 1930

B13. Remarks

(Sketch Map with north arrow required.)

*B14. Evaluator Christopher VerPlanck
*Date of Evaluation 12.14.2009
Revised 9-2011



(This space reserved for official comments)

CONTINUATION SHEET

Page 3 of 4

Resource Name or # (Assigned by Recorder) 1331 45TH AVE

*Recorded by: Kelley & VerPlanck, LLC

Date 10.31.08

Continuation Update

Revised 9-2011

B10: Significance (continued)

According to the 1920 Census, 1331 45th Avenue housed only James and Kate Landtbom but in 1930, the Census records indicate that the building was in use as a two-family dwelling housing James and Katie in the lower unit at 1331 45th Ave. and Arthur, his wife Theresa, and their son William Landtbom at 1333 45th Ave. The male Landtboms were natives of Sweden. The Landtboms sold the property to Irene C. Mehrteus in 1934.

In regard to integrity, 1331-33 45th Avenue has undergone relatively few alterations aside from being clad in Transite siding ca. 1950 and the replacement of its original landscaping with hardscape. Clay tile roofing materials were also removed from the porch roof at an unknown date. Otherwise, the property retains its character-defining features, including its setback, height, massing, hipped roof form, clinker brick cheek walls, extruded porch and bay windows, pent roof, fenestration pattern and window types, and bracketed cornice. The building retains the aspects of integrity: location, design, setting, workmanship, feeling, and association.

1331-33 45th Avenue appears eligible for listing in the California Register of Historical Resources under Criterion 3 (design/construction) as an intact architect-designed dwelling built in the Oceanside neighborhood during its pre-World War I heyday. The dwelling is somewhat unusual by virtue of its relatively sophisticated, architect- designed Craftsman exterior. In contrast, most houses in Oceanside were designed and built by contractors or built by their individual owners. On the other hand, it shares much in common with other early Oceanside dwellings by virtue of its Craftsman styling, (originally) shingled exterior, and bracketed hipped roof. As such, 1331-33 45th Avenue embodies the distinctive characteristics of a type, period, region, and method of construction.

Page 4 of 4 Resource Name or # (Assigned by Recorder) 1331 45TH AVE
*Recorded by: Kelley & VerPlanck, LLC Date 10.31.08
 Continuation Update Revised 9-2011



1331 45th Avenue, n.d.
Source: San Francisco Library

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource name(s) or number (assigned by recorder) 4443 Irving St

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 4443 Irving St City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1800022

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

4443 Irving Street is a two-story, wood-frame Craftsman dwelling clad in wood shingles and capped with a hipped roof. The 1,096 sq ft building occupies a 2,477 sq ft lot on the south side of Irving Street between 45th and 46th avenues. The building sits atop an ungraded lot and is also set back from the street, creating space for a small garden contained within a concrete retaining wall at left, a brick stair at center, and a driveway at right. The first floor level of the primary facade features a pedestrian door at the left, two small fixed windows at center, and a multi-panel wood and glass garage door at right. A quarter-turn stair at the left leads up to the primary entrance which is sheltered within an integral porch. The primary entrance is sheltered within an entry porch supported by a plain wood corner post. The primary entrance contains a wood-panel door surmounted by transom lights. Other fenestration at the second story includes a fixed single-light window to the left of the main entrance and a shallow, rectangular bay window at right. The bay window contains three double-hung vinyl-sash windows with wood surrounds. The facade terminates with a shallow eave overhang. Located atop the roof is a shed-roofed dormer containing two multi-light casement windows containing art glass and decorative metal comes. The minimally altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward south, 100_8484.
JPG

*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1906, Assessor's Office

*P7. Owner and Address:
Maestri, Robert L.
2329 England Ln
Napa, Ca 94558

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") William Kostura, The Oceanside Neighborhood, 2006

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record



BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3 *NRHP Status Code 6Z
*Resource Name or # (Assigned by recorder) 4443 IRVING ST

B1. Historic Name Unknown
B2. Common Name 4443 Irving St
B3. Original Use Single-family property B4. Present Use: Single-family property
* B5. Architectural Style Vernacular with Craftsman details

*B6. Construction History
4443 Irving Street was constructed in 1906. The building was raised ca. 1915 to insert an "auto basement," or garage.

*B7. Moved? No Yes Date? _____ Original Location: _____

*B8. Related Features

B9a. Architect Unknown . Builder Unknown

*B10. Significance: Theme Residential Development Area: Oceanside/ Outer Sunset

Period of Significance 1906 Property Type Residential Applicable Criteria 3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

In August 1905, Sol Getz, a locally prominent realtor, sold the undeveloped subject property to Mrs. Barbara Knell. Later that month, Mrs. Knell applied for water service from the Spring Valley Water Company, indicating the likely date of construction of the existing dwelling. No builder is recorded in any of the standard sources, suggesting that Mrs. Knell may have constructed the dwelling with day labor. The earliest city directory listings for the property in 1907 record a musician named John Knell living at the residence. When it was built, it was one of only a handful of buildings on the block. Following the death of her parents, John and Barbara's daughter Augusta Clark resided at the residence with her husband Robert until at least 1920. Robert Clark was a painter. (continued)

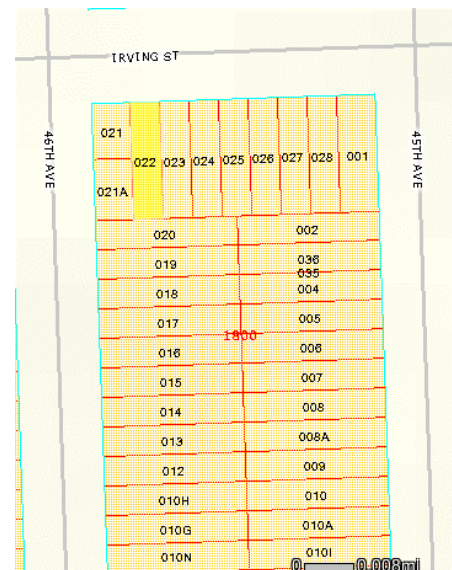
B11. Additional Resource Attributes: (List attributes and codes) HP2. Single-family property

*B12. References: Assessor's Records, Sanborn Maps 1915, 1928, 1950, San Francisco City Directories
Spring Valley Water Company Records, United States Census 1910, 1930
"Realty Record of July Beats all but One," San Francisco Call (August 6, 1905).

B13. Remarks Listed in 1976 Architectural Quality Survey: "1"

*B14. Evaluator Christopher VerPlanck
*Date of Evaluation 02.24.2012

(Sketch Map with north arrow required.)



(This space reserved for official comments)

CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by Recorder)

4443 IRVING ST

*Recorded by: Kelley & VerPlanck, LLC

Date 02.24.2012

Continuation Update

B10: Significance (continued)

Newspaper articles indicate that the Knells were prominent San Franciscans (particularly Barbara) - involved in music, art, horticulture, and social clubs and that they were also avid real estate speculators with holdings across the west side of San Francisco. Ca. 1915 they raised the dwelling and inserted an "auto basement," or garage, which appears on the 1928 Sanborn maps. Based on Assessor's records, the Knell family owned the property until 1925 when they sold it to Lee and Gertrude De Neef. The De Neefs sold the property to Charles and Henrietta Koenig in 1926. Throughout much of this period (1908-1920), Robert Clark continued to rent the property. In keeping with the Bohemian character of the Oceanside/Carville neighborhood, Clark was an artist, working as a painter and a chemist.

4443 Irving Street has undergone several substantial alterations beyond the garage, which occurred during the period of significance. The building has non-historic brick basement cladding, non-historic vinyl windows, and possibly other facade alterations around the bay window. It does retain its height and massing (including its early garage), integral porch, shingle-clad exterior, wood panel door with transom lites, rectangular bay window, and hipped-roof and dormer containing art-glass windows. The building retains only the following aspects of integrity: location, feeling, and association.

If it retained integrity, 4443 Irving Street would appear eligible for listing in the California Register of Historical Resources under Criterion 3 (design/construction) as an early and well-preserved example of a once-common building type in the Oceanside neighborhood: a wood-frame vernacular/Craftsman cottage with shingle cladding, an integral porch, and a hipped roof. Typically built on speculation and used as seasonal or long-term rentals, this residential building type once defined much of the Oceanside neighborhood until most were demolished during the middle of the twentieth century and later to make way for much larger buildings. Unfortunately in this case, the cumulative impact of later alterations renders the building ineligible for listing in the California Register.

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3CS

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource name(s) or number (assigned by recorder) 1340 47th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1340 47th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1801034

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1340 47th Avenue is a two-story, wood-frame, Craftsman-style two-family dwelling clad in rustic and beveled wood siding and capped with a hipped roof. The 2,300 sq ft building occupies a 3,000 sq ft lot on the east side of 47th Avenue between Judah and Irving Street. The building is set back from the public sidewalk. The main entrances are housed within a recessed porch accessed by brick steps. The main entrances feature non-historic recessed flush wooden doors within a covered entryway supported by one Tuscan column on the left side. The right side of the first story features a chamfered bay window with three one-over-one, double-hung wood windows. Above the entrances at the second story is a rounded bay window with two one-over-one, double-hung wood windows and the bay window is capped by a small secondary hipped roof. The right side of the second story is identical to the first story. The building terminates with a dentil molding and a projecting molded cornice. The minimally altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8359.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1900, Assessor's Office
1906, Water Tap

*P7. Owner and Address:
Chen, Anderson P. G Lee Denis
2286 28th Ave.
San Francisco, Ca 94116

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
11.28.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") William Kostura, The Oceanside Neighborhood, 2006

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3 *NRHP Status Code 3CS
*Resource Name or # (Assigned by recorder) 1340 47TH AVE

B1. Historic Name Unknown
B2. Common Name 1340 47th Ave
B3. Original Use Single-family property B4. Present Use: Multiple-family property

*B5. Architectural Style Craftsman

*B6. Construction History
1340 47th Avenue was constructed in 1905. It was converted from a single-family to a two-family building between 1915 and 1928.

*B7. Moved? No Yes Date? _____ Original Location: _____

*B8. Related Features

B9a. Architect Unknown . Builder Mallory & Swenson

*B10. Significance: Theme Residential Development Area: Oceanside/ Outer Sunset

Period of Significance 1905 Property Type Residential Applicable Criteria 3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

According to the 1901 and 1906 San Francisco Block Books, the undeveloped subject property belonged to Samuel Mount. According to the building contract, Samuel Mount hired the contracting firm of Mallory & Swenson to build the existing building at 1340 47th Avenue. In June 1906, Mr. Mount applied for water service to his property, indicating the likely date of completion. Samuel Mount owned a liquor store on Turk Street and resided at 1340 47th Avenue through at least 1910. By 1915 Mount had moved away, renting 1340 47th Avenue to a musician named Edwin Clark and his wife Ruth. In 1918, the Mount family sold the property to Jessie and Frank Ewald. The Ewalds lived nearby at 1349 49th Avenue and continued to lease out the building to other tenants, including Leslie Herstberger, the vice-president of an engraving company. He lived at 1340 47th Avenue with his niece and nephew through the mid-1930s. (continued)

B11. Additional Resource Attributes: (List attributes and codes) HP3. Multiple-family property

*B12. References: Assessor's Records, Edward's Abstracts, "Building Contracts," December 9, 1905.
Sanborn Maps 1915, 1928, 1950, San Francisco City Directories
Spring Valley Water Company Records, United States Census Records 1910, 1920, 1930

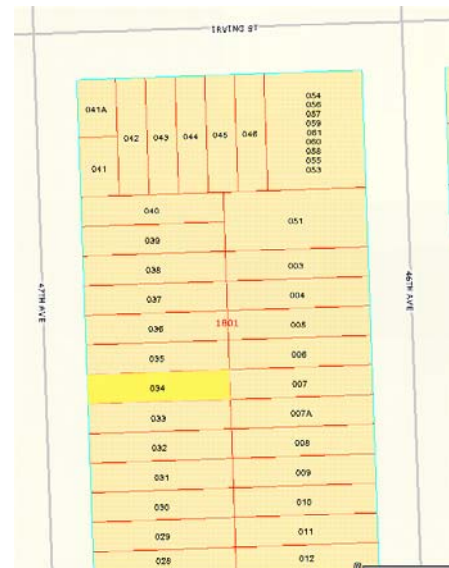
B13. Remarks

(Sketch Map with north arrow required.)

*B14. Evaluator Christopher VerPlanck

*Date of Evaluation 12.16.2009

Revised 9-2011



(This space reserved for official comments)

CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by Recorder) 1340 47TH AVE

*Recorded by: Kelley & VerPlanck, LLC

Date 11.28.08

Continuation Update

Revised 9-2011

B10: Significance (continued)

In regard to integrity, 1340 47th Avenue has undergone few alterations aside from the entry porch, which was altered to accommodate two doors when the building was converted into a two-family property after 1928. The building retains the vast majority of its character-defining features, including its height and massing, rustic and lapped siding, fenestration pattern and wood sash windows, cornice, and hipped roof. Altogether, the building retains the following aspects of integrity: location, design, materials, setting, workmanship, feeling, and association.

1340 47th Avenue appears eligible for listing in the California Register of Historical Resources under Criterion 3 (design/construction) as a rare and intact example of a larger Craftsman-style dwelling built in the Oceanside neighborhood prior to the 1906 Earthquake. Embodying a slightly higher level of design than many of its vernacular neighbors, the building displays characteristics of the Craftsman style, including its hipped roof, a mixture of siding types, Tuscan column, and corbelled brackets. Indeed, its design is unusual in San Francisco and more closely resembles contemporary suburban housing erected on the other side of the Bay in Berkeley, Oakland, and Alameda. As such, this property embodies the distinctive characteristics of a type, period, region, and method of construction.

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3CS

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource name(s) or number (assigned by recorder) 1359 47th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1359 47th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1802009

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1359 47th Avenue is a one-story, wood-frame dwelling clad in rustic wood siding and capped with a front-facing gable roof with a garage addition to the north capped by a flat roof. The 900 sq ft building occupies a 2,982 sq ft lot on the west side of 47th Avenue between Irving and Judah streets. The building is set back from the public sidewalk and the parcel slopes downward to the west. The front of the dwelling appears to be an enclosed porch with a hipped roof. The left side of the porch is articulated by a pair of multi-pane wood sash windows. The main entrance is recessed and covered with a metal awning. To the right of the dwelling is an attached garage containing a solid-panel wood door. The dwelling is capped by a steeply pitched gable roof with a raking cornice clad in wood shingles. The attached garage has a flat roof. The minimally altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8368.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1900, Assessor's Office
1904, Water Tap

*P7. Owner and Address:
Mugar, Esther
1359 47th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") William Kostura, The Oceanside Neighborhood, 2006

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3 *NRHP Status Code 3CS
*Resource Name or # (Assigned by recorder) 1359 47TH AVE

B1. Historic Name Unknown
B2. Common Name 1359 47th Ave
B3. Original Use Single-family property B4. Present Use: Single-family property
* B5. Architectural Style Vernacular

*B6. Construction History
1359 47th Avenue was built in 1904. The addition of the one-story garage on the north-side occurred after 1928.

*B7. Moved? No Yes Date? _____ Original Location: _____

*B8. Related Features

B9a. Architect Unknown . Builder Unknown

*B10. Significance: Theme Residential Development Area: Oceanside/ Outer Sunset

Period of Significance 1904 Property Type Residential Applicable Criteria 3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

According to the 1901 and 1906 San Francisco Block Books, the subject property belonged to Sol Getz, a locally prominent realtor and property developer in the Oceanside neighborhood. In order to drum up interest in his extensive holdings in Oceanside, Getz would often lease parcels to individuals at a favorable rate, apparently extracting a promise from his tenant that they would build a dwelling on the lot prior to buying the property. In this fashion, Getz' tenant Mrs. G. H. Mackinson applied for water service at 1359 47th Avenue in 1904, indicating the likely date of construction of the existing dwelling. No builder is listed in any of the records, suggesting that the existing structure was built using day labor, a common method in this area. Mrs. Mackinson does not seem to have lived there, instead renting it out to various tenants. At some point, Mrs. Mackinson sold 1359 47th Avenue to Herman and Kate Wehrle. (continued)

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single-family property

*B12. References: Assessor's Records, Sanborn Maps 1915, 1928, 1950
San Francisco City Directories, Spring Valley Water Company Records
United States Census 1910, 1920, 1930

B13. Remarks

(Sketch Map with north arrow required.)

*B14. Evaluator Christopher VerPlanck
*Date of Evaluation 02.24.2012



(This space reserved for official comments)

CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by Recorder)

1359 47TH AVE

*Recorded by: Kelley & VerPlanck, LLC

Date 02.24.2012

Continuation Update

B10: Significance (continued)

The Wehrles continued to rent the property out. According to the 1920 Census, the property was rented to Rod and June McKenzie (brother and sister). In March 1920, the Wehrles sold 1359 47th Avenue to Mrs. Mabel Kay Kendall. Kendall also rented the property out. According to the 1930 Census, a carpenter named John Morris rented the dwelling.

In regard to integrity, 1359 47th Avenue has undergone few notable alterations aside from the construction of the small garage addition and a rear addition in the 1920s. The building retains its character-defining features, including its height and massing, rustic wood siding, fenestration pattern and wood windows, and front-facing gable roof. Altogether, the building retains the following aspects of integrity: location, design, materials, setting, workmanship, feeling, and association.

1359 47th Avenue appears eligible for listing in the California Register of Historical Resources under Criterion 3 (design/construction) as an early and intact single-family dwelling constructed during the early years of the Oceanside neighborhood. Many of the houses constructed in this area were either built as weekend beach rentals or long-term investments. Many were also built by their owners, resulting in the persistent vernacular character of many of the older houses in the area. At first glance, the subject dwelling appears to resemble a 1906 Red Cross refugee cottage, built in large numbers in 1906 and 1907 to house refugees of the 1906 Earthquake. However, its construction predates the disaster, suggesting that it is instead just a simple, gable-roofed vernacular cottage built for weekend and/or rental use in what was the Carville neighborhood. Very little of this early construction is left anywhere in the neighborhood, especially a property as old as this. The property is also highly unusual in how intact it is, retaining what appears to be its original siding and fenestration. Although enlarged at the rear, the front portion of the dwelling appears much as it did in 1904.

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3CS

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource name(s) or number (assigned by recorder) 1373 47th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1373 47th Ave City: San Francisco Zip: 19422

d. UTM: (Give more than one ofr large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1802010A

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1373-1375 47th Avenue is a one-story, wood-frame, Craftsman-style dwelling clad in wood shingles and capped by a front-facing gable roof. The 1,750 sq ft building occupies a 5,965 sq ft double lot on the west side of 47th Avenue between Irving and Judah streets. A one-story, wood-frame garage occupies the front part of the southerly half of the parcel. The dwelling is raised atop a partially raised basement, which is clad in horizontal wood siding. The primary entrance is located at the right side of the first story and is recessed within a porch secured behind a metal security gate. The entry porch serves as a light well, with corrugated fiberglass roofing used to allow light into this space. Above the security gate there is a nine-light fixed window. Fenestration at the first story consists of a band of four windows containing two wood casements at the center and two double-hung vinyl windows at the corners. All feature wide wood surrounds. The gable is delineated by a simple intermediate cornice between it and the first floor level. The gable is embellished with a simple wood applied truss at the apex. The facade terminates with moderate overhanging eaves. The minimally altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8372.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1907, Assessor's Office

*P7. Owner and Address:
Anthony K. Tam Trust
Tam Anthony K Trustee
1246 46th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.06.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") William Kostura, The Oceanside Neighborhood, 2006

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3 *NRHP Status Code 3CS
*Resource Name or # (Assigned by recorder) 1373 47TH AVE

B1. Historic Name Unknown
B2. Common Name 1373 47th Ave
B3. Original Use Single-family property B4. Present Use: Single-family property

* B5. Architectural Style Craftsman

*B6. Construction History
1373 47th Avenue was constructed in 1907.

*B7. Moved? No Yes Date? _____ Original Location: _____

*B8. Related Features

B9a. Architect Unknown . Builder Unknown

*B10. Significance: Theme Residential Development Area: Oceanside/ Outer Sunset

Period of Significance 1907 Property Type Residential Applicable Criteria 3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

According to the 1901 and 1906 San Francisco Block Books, the subject property belonged to Agnes M. Fisher. Sping Valley Water Company records indicate the initial date of water service was March 1905. The application was signed by a Mrs. Mary Lister. Lister was apparently leasing the property from Mrs. Agnes Fisher. The initial water service application could indicate when the existing house was built or it could be that water service was merely installed prior to construction. The Department of Building Inspection records a construction date of 1907 for the property, although there is no original building permit and no building contract has been found. Mary Lister was listed as residing at this address as early as 1908 and she appears to have lived there through 1909. In October 1915, the Estate of Agnes Fisher sold the property to William and Lacy Arlington. (continued)

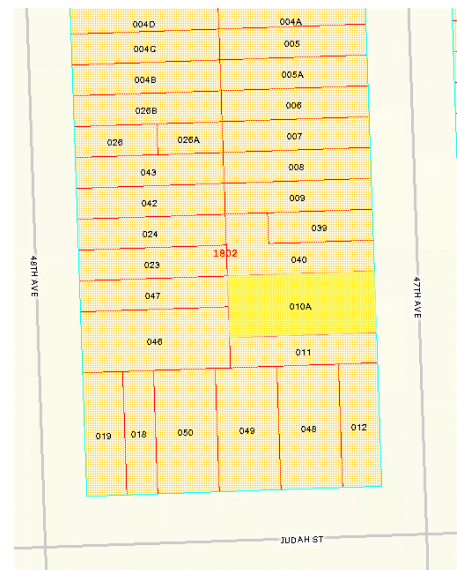
B11. Additional Resource Attributes: (List attributes and codes) HP2. Single-family property

*B12. References: Assessor's Records
Sanborn Maps 1915, 1928, 1950
San Francisco Block Books
San Francisco City Directories

B13. Remarks

*B14. Evaluator Christopher VerPlanck
*Date of Evaluation 12.16.2009
Revised 9-2011

(Sketch Map with north arrow required.)



(This space reserved for official comments)

CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by Recorder) 1373 47TH AVE

*Recorded by: Kelley & VerPlanck, LLC

Date 01.06.09

Continuation Update

Revised 9-2011

B10: Significance (continued)

The Arlingtons had been renting the house, because they appear in the 1910 Census at this address. William Arlington's occupation was listed in the city directories as stable hand. The Arlingtons lived at 1373 47th Avenue until January 1917 when they sold it to Charles H. Kendrick. The property changed hands several times during the next few years, remaining in use as a rental. In 1920, Carl and Anna Schram lived there. Carl was employed as a seaman. In 1930, Robert Michael, a car salesman, lived there.

In regard to integrity, 1373 47th Avenue appears to have undergone several alterations to its primary facade since it was constructed. The most notable alterations include the replacement of two wood casement windows on the primary facade with operable vinyl double-hung windows. The main entrance on the north side has a non-historic entry gate and the south facade has been stuccoed at an unknown date. Otherwise the dwelling retains all of its character-defining features, including its height, massing, shingled facade, band of wood windows with wide surrounds, recessed entry porch, wood detailing, and gable roof. Altogether the building retains the following aspects of integrity: location, design, materials, setting, workmanship, feeling, and association.

1373 47th Avenue appears eligible for listing in the California Register of Historical Resources under Criterion 3 (design/construction) as an older and very intact example of a single-family dwelling designed in the Craftsman style and built in the Oceanside neighborhood around the time of the 1906 Earthquake. Although the building has Craftsman features, its shingled exterior, front-facing gable roof, and simple, uncluttered lines harmonize with other simple vernacular dwellings once common in this part of San Francisco. It therefore embodies the distinctive characteristics of a type, period, region, and method of construction.

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource name(s) or number (assigned by recorder) 1374 -1376 La Playa

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1374 -1376 La Playa City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1803024

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1374-1376 La Playa Street is a two-story, wood-frame, vernacular, mixed-use commercial and residential dwelling clad in horizontal rustic wood siding and wood shingles, and capped with a hipped roof concealed behind a raised, box parapet. The 2,760 sq ft building occupies a 3,021 sq ft lot on the east side of La Playa between Irving and Judah streets. The first floor level of the primary facade features a replacement, wood-panel pedestrian door and a multi-light wood display window at left, a recessed entry at center containing an eight-paneled, replacement wood door surmounted by a single transom window and flanked by sidelights, and a multi-light wood display window at right. The second-floor level features two chamfered bay windows, each containing three double-hung vinyl-sash windows with wood surrounds and a crown molding. The facade terminates with a wide projecting box frieze - clad in shingles - and a bracketed wood cornice. The moderate-to-heavily altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property, HP6. 1-3-story commercial building

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8662.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1908, Assessor's Office

*P7. Owner and Address:
Michael P. Shaughnessy Lvg T
Michael P. Shaughnessy, Trus
1374 La Playa St.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.26.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") William Kostura, The Oceanside Neighborhood, 2006

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3 *NRHP Status Code 6Z
 *Resource Name or # (Assigned by recorder) 1374 -1376 LA PLAYA

B1. Historic Name Esplanade Cafe
 B2. Common Name 1374-1376 La Playa
 B3. Original Use Multiple-family and 1-3 story commercial B4. Present Use: Single-family and 1-3 story
 * B5. Architectural Style Classical Revival-Edwardian

*B6. Construction History
 1374 - 1376 La Playa was constructed in 1904. The wood-sash windows on the second story were replaced with vinyl-sash windows at an unknown date. According to the permit history, the facade has been almost entirely replaced with new materials over the last four decades.

*B7. Moved? No Yes Date? _____ Original Location: _____

*B8. Related Features

B9a. Architect Unknown . Builder L. T. Fenn

*B10. Significance: Theme Residential Development Area: Oceanside/ Outer Sunset

Period of Significance 1904 Property Type Mixed-use Applicable Criteria 3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

1374-76 La Playa was constructed in 1904 by local contractor L. T. Fenn for Joseph Noe as a combination restaurant and flat. According to San Francisco Block Books, the property had belonged to a Joseph Noe since at least 1896. In 1904, Noe applied for a permit to open a restaurant and bar at this address. During a hearing at the Board of Supervisors in October 1904, local residents of Carville pressured the Board to deny Noe's application (as well as two others) due to concerns that the bars "would menace the good morals of Oceanside." According to census records, by 1910, the building had been purchased by Mrs. Bertha Becker, a German immigrant widow. Between 1908 and 1915, a restaurant called The Esplanade was in operation at 1374 La Playa. In 1930, William Wallace, a probation officer and a reverend, purchased the building. (continued)

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single-family property, HP6. 1-3-story

*B12. References: Sanborn Maps 1915, 1928, 1950, San Francisco City Directories, Assessor's Records United States Census 1910, 1920, 1930 "No New Saloons on Boulevard," San Francisco Chronicle (October 19, 1904), 5. San Francisco Call, August 10, 1904

B13. Remarks

*B14. Evaluator Christopher VerPlanck
 *Date of Evaluation September 28, 2009
 Revised 9-2011

(Sketch Map with north arrow required.)



(This space reserved for official comments)

CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by Recorder) 1374 -1376 LA PLAYA

*Recorded by: Kelley & VerPlanck, LLC

Date 01.26.09 Revised 9-2011

Continuation Update

B10: Significance (continued)

He converted the first floor commercial space into a residential unit and leased the flat at 1376 La Playa to his brother Hugh, who lived there with his wife Mary Wallace and their son William.

Although at first glance it looks intact, 1374-76 La Playa actually retains at best only a moderate degree of integrity. Its original appearance is unknown, although it certainly featured a restaurant/saloon on the first floor and a flat upstairs. Based on its period of construction and use it appears likely that the building's massing and the design of its cornice is original, although these appear to be relatively recent construction. According to the permit record, by the 1950s the building was a two-family flat, which probably means that the storefronts had been removed. In 1976, the facade, which was apparently then stuccoed, was entirely replaced with rustic channel siding and stucco. In 1997, the storefronts and doors were replaced on the first floor. At present, the dwelling retains the following character-defining features: its two-story height and massing, facade that terminates in a boxed parapet, and paired chamfered bay windows. It retains the following aspects of integrity: location, setting, and feeling. It does not retain the aspects of design, materials, workmanship, or association.

Although an early and rare example of a mixed-use commercial/residential property in the Oceanside survey area, 1374-76 La Playa appears ineligible for listing in the California Register of Historical Resources due to lack of integrity. One of the older mixed-use commercial buildings in the area, the building was built to take advantage of weekend beach traffic, although it only appears to have served as a restaurant/bar for less than twenty years.

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource name(s) or number (assigned by recorder) 1486 -1488 La Playa

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1486 -1488 La Playa City: San Francisco Zip: 94122

d. UTM: (Give more than one ofr large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1805024

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1486-1488 La Playa is a three-story, wood-frame, vernacular, multiple-family dwelling clad in wood shingles and plywood and capped with a flat roof. The 2,648 sq ft building occupies a 3,021 sq ft lot on the east side of La Playa between Judah and Kirkham streets. The facade steps back from the street twice, once to the primary entrance, and again to a recessed light well. The section of the facade closest to the sidewalk is clad in wood shingles and the first floor level features a straight terrazzo stair at left and a vinyl garage door at the right. The stair leads up to the primary entrance at the left side of the second-floor level. To the left of the primary entrance is a double-hung wood window. The primary entrance is recessed within a porch and contains a glazed multi-light wood door. The second-floor level of the facade closest to the sidewalk features a chamfered bay window containing three single-light casement windows. The third-floor level appears to be a later addition. Above the light well and the primary entrance the plywood-clad addition is articulated by fixed aluminum windows. Closer to the street, the third-floor level is set back from the facade. It is articulated by a sliding aluminum door facing a roof-top deck. The original facade terminates with a molded wood cornice between the second and third-floor level. The third floor level also terminates with a molded wood cornice. The heavily altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8223.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1906, Assessor's Office

*P7. Owner and Address:
Deirdre Dole Trust
Deirdre Dole, Trustee
1488 La Playa St.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.26.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") William Kostura, The Oceanside Neighborhood, 2006

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3 *NRHP Status Code 6Z
*Resource Name or # (Assigned by recorder) 1486 -1488 LA PLAYA

B1. Historic Name Unknown
B2. Common Name 1486-1488 La Playa
B3. Original Use Multiple-family property B4. Present Use: Multiple-family property

* B5. Architectural Style Vernacular

*B6. Construction History
1486 - 1488 La Playa was constructed in 1906. The third story was added after 1950. The garage was inserted in the basement at an unknown date.

*B7. Moved? No Yes Date? _____ Original Location: _____

*B8. Related Features

B9a. Architect Unknown . Builder Unknown

*B10. Significance: Theme Residential Development Area: Oceanside/ Outer Sunset

Period of Significance 1906 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)

According to the 1901 San Francisco Block Book, the undeveloped subject property belonged to Jacob Heyman. In 1904, Felix Irvine purchased the property from Heyman. In June 1904, Irvine applied for water service, indicating the likely date of construction, although the Assessor's records indicate that 1486-1488 La Playa was constructed in 1906. It is possible that Irvine applied for water service prior to construction. Irvine, who immigrated to the United States from Scotland in 1875, was employed as a dance teacher. He lived with his wife Annie at the property until 1914 when they sold it to Orin Eastland, a physician. Orin and his wife Virginia shared the residence with members of the Hellman and Henshaw families. Sam Hellman emigrated from Russia and was employed as a foreman. The Henshaw family consisted of four adults: Edward P., Aurelius, Joseph, and Frederick Henshaw. (continued)

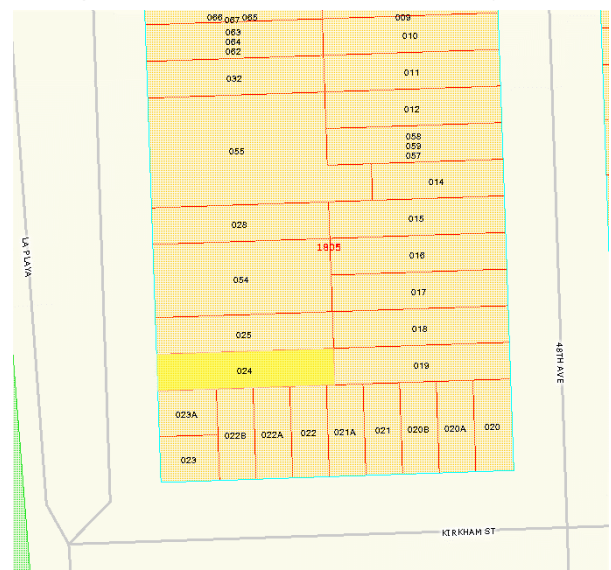
B11. Additional Resource Attributes: (List attributes and codes) HP3. Multiple-family property

*B12. References: Assessor's Records, Sanborn Maps 1915, 1928, 1950
San Francisco City Directories, Spring Valley Water Company Records
United States Census 1920

B13. Remarks

*B14. Evaluator Christopher VerPlanck
*Date of Evaluation _____

(Sketch Map with north arrow required.)



(This space reserved for official comments)

CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by Recorder)

1486 -1488 LA PLAYA

*Recorded by: Kelley & VerPlanck, LLC

Date 01.26.09

Continuation Update

B10: Significance (continued)

Edward worked for Standard Oil, Aurelius was employed as a superintendent at the Coast Refrigerator Co. and Joseph was a manager. The Henshaw family resided at the property through 1921, while Hellman and Eastland are listed in the San Francisco city directories through 1920.

1486-1488 La Playa has been heavily altered, mainly by the addition of a third story, the construction of a garage beneath the building, and the replacement of the original wood windows with vinyl. Although compatible with the Craftsman aesthetic of many early buildings built in the Carville/Oceanside neighborhood, the dwelling does not retain sufficient integrity to be listed in the California Register.

1486-88 La Playa does not appear eligible for listing in the California Register under any of the four criteria. Although an early and unusual example of multi-family residential construction in the Oceanside neighborhood, the building appears to have been heavily altered and no longer appears to be a good example of a type, period, or method of construction.

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3CS

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource name(s) or number (assigned by recorder) 1424 La Playa

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1424 La Playa City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1805038

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1424 La Playa Street is a two-story, wood-frame, First Bay Region Tradition-style dwelling clad in wood shingles and capped by a gambrel roof. The 2,772 sq ft building occupies a 4,713 sq ft lot on the east side of La Playa between Judah and Kirkham streets. The building is set back from the street, leaving room for a small yard and driveway concealed behind a wood fence. The basement level is not visible from the street. The first story consists of a rectangular bay window featuring a pair of aluminum sliding windows. The bay window is flanked by recessed alcoves embellished with decorative shingle patterns. The second-floor level projects out over the first-floor bay window. Located at the center of the gabled facade is a pair of large aluminum sliders. The south elevation is also visible due to a generous setback between this property and its neighbor. The south elevation features a pair of aluminum slider windows at the first floor level and a gambrel-roofed dormer above. To the right is a recessed entry porch and at the rear is a steeply pitched, shed-roofed wing that is articulated by a large aluminum sliding window. The facade terminates in a simple fascia board. The building is related to its neighbors at 1434 and 1436 La Playa.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #)
View toward east, 100_8240.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1908, Assessor's Office

*P7. Owner and Address:
Sacha, Louis J. & Dolores E.
1424 La Playa St.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, Ca 94131

*P9. Date Recorded:
01.26.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") William Kostura, The Oceanside Neighborhood, 2006

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3 *NRHP Status Code 3CS
 *Resource Name or # (Assigned by recorder) 1424 LA PLAYA

B1. Historic Name Unknown
 B2. Common Name 1424 La Playa
 B3. Original Use Single-family property B4. Present Use: Single-family property
 * B5. Architectural Style First Bay Region Tradition

*B6. Construction History
 1424 La Playa was constructed in 1908. The rear addition was constructed between 1915 and 1928. The windows were replaced at an unknown date.

*B7. Moved? No Yes Date? _____ Original Location: _____

*B8. Related Features 1434, 1436, and 1438 La Playa

B9a. Architect Unknown . Builder Unknown

*B10. Significance: Theme Residential Development Area: Oceanside/ Outer Sunset

Period of Significance 1908 Property Type Residential Applicable Criteria 3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

1424 La Playa is the northernmost element in a compound presently comprising four separate but obviously related residential units. In 1901, the property belonged to Jacob Heyman, a local real estate broker and developer active in the Sunset District. In 1906, May Pasmore purchased the undeveloped property at 1424 La Playa, located just north of their existing compound at 1434-38 La Playa. Sometime after 1906, May and Henry B. commissioned the existing dwelling on the lot. The original builder and architect (if any) are unknown although based on the appearance of the building, whoever it was appears to have also designed/built 1434-38 La Playa. 1434-38 La Playa, which is located on the adjoining lot to the south, was built in 1903. The Pasmore family appears to have rented 1424 La Playa out to various tenants, including George M. Terrill, a physician, from 1908 until 1910 and Frank Lincoln, a musician in a local orchestra, and his family during the 1920s. (continued)

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single-family property

*B12. References: Assessor's Records, Sanborn Maps, San Francisco Block Books, San Francisco City Directories, United States Census 1910, 1920, "Real Estate Transactions," San Francisco Call (November 30, 1898). "Farewell Parties for the Members of the Smart Set," San Francisco Chronicle (September 22, 1917), 5.

B13. Remarks 1976 Survey-rated building: "1"

(Sketch Map with north arrow required.)

*B14. Evaluator Christopher VerPlanck
 *Date of Evaluation September 29, 2009
Revised 9-2011



(This space reserved for official comments)

CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by Recorder) 1424 LA PLAYA

*Recorded by: Kelley & VerPlanck, LLC

Date 01.26.09

Continuation Update

Revised 9-2011

B10: Significance (continued)

Henry B. Pasmore was a locally prominent musician and composer who was active in San Francisco's musical scene, appearing in many local productions. He and his wife May were also prominent members of San Francisco's Bohemian intelligentsia, with their parties in their Pacific Heights house written up in local papers. Newspaper articles throughout the 1940s feature articles on members of the Pasmore family, in particular their daughter Mary Pasmore, a violinist with the San Francisco Symphony. City directories and census records indicate that various members of the Pasmore family lived on and off at 1424 and 1434-38 La Playa, with the other units rented out to other musicians and friends of the family. After 1930, it appears that the Pasmore family sold the property, after which time it was subdivided into four individual units.

1434 La Playa has been scarcely altered aside from the replacement of its original wood windows with aluminum sash, a common alteration in the harsh conditions of the Outer Sunset District. Otherwise, it retains the rest of its character-defining features, including its height and massing, shingle-clad exterior, and fenestration pattern. Altogether the property retains the following aspects of integrity: location, design, materials, setting, workmanship, feeling, and association.

1424 La Playa appears eligible for listing in the California Register of Historical Resources under Criterion 3 (design/construction) as an example of the First Bay Region Tradition style in San Francisco and as a representative example of early residential development in San Francisco's Carville neighborhood, which before the 1906 Earthquake and Fire housed a significant colony of artists and musicians like the Pasmore family. The First Bay Region Tradition, an indigenous Northern California variant of the Arts and Crafts movement, was pioneered by amateur architect Joseph Worcester and further developed by Bernard Maybeck, Willis Polk, and Julia Morgan during the late 1890s and early 1900s. Hallmarks of the First Bay Region Tradition, which is more of an ethos than a rigid style, include an emphasis on simplicity and an interest in using local materials. First Bay Region Tradition buildings are usually built of redwood and typically asymmetrically massed. Often shingled, most examples are very simple and rustic in appearance, with little applied ornament. The building's character-defining features. As such, 1424 La Playa embodies the distinctive characteristics of a type, period, region, and method of construction.

Primary # _____
 HRI # _____
 Trinomial _____
 NRHP Status Code 6Z

Other Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 4 *Resource name(s) or number (assigned by recorder) 1452 48th Ave

P1. Other Identifier The Clean Cycle Laundromat - 1454 48th Avenue

*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: SF North Date: 1994

*c. Address: 1452 48th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one ofr large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1806022

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1452-54 48th Avenue is a one-story, wood-frame, Mediterranean-style commercial building finished in stucco and capped by a flat roof at the front of the lot and a three-story, wood-frame, Craftsman-style dwelling on the rear portion of the lot. The buildings occupy a 4,500 sq ft lot on the east side of 48th Avenue between Judah and Kirkham streets. The main entrance of the commercial building is recessed and flanked by altered mid-century storefronts consisting of fixed glass display windows and stuccoed bulkheads. The upper portion of the facade features a band of fixed wood transom windows with dimpled glass; some of the transoms have been replaced with vents. Above the windows is a frieze containing three molded stucco cartouches. The facade terminates with a red clay tile-clad pent roof and a curved parapet.

The dwelling at the rear of the property is accessed by a walkway to the right of the commercial building. The dwelling is clad in wood shingles and capped with a front-facing gable roof. A wood stair leads up to the main entrance. The first floor level features a wooden garage door. The second floor features two one-over-one aluminum sash windows and the third floor features an aluminum sash window in the center of the gable. The building terminates with a simple cornice. Both buildings appear to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP6. 1-3 Story commercial building; HP2. Single-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
 View toward east, 100_8645.JPG



*P6. Date Constructed/Age and Sources

Historic Prehistoric Both
 1900, Assessor's Office
 1904, Dwelling at rear
 1912, Store

*P7. Owner and Address:

Piotrkowski Trust The
 % Gabriel & Perla Piotrkowski
 2263 42nd Ave.
 San Francisco, Ca 94116

*P8. Recorded by

Kelley & VerPlanck, LLC
 2912 Diamond Street, #330
 San Francisco, CA 94131

*P9. Date Recorded:

01.12.09

*P10. Survey Type: (Describe)

Reconnaissance-level survey:
 Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") William Kostura, The Oceanside Neighborhood, 2006

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4 *NRHP Status Code 6Z
*Resource Name or # (Assigned by recorder) 1452 48TH AVE

B1. Historic Name Unknown
B2. Common Name 1452-54 48th Avenue
B3. Original Use Single-family property B4. Present Use: 1-3 commercial building,
* B5. Architectural Style Craftsman and Mediterranean

*B6. Construction History
The dwelling at the rear of the lot was constructed in 1905. A dwelling at the front of the lot was turned around and converted into a dwelling in 1912 and enlarged after 1928.

*B7. Moved? No Yes Date? 1912 Original Location: front of the

*B8. Related Features

B9a. Architect None . Builder Birl Hughes

*B10. Significance: Theme Residential Development Area: Oceanside/ Outer Sunset

Period of Significance 1905, 1912 Property Type Residential/Commercial Applicable Criteria 3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

1452-54 48th Avenue contains two buildings: a ca. 1905 dwelling at the rear of the lot (1452) and a ca. 1912 store at the front of the lot (1454). In October 1904, Annie L. Mallowney sold the undeveloped subject property to Birl Hughes. Hughes, a carpenter, built the existing dwelling between 1904 and 1905. According to the 1910 Census, Birl Hughes was an Ohio-born carpenter and shipwright. He lived in the house with his family, including his wife Minnie and their eight children, including six sons and two daughters. His occupation was listed in city directories as carpenter. According to the March 1912 edition of Building & Engineering News, Hughes moved the house to the back of the lot and added two rooms. He also picked up, turned around, and remodeled an existing a one-story dwelling at the front of the lot to house his new dry goods business. After 1928 the commercial building at the front of the lot was enlarged to its current size. (continued)

B11. Additional Resource Attributes: (List attributes and codes) HP6. 1-3 Story commercial building; HP2.

*B12. References: Assessor's Records, Building and Engineering News, March 12, 1912, Sanborn Maps San Francisco Call, October 4, 1904, San Francisco City Directories Spring Valley Water Company records, United States Census 1920, 1930

B13. Remarks

*B14. Evaluator Christopher VerPlanck
*Date of Evaluation 12.17.2009
Revised 9-2011

(Sketch Map with north arrow required.)



(This space reserved for official comments)

CONTINUATION SHEET

Page 3 of 4

Resource Name or # (Assigned by Recorder) 1452 48TH AVE

*Recorded by: Kelley & VerPlanck, LLC

Date 01.12.09

Continuation Update

Revised 9-2011

B10: Significance (continued)

The 1930 Census indicates that the Hughes family still lived at 1452 48th Avenue. By this time Birl was 70 and his wife Minnie was 62. Living with them were three sons and one grandson. Birl died later that year. His son Edson was listed as the head of the household in the 1933 city directory.

In 1956 the tiled bulkheads of the store were modified, resulting in the removal of the tile and recladding in stucco.

In regard to character-defining features, the rear dwelling is not entirely visible from the street. It is known that it has been altered, including having been raised to insert a garage and the replacement of most of its original windows with aluminum. It also appears to have lost what ornament it may have originally had and acquired a large wood deck and fire escape that interfere with the perception of its original facade. Its character-defining features include its wood and shingle cladding, fenestration pattern, and front-facing gable roof with raking cornice. It retains integrity of location and materials (partial).

The store at the front of the lot has also been altered, including modifications to the storefronts and transoms above in 1956. Aside from that it is fairly intact. It has the following character-defining features: height and massing, intact 1930s-era storefronts with tiled bulkheads, louvered vents, frieze with plaster cartouches, and tiled pent roof. The store retains the following aspects of integrity: location, design, materials, workmanship setting, feeling, and association.

1452 48th Avenue appears ineligible for listing in the California Register of Historical Resources under any of the criteria, due in large part to integrity issues. If the buildings had better integrity they may have qualified under Criterion 3 (design/construction) as a rare mixed-use property developed in part prior to the 1906 Earthquake at the heart of what was the old Carville/Oceanside neighborhood's business district. Although the store was built after the disaster, it is one of a handful of intact commercial buildings surviving from the Oceanside era.

Page 4 of 4 Resource Name or # (Assigned by Recorder) 1452 48TH AVE
*Recorded by: Kelley & VerPlanck, LLC Date 01.12.09
 Continuation Update



Detail of dwelling at rear
Source: KVP Consulting

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3CS

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource name(s) or number (assigned by recorder) 1433 46th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1433 46th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1807004

***P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)**

1433 46th Avenue is a one-story, wood-frame, vernacular dwelling clad in wood shingles and capped with a hipped roof. The 660 sq ft building occupies a 3,002 sq ft lot on the west side of 46th Avenue between Judah and Kirkham streets. The building is set back from the street, providing room for a small garden enclosed within a white picket fence. The primary façade is symmetrical, with a central wood and glass door, flanked by double-hung windows with slim wood surrounds. The door is sheltered by a small shed-roofed entry porch supported by a pair of Tuscan wood columns. The basement is exposed along the side elevation and is clad with horizontal rustic wood siding. The building terminates with a slight eave overhang. The hipped roof features skylights on its south side. The minimally altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #)
View toward west, 100_8247.JPG

*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1906, Assessor's Office

*P7. Owner and Address:
Hudson, Margaret E. Kallenbur
1433 46th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
11.07.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") William Kostura, The Oceanside Neighborhood, 2006

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record



BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3 *NRHP Status Code 3CS
*Resource Name or # (Assigned by recorder) 1433 46TH AVE

B1. Historic Name Unknown
B2. Common Name 1433 46th Ave
B3. Original Use Single-family property B4. Present Use: Single-family property
* B5. Architectural Style Vernacular

*B6. Construction History
1433 46th Avenue was constructed in 1906.

*B7. Moved? No Yes Date? _____ Original Location: _____

*B8. Related Features

B9a. Architect Unknown . Builder Unknown

*B10. Significance: Theme Residential Development Area: Oceanside/ Outer Sunset

Period of Significance 1906 Property Type Residential Applicable Criteria 3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

In 1901, the subject property belonged to Clara E. Kruger. Kruger, a German immigrant, built 1433 46th Avenue in late 1905 or early 1906, prior to the 1906 Earthquake. The original builder is unknown, although it was probably built with day labor, a common practice in the area. Clara Kruger never seems to have lived at 1433 46th Avenue. Instead, she resided on Stanyan Street with her two sons until she eventually moved to Oakland. Throughout this period she rented the dwelling out to short and longer-term tenants, including John Smith, a metal worker, who was recorded at this address in 1920. Clara Kruger sold the property to her son Rudolph in 1924. John Smith and his wife continued to live there through the 1920s and into the early 1930s. (continued)

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single-family property

*B12. References: Assessor's Records, Sanborn Maps 1915, 1928, 1950
San Francisco Block Books, San Francisco City Directories
United States Census 1900

B13. Remarks

(Sketch Map with north arrow required.)

*B14. Evaluator Christopher VerPlanck

*Date of Evaluation 12.15.2009

Revised 9-2011

(This space reserved for official comments)



CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by Recorder) 1433 46TH AVE

*Recorded by: Kelley & VerPlanck, LLC

Date 11.07.08

Continuation Update

Revised 9-2011

B10: Significance (continued)

1433 46th Avenue appears to have undergone no significant alterations since it was built in 1906. Indeed, of this hipped-roof bungalow type once common in the Oceanside neighborhood, this property is likely the least changed. It even retains its original landscaped yard and was never altered to accommodate a driveway, let alone a garage. The building retains its character-defining features, including its height, massing, shingled exterior, double-hung wood windows, column-supported porch, and hipped roof. Altogether, the property retains the aspects of location, design, setting, materials, workmanship, feeling, and association.

1433 46th Avenue appears eligible for listing in the California Register under California Register Criterion 3 (design/construction) as a very early and rare example of a vernacular, hipped-roof bungalow built during the early days of the Oceanside neighborhood when it was still known as Carville. Although evidently not an original Carville house made of old horse cars, the dwelling shares much in common with the other vernacular residential buildings once common in the area. Built mostly as weekend beach cottages or longer-term rentals, many early Carville houses were very small and not substantially built. Many were demolished during the 1920s building boom and again during the postwar period when many "underutilized" lots near the beach were redeveloped with large, "dingbat"-style apartment buildings. As such the dwelling embodies the distinctive characteristics of a type, period, region, and method of construction.

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3CS

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource name(s) or number (assigned by recorder) 1484 47th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1484 47th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1807018

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1484 47th Avenue is a two-story, wood-frame, Craftsman-style bungalow clad in wood shingles and capped by a side-facing gable roof. The 2,310 sq ft building occupies a 5,370 sq ft lot between Judah and Kirkham streets. The building sits atop an ungraded lot and is set back from the street, leaving space for a landscaped yard. The dwelling is accessed by a straight central concrete stair that passes through an opening in the concrete retaining wall up to the brick stair that leads up to the main entrance. The basement is semi-exposed and a large, semi-enclosed porch with three open arches extends across the first floor level. The primary entrance is recessed within the right side of the porch. It is a solid wood door with stained glass lights. Two rectangular bay windows are capped by shed roofs with exposed rafter tails present inside the porch to the left of the primary entrance. Each bay contains three double-hung 10-over-1 wood sash windows flanked by two narrower 6-over-1 double-hung wood sash windows, all with wood surrounds. An exposed brick chimney is present on the north side of the building, cutting through the roof eave. Triangular knee braces with squared ends elaborate the side eaves. A large dormer capped by a shed roof with exposed rafter tails is present in the front center of the roof. The dormer facade has a square split casement window flanked by two fixed windows; all contain wood sash with wood surrounds. The facade terminates in wide eave overhang and simple cornice. The minimally altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8262.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1923, Assessor's Office

*P7. Owner and Address:
Sperandio, Ken
1484 47th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.09.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") William Kostura, The Oceanside Neighborhood, 2006

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3 *NRHP Status Code 3CS
 *Resource Name or # (Assigned by recorder) 1484 47TH AVE

B1. Historic Name Unknown
 B2. Common Name 1484 47th Ave
 B3. Original Use Single-family property B4. Present Use: Single-family property

*B5. Architectural Style Craftsman

*B6. Construction History
 1484 47th Avenue was constructed circa 1907.

*B7. Moved? No Yes Date? _____ Original Location: _____

*B8. Related Features

B9a. Architect Unknown . Builder Clarence E. Judson?

*B10. Significance: Theme Residential Development Area: Oceanside/ Outer Sunset

Period of Significance 1907 Property Type Residential Applicable Criteria 3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

According to the 1901 San Francisco Block Book, the subject (undeveloped) property belonged to Robert McMillan, a local real estate investor. By 1906, Sol Getz, a local realtor and developer, had acquired the property. Based Assessor records, 1484 47th Avenue was constructed in 1907 for Byron and Mignon McDonald. There is no surviving record of who built the dwelling, although it very closely resembles the work of contractor Clarence E. Judson, who lived across the street at 1443 47th Avenue and had an office on the 1200 block of 47th Avenue. Indeed, the building closely resembles Judson's own house in regard to its massing, proportions, side-facing gable roof, shed-roofed dormer, and integral porch. The owner Byron McDonald was employed as a clerk at Levi Strauss & Co. In June 1926, the McDonalds sold 1484 47th Avenue to Olaf C. E. Rusch and Robert E. Fibriger. (continued)

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single-family property

*B12. References: Assessor's Records, Sanborn Maps 1915, 1928, 1950, San Francisco City Directories
 Spring Valley Water Company records, United States Census 1930

B13. Remarks

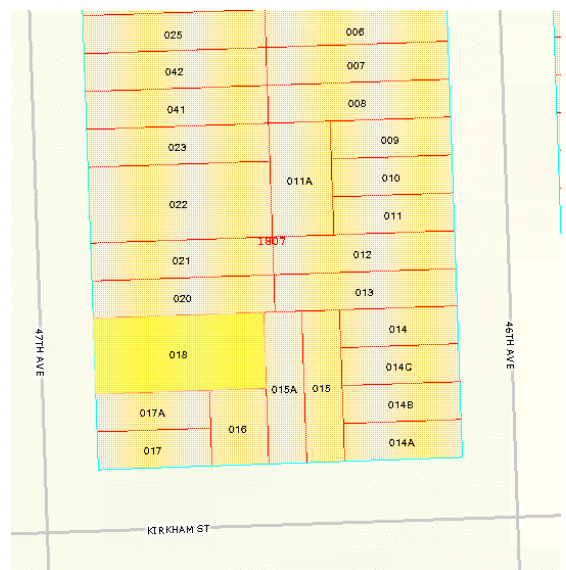
*B14. Evaluator Christopher VerPlanck

*Date of Evaluation 12.17.2009

Revised 9-2011

(This space reserved for official comments)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by Recorder) 1484 47TH AVE

*Recorded by: Kelley & VerPlanck, LLC

Date 01.09.09

Continuation Update

Revised 9-2011

B10: Significance (continued)

According to the 1930 Census, the residents of 1484 47th Avenue were Olaf Rusch, a Swedish-born steel mill engineer, his two sons Erik and Ivan, and Robert Fibriger, a Danish-born artist and his daughters Freda and Sisse. In 1936, Fibriger sold his interest in the property to Rusch, who continued to live at 1484 47th Avenue through the 1930s.

In regard to integrity, 1484 47th Avenue has undergone very few, if any, notable alterations. Indeed, it even appears to retain its original wood sash windows and landscaping. The building retains all of its character-defining features, including its height and massing, shingle-clad exterior, integral porch with arched lintels, shallow rectangular bay windows, fenestration pattern, side-facing gable roof with exposed rafter ends, shed-roofed dormer, and chimney. The building retains the following aspects of integrity: location, design, materials, setting, workmanship, feeling, and association.

1484 47th Avenue appears eligible for listing in the California Register of Historical Resources under Criterion 3 (design/construction) as a highly intact Craftsman bungalow built during the early years of the Oceanside neighborhood. It was most likely built by Clarence E. Judson, one of the Oceanside neighborhood's most prolific builders. In regard to its design, it is one of the more "textbook" examples of the Craftsman bungalow style in the neighborhood, and indeed San Francisco, where constrained lot sizes have traditionally prevented the full expression of a freestanding bungalow such as this. In regard to its siting and design, the building more closely resembles its counterparts in the East Bay communities of Oakland, Berkeley, and Alameda. As such it embodies the distinctive characteristics of a type, period, region, and method of construction.

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3S

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4 *Resource name(s) or number (assigned by recorder) 1468 47th Ave

P1. Other Identifier Henn House

*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: SF North

Date: 1994

*c. Address: 1468 47th Ave

City: San Francisco

Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1807022

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1468 47th Avenue is a two-story-over-basement, wood-frame, Shingle-style multiple-family dwelling clad in brown shingles and capped with a hipped roof. The 2,335 sq ft building occupies a 6,000 sq ft lot on the east side of 47th Street between Judah and Kirkham streets. The building sits atop an ungraded lot with a low stone retaining wall at the sidewalk. Two wood gates secure the pedestrian walkway and the driveway. The dwelling is recessed back from the street, providing room for a large lawn and paved driveway at the front of the property. A tall wood-frame tank house sits at the rear of the property. At the left side of the first floor a wide brick stair leads to a large wood portico supported by wood Tuscan columns. The main entrance features a recessed glass and wood door with multi-pane sidelights. The door is flanked by pilasters supporting an entablature. To the right of the entrance is a fixed wood sash window. To the right of that is a two-story turret that extends through the second floor and above the roof where it is capped by a conical witch's cap. Each level of the turret features three double-hung curved wood windows. Recessed and below the turret is a garage containing two hinged wood and glass doors. The second story features a chamfered bay window with three one-over-one double-hung wood sash windows on the left side, a one-over-one double-hung wood sash window in the center, and the turret on the right side. The primary facade terminates with bracketed eaves and an eyebrow dormer in the center of the roof. The south elevation is also visible; it is characterized by a large rectangular bay window at the center that is flanked by

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #

View toward east, 100_8271.JPG



*P6. Date Constructed/Age and Sources

Historic Prehistoric Both

1900, Assessor's Office
Ca. 1901, San Francisco City
Directories

*P7. Owner and Address:

Mary S. Freese 1987 Trust
75 S. Knoll Road
Mill Valley, Ca 94941

*P8. Recorded by

Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:

*P10. Survey Type: (Describe)

Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") William Kostura, The Oceanside Neighborhood, 2006

*Attachments

BSOR

Photograph Record

Continuation Sheet

Archaeological Record

NONE

Location Map

Other...

Artifact Record

District Record

Linear Feature Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4 *NRHP Status Code 3S
*Resource Name or # (Assigned by recorder) 1468 47TH AVE

B1. Historic Name Henn House
B2. Common Name 1468 47th Avenue
B3. Original Use Single-family property B4. Present Use: Multiple-family property
* B5. Architectural Style Shingle style

*B6. Construction History
The Henn House was built or moved to this location in 1902. A garage was added to the building at an unknown date. The subject property still retains the water tower, however the two other outbuildings illustrated in the 1915, 1928, and 1950 Sanborn maps have been removed.

*B7. Moved? No Yes Date? _____ Original Location: _____

*B8. Related Features

B9a. Architect Unknown . Builder Unknown

*B10. Significance: Theme Residential Development Area: Oceanside/ Outer Sunset

Period of Significance 1902 Property Type Residential Applicable Criteria C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

According to the 1901 San Francisco Block Book, the subject property belonged to Robert MacMillan, a local real estate broker. Sometime after 1900, Mrs. Augusta Henn, a widow and a German immigrant, purchased the lot from MacMillan. According to the 1900 Census, Mrs. Henn had previously lived at 508 Sanchez Street in Eureka Valley. She was employed as a bookkeeper. The exact provenance and construction chronology of the Henn House is unknown. There is no surviving original building permit and a building contract does not appear in the San Francisco Call, the California Architect & Building News, or the San Francisco Chronicle. There is also no early water tap application on file for the property because for many years the building had its own water supply. What is known is that 1468 47th Avenue was constructed or moved to the property circa 1902. The first known owner was Augusta Henn. She first appears at this address in 1903. (continued)

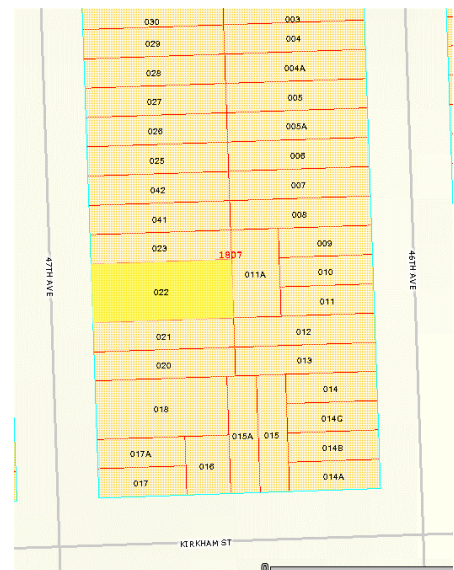
B11. Additional Resource Attributes: (List attributes and codes) HP3. Multiple-family property

*B12. References: Assessor's Records, Junior League File
Sanborn Maps 1915, 1928, 1950, San Francisco City Directories
United States Census 1910

B13. Remarks

*B14. Evaluator Christopher VerPlanck
*Date of Evaluation 06.17.2011

(Sketch Map with north arrow required.)



(This space reserved for official comments)

CONTINUATION SHEET

Page 3 of 4

Resource Name or # (Assigned by Recorder)

1468 47TH AVE

*Recorded by: Kelley & VerPlanck, LLC

Date 01.07.09

Continuation Update

B10: Significance (continued)

According to the 1908 San Francisco city directory, the property was occupied by Augusta Henn and her son Theodore Henn, a marine engineer. The 1910 Census records the property as being occupied by Augusta Henn (aged 74), her son Theodore Henn (aged 46) and his two sons Clarence and Charley. Members of the Henn family continued to reside at 1468 47th Avenue until 1971 when they sold the property to George and Mary Freese.

The 1915 and 1928 Sanborn maps indicate that 1468 47th Avenue contained several buildings in addition to the Henn House, including a tank house and two smaller outbuildings. The 1950 Sanborn depicts largely the same conditions. The tankhouse and one of the sheds still stand.

In regard to integrity, the Henn House is unexcelled in the Oceanside neighborhood. It retains the vast majority of its character-defining features, including its height and massing, shingled exterior, extruded porch, fenestration pattern and wood windows, corner turret, cornice, and hipped roof capped by an eyebrow dormer. The Henn House also retains its historic tankhouse toward the northeast corner of the property. Altogether, the Henn House retains the following aspects of integrity: location, design, materials, setting, workmanship, feeling, and association.

The Henn House, including its unusual tankhouse, appears eligible for listing in the National Register of Historic Places under Criterion C (design/construction). The building stands out from the majority of its neighbors in the Oceanside neighborhood by virtue of its size, its high-style Late Queen Anne/Shingle Style design, and its relatively intact yard and tankhouse. It represents the distinctive characteristics of a type, period, region, and method of construction. The building is also quite possibly the oldest existing house in the Oceanside neighborhood. More detailed research (beyond the scope of this survey) is necessary to document its precise construction chronology and to determine if it may be eligible under any of the other three criteria.

Page 4 of 4 Resource Name or # (Assigned by Recorder) 1468 47TH AVE
*Recorded by: Kelley & VerPlanck, LLC Date 01.07.09
 Continuation Update



1468 47th Avenue, 1967
Source: San Francisco Public Library



1468 47th Avenue, shingle pattern



1468 47th Avenue, tank house at rear

1.5

10

1.5

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource name(s) or number (assigned by recorder) 1422 47th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1422 47th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one ofr large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1807032

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1422 47th Avenue is a three-story, wood-frame, Craftsman-style, multiple-family dwelling clad in horizontal lapped wood siding and capped with a hipped roof. The 1,892 sq ft dwelling occupies a 1,700 sq ft lot on the east side of 47th Avenue between Judah and Kirkham streets. The first story features a multi-panel wood garage door at left and the primary entrance at right, recessed in an entry porch secured behind a metal security gate. The first and second stories are separated by an intermediate cornice. At the second story, a centrally located projecting bay window features four double-hung, wood-sash windows with wood moldings. Other fenestration at the second story includes three more windows of similar configuration, one left of the bay and two to the right. An intermediate cornice separates the second and third stories. At the third story, the projecting bay window continues, containing the same window configuration as the second story. The bay window at the third story is flanked by a double-hung wood sash window at either side. At the far right, the façade terminates at the top of the second story, and the slope of a side gable roof is visible. At the left of the facade, the bay is capped by a hipped roof and the façade terminates with hipped brow with a moderate eave overhang. The heavily altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8297.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1904, Assessor's Office

*P7. Owner and Address:
Escobar, Mario R. & Carmen G.
1570 Roberta Dr.
San Mateo, Ca 94403

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.08.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") William Kostura, The Oceanside Neighborhood, 2006

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3 *NRHP Status Code 6Z
*Resource Name or # (Assigned by recorder) 1422 47TH AVE

B1. Historic Name Unknown
B2. Common Name 1422 47th Avenue
B3. Original Use Multiple-family property B4. Present Use: Multiple-family property
* B5. Architectural Style Craftsman

*B6. Construction History
1422 47th Avenue was constructed in 1904 as a one-story dwelling, one of four cottages sharing the same oversized lot. After 1950 it was enlarged by two stories.

*B7. Moved? No Yes Date? _____ Original Location: _____

*B8. Related Features

B9a. Architect Unknown . Builder Lawson T. Fenn

*B10. Significance: Theme Residential Development Area: Oceanside/ Outer Sunset

Period of Significance N/A 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)

According to the 1901 San Francisco Block Book the subject property belonged to Robert McMillan and according to the 1906 Block Book it belonged to William (sometimes listed as Walter) Mohns, a wholesale liquor dealer. The initial water service application was submitted in December 1904 by William Mohns. This date, corroborated by Department of Building Inspection records, is likely the original date of construction for the heavily altered building on the existing site. Originally it was part of a compound of four, hipped-roof vernacular cottages built by contractor Lawson T. Fenn, a locally active contractor in the Oceanside neighborhood. All were one-story cottages with front porches and hipped roofs (1416, 1418, 1420, and 1422 47th Avenue). In 1909, Walter Mohns sold his property to his relation Henry Mohns. (continued)

B11. Additional Resource Attributes: (List attributes and codes) HP3. Multiple-family property

*B12. References: Assessor's Records, Sanborn Maps 1915, 1928, 1950
San Francisco Block Books, San Francisco City Directories
United States Census 1910, 1920, 1930

(Sketch Map with north arrow required.)

B13. Remarks

*B14. Evaluator Christopher VerPlanck
*Date of Evaluation 12.16.2009

(This space reserved for official comments)



CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by Recorder) 1422 47TH AVE

*Recorded by: Kelley & VerPlanck, LLC

Date 01.08.09

Continuation Update

B10: Significance (continued)

Two years later, Henry sold it to the Bremen Land Company. Between 1915 and 1928, the large lot was divided into two narrow lots, each with two dwellings. The 1928 and 1950 Sanborns indicate that the subject building at 1422 47th Avenue remained a one-story cottage, probably very similar to its neighbor at 1416-18 47th Avenue. At some unknown time after 1950, the existing property was again subdivided and the dwelling altered to accommodate two additional floors or rebuilt as the existing three-story dwelling.

In regard to integrity, 1422 has been completely rebuilt and no longer resembles its original appearance. The only aspect of integrity that the building retains is location.

If it retained integrity, 1422 47th Avenue would likely appear eligible for listing in the California Register of Historical Resources under Criterion 3 (design/construction) as an example of one-story Craftsman cottage constructed in the Oceanside neighborhood prior to the 1906 Earthquake. As it is, the existing building bears little resemblance to its original design and therefore appears ineligible for listing.

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6L

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource name(s) or number (assigned by recorder) 1425 43rd Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1425 43rd Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1810002

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1425 43rd Avenue is a two-story, wood-frame, vernacular dwelling clad in rustic wood siding and capped with a shallow-pitched, side-facing gable roof. The building occupies a 2,963 sf lot on the west side of 43rd Avenue between Judah and Kirkham streets. The building is 900 sq ft and the primary facade faces east. The first story features a glazed wood pedestrian door at left and a pair of hinged wood and glass garage doors at right. At center, a straight wood stair leads up to a wide porch at the second story, which spans the width of the facade. The primary entrance is located at the top of the stairs and contains a glazed multi-light wood door with wide wood casings. The door is flanked at left and right by symmetrical double-hung wood-sash windows with wide casings. The porch is capped with a shed roof and supported by chamfered square Tuscan posts. The primary facade terminates with a molded cornice. The minimally altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8906.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1906, Assessor's Office

*P7. Owner and Address:
Stratmann, Greg
1425 43rd Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
10.27.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") William Kostura, The Oceanside Neighborhood, 2006

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3 *NRHP Status Code 6L
*Resource Name or # (Assigned by recorder) 1425 43RD AVE

B1. Historic Name Unknown
B2. Common Name 1425 43rd Avenue
B3. Original Use Single-family property B4. Present Use: Single-family property

*B5. Architectural Style Vernacular

*B6. Construction History
1425 43rd Avenue was built in 1906 on land belonging to Sol Getz.

*B7. Moved? No Yes Date? 1906? Original Location: Unknown

*B8. Related Features

B9a. Architect None . Builder Unknown

*B10. Significance: Theme Residential Development Area: Oceanside/ Outer Sunset

Period of Significance 1906 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)

1425 43rd Avenue was either built or moved to its site in 1906. According to the 1906 Block Book, the property belonged to prominent Oceanside realtor, Sol Getz. Getz would often lease land at a reasonable rate to individuals who would promise to build or move a dwelling there, often apparently with a lease-to-own agreement in place. It is therefor likely that the core of the existing dwelling was moved to the site in 1906 by a Mr. Stanislaus Barlkosky, a mail carrier employed by the U.S. Postal Service. Based on the building's date of construction, its footprint on the 1915 Sanborn map, combined with its appearance today, it is possible that the front portion of this building is an earthquake refugee cottage oriented with its long axis parallel to the street. Built in large numbers by the Red Cross in 1906 and 1907 and assembled in refugee camps, the cottages were often sold at a nominal sum to their occupants once the camps were closed. (continued)

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single-family property

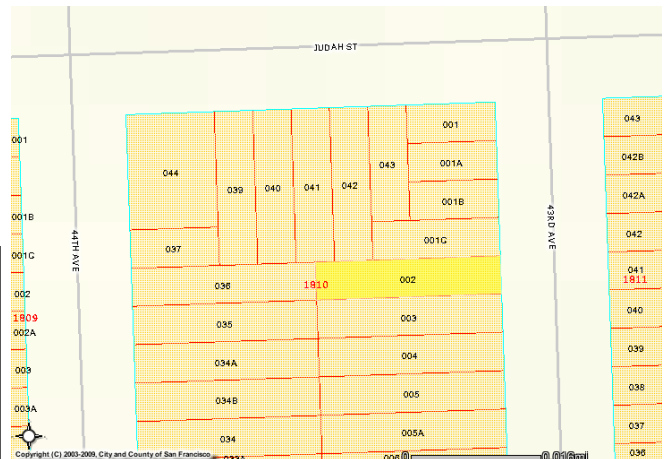
*B12. References: Assessor's Records, Sanborn Maps, San Francisco City Directories
United States Census 1920

(Sketch Map with north arrow required.)

B13. Remarks

*B14. Evaluator Christopher VerPlanck
*Date of Evaluation 12.11.09

(This space reserved for official comments)



CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by Recorder)

1425 43RD AVE

*Recorded by: Kelley & VerPlanck, LLC

Date 10.27.08

Continuation Update

B10: Significance (continued)

Mr. Barlkosky first appears at this address in city directories in 1907. Barlkosky and his wife Elizabeth lived here through at least 1915. In 1912, the residence received its first water tap, indicating that it no longer used well water. In January 1918, Sol Getz sold the property to Archie C. Chatterley, a carpenter who was later employed as an inspector in the Department of Agriculture. In August 1926, Chatterley and his wife Laura sold the property to Edward Kenney. Sometime around this time, the building appears to have been jacked up and another story inserted beneath it, and extended toward the rear of the lot. The 1928 Sanborn map indicates that the structure had been significantly expanded and that it was by then two stories instead of the one shown on the 1915 Sanborn map. By 1933, the property belonged to Mrs. A. Alviso.

Based on its current configuration, 1425 43rd Avenue does not appear to have undergone any significant alterations since it was enlarged ca. 1926. However, if it is an earthquake refugee cottage, it has been significantly altered to the point that it no longer conveys its original appearance. Therefore it retains the following aspects: location, setting, and materials.

1425 43rd Avenue does not appear individually eligible for listing in the California Register of Historical Resources under any of the four nominating criteria. Based on superficial evidence, it is possible that at least one earthquake refugee cottage, aka, "earthquake shack" occupies a portion of this dwelling but analysis of its physical fabric (beyond the scope of this survey) would be necessary to confirm this. As it stands, without additional evidence, 1425 43rd Avenue does not embody the characteristics of a type, period, region, or method of construction. Nonetheless, as a potential earthquake shack, the building deserves special consideration in the local planning process.

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3CS

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource name(s) or number (assigned by recorder) 1525 44th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1525 44th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1890003

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1525 44th Avenue is a three-story, wood-frame, late Queen Anne-style dwelling clad in horizontal flush wood siding and capped with a gabled roof. The 1,831 sq ft building occupies a 3,000 sq ft lot on the west side of 44th Avenue between Kirkham and Lawton streets. The primary façade faces east on 44th Avenue. The basement is fully raised with a wood panel garage on the left. A straight wood stair with a wood balustrade accesses the entry porch, which is supported by three Tuscan columns. The porch contains the primary entrance and a double-hung wood sash window with wood surrounds. A canted bay with three double-hung vinyl sash windows with wood surrounds is located to the left of the porch. Pilasters frame the windows and molded horizontal banding defines the top of both the bay and porch. A shallow pent roof with simple cornice separates the first level from the second. The third-floor level features a band of four vinyl sash windows with wood surrounds separated by pilasters. The facade terminates with a projecting raking cornice with a broken entablature supported by paired brackets. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8085.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1910, Assessor's Office

*P7. Owner and Address:
Barschall, Peter H. & Cohen C.
1525 44th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
10.30.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") William Kostura, The Oceanside Neighborhood, 2006

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3 *NRHP Status Code 3CS
*Resource Name or # (Assigned by recorder) 1525 44TH AVE

B1. Historic Name Unknown
B2. Common Name 1525 44th Ave
B3. Original Use Single-family property B4. Present Use: Single-family property
* B5. Architectural Style late Queen-Anne

*B6. Construction History
1525 44th Avenue was constructed in 1912. The windows, door, and garage doors were replaced within the last 25 years.

*B7. Moved? No Yes Date? _____ Original Location: _____

*B8. Related Features

B9a. Architect Unknown . Builder Peter Foley

*B10. Significance: Theme Residential Development Area: Oceanside/ Outer Sunset

Period of Significance 1912 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)

1525 44th Ave was constructed in 1912 by Peter Foley for himself and his wife, Mary. Peter and Mary Foley purchased the undeveloped property from Annie and May Fleming in 1910. Based on its relatively sophisticated design, Foley may have had the assistance of an architect or pattern book. According to the building contract, Peter Foley built the house with day labor for \$1,000 in March 1912. Peter and Mary Foley were Irish immigrants. In the San Francisco city directories, Foley's occupations were variously listed as longshoreman, laborer, and later an employee of the Department of Parks and Recreation working in Golden Gate Park. Peter and Mary had three daughters and two sons and the family resided at the property through at least 1933. (continued)

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single-family property

*B12. References: Assessor's Records, Sanborn Maps, San Francisco City Directories
United States Census 1920, 1930, Building & Engineering (March 5, 1912).

B13. Remarks

(Sketch Map with north arrow required.)

*B14. Evaluator Christopher VerPlanck

*Date of Evaluation 12.11.09

Revised 9-2011

(This space reserved for official comments)



CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by Recorder) 1525 44TH AVE

*Recorded by: Kelley & VerPlanck, LLC

Date 10.30.08

Continuation Update

Revised 9-2011

B10: Significance (continued)

In regard to integrity, 1525 44th Avenue has undergone some incompatible changes since it was completed in 1912. The most significant alterations include the replacement of nearly all the wood windows with vinyl sash, the replacement of the original door with a non-historic version, and the replacement of the original hinged garage doors with a contemporary overhead variant. Otherwise, the facade appears to have been unchanged, retaining the majority of its character-defining features, including its height, massing, front-facing gable roof, horizontal wood siding, entry porch with Tuscan columns, bay window with pilasters, and projecting, bracketed cornice. The dwelling retains the following aspects of integrity: location, design, setting, materials, workmanship, feeling, and association.

1525 44th Avenue appears eligible for listing in the California Register under Criterion 3 (design/construction) as a well-preserved example of a late Queen Anne-style dwelling built in the Oceanside neighborhood after the 1906 Earthquake. Although not an outstanding example of the style compared with examples citywide, it would have been an unusually sophisticated dwelling when it was completed in the largely vernacular Oceanside neighborhood. With its height and massing, chamfered bay window, and gable roof with raking cornice and broken entablature, it is an example of the late Queen Anne style, which was remained popular from the 1890s until approximately 1910. As such it embodies the distinctive characteristics of a type, period, region, and method of construction.

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3CS

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource name(s) or number (assigned by recorder) 1570 45th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1570 45th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one ofr large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1890023

***P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)**

1570 45th Avenue is a two-story, wood-frame, vernacular dwelling clad in asbestos "transite" shingles and capped with a front-facing gable roof. The 1,692 sq ft building occupies a 3,004 sq ft lot on the east side of 45th Avenue between Kirkham and Lawton streets. The dwelling is raised above street level on an ungraded lot. A small yard divides the house from a concrete retaining wall that adjoins the sidewalk. A straight concrete stair at the left leads to the building. The building sits atop a partially raised basement, and the first story is accessed via a short stair that is oriented parallel to the facade and that leads to an enclosed entry porch. The entry porch features large multi-lite fixed wood windows with wood surrounds. The porch is capped by a hipped roof and a richly molded cornice. The porch contains a multi-panel wood door. Other fenestration at the first floor level includes a pair of fixed aluminum windows with wood moldings at the right. At the right of the second story, there are paired, fixed four-light windows with wood sashes and moldings. The facade terminates with a boxed raking cornice and wide overhanging eaves with exposed rafters. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8094.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1905, Assessor's Office

*P7. Owner and Address:
Rogers, Marie E. 1991 Trust T
% Marie E. Rogers
1570 45th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
11.05.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") William Kostura, The Oceanside Neighborhood, 2006

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3 *NRHP Status Code 3CS
 *Resource Name or # (Assigned by recorder) 1570 45TH AVE

B1. Historic Name Unknown
 B2. Common Name 1570 45th Ave
 B3. Original Use Single-family property B4. Present Use: Single-family property
 * B5. Architectural Style Vernacular with Craftsman influences

*B6. Construction History
 1570 45th Avenue was constructed in 1905. The facade appears to have been clad in transite, ca. 1950.

*B7. Moved? No Yes Date? _____ Original Location: _____

*B8. Related Features

B9a. Architect Unknown . Builder Stanley Richmond

*B10. Significance: Theme Residential Development Area: Oceanside/ Outer Sunset

Period of Significance 1905 Property Type Residential Applicable Criteria 3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

According to the 1901 San Francisco Block Book, this property belonged to George Engwicht. Engwicht sold the property to Sol Getz circa 1904, who then sold it to Stanley and Georgia Richmond. The Richmonds built 1570 45th Avenue in 1905 with day labor. Born in Canada, Stanley Richmond was employed variously as an accountant and a geologist by Shreve & Co., pioneer jewelers in San Francisco. Stanley and Georgia had three daughters; Marjorie, Georgia B., and Virginia. They resided at the property through 1910. The Richmonds sold 1570 45th Avenue to Daisy B. Overton ca. 1910. Overton leased the house to Ernest Clark and his wife Hattie Hutchinson Clark ca. 1915. The Clarks purchased the property in 1923, remaining there until 1926. According to city directories, Ernest Clark was a linotype operator at his own company, E.J. Clark. By 1930, 1570 45th Avenue was in use as a rental property.
 (continued)

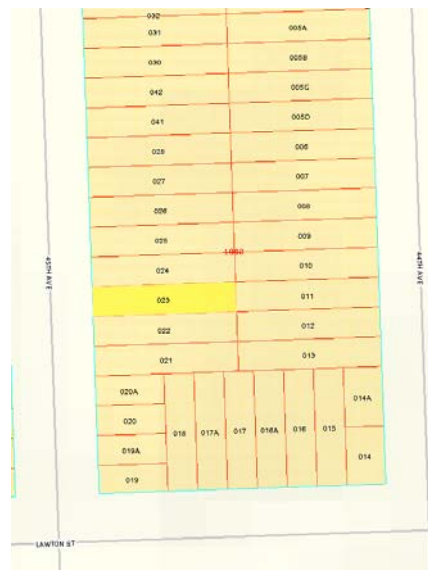
B11. Additional Resource Attributes: (List attributes and codes) HP2. Single-family property

*B12. References: Assessor's Records, Sanborn Maps
 San Francisco City Directories, Spring Valley Water Company Records
 United States Census 1910, 1920, 1930

B13. Remarks

(Sketch Map with north arrow required.)

*B14. Evaluator Christopher VerPlanck
 *Date of Evaluation 12.14.2009
 Revised 9-2011



(This space reserved for official comments)

CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by Recorder) 1570 45TH AVE

*Recorded by: Kelley & VerPlanck, LLC

Date 11.05.08

Continuation Update

Revised 9-2011

B10: Significance (continued)

Aside from the Transite facade cladding and aluminum sliders, 1570 45th Avenue has likely undergone few significant alterations since it was completed. The building retains the majority of its other character-defining features, including its setback, height and massing, extruded entry porch, fenestration pattern, remaining multi-lite wood windows, raking cornice, and eaves. The Transite shingles are easily removed and replaced with more characteristic wood shingles, which would restore the building to its likely original appearance. As it is the dwelling retains the following aspects of integrity: location, design, setting, workmanship, feeling, and association.

1570 45th Avenue appears eligible for listing in the California Register of Historical Resources under Criterion 3 (design/construction) as a well-preserved and early Craftsman-influenced dwelling in the Oceanside neighborhood. Built in 1905, prior to the 1906 Earthquake, the dwelling dates back to the earliest days of Carville. Its simple and unpretentious design was in keeping with the other shingled beach cottages and "Carville houses" that were typically designed with simple lines and shingle-clad exteriors. As such, 1570 45th Avenue embodies the distinctive characteristics of a type, period, region, and method of construction.

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource name(s) or number (assigned by recorder) 1562 45th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1562 45th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1890025

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1562 45th Avenue is a one-story, wood-frame, Craftsman-style dwelling clad in wood shingles and capped with a cross-gable roof. The 955 sq ft building occupies a 3,004 sq ft lot on the east side of 45th Avenue between Kirkham and Lawton streets. The building is set back and raised above street level on an ungraded lot. A stone-clad, two-bay, gable-roofed garage is located at the front of the lot. The bays each contain paired wood panel doors. The stone cladding extends to the right of the garage to form an arch over the brick stair that leads up to the dwelling at the center of the lot. From this point a wood stair leads up to a wood entry porch and the primary entry on the right wall of the structure. The façade of the dwelling is dominated by an enclosed, shed-roofed porch fenestrated with three large fixed windows capped by three-light transom windows. A brick chimney is visible at the left. The facade terminates with a raking cornice and a moderate eave overhang. The minimally altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8096.JPG

*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1905, Assessor's Office

*P7. Owner and Address:
Garfield, Diane S. & John F.
1562 45th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
11.05.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey



*P11. Report Citation: (Cite survey report and other sources, or enter "none") William Kostura, The Oceanside Neighborhood, 2006

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3 *NRHP Status Code 6Z
 *Resource Name or # (Assigned by recorder) 1562 45TH AVE

B1. Historic Name Unknown
 B2. Common Name 1562 45th Ave
 B3. Original Use Single-family property B4. Present Use: Single-family property
 * B5. Architectural Style Craftsman

*B6. Construction History
 1562 45th Avenue was constructed in 1905. Between 1915 and 1928, a second single-family dwelling was constructed at the rear of the property. The garage and stair were also added and the entry sequence reconfigured between 1928 and 1950.

*B7. Moved? No Yes Date? _____ Original Location: _____

*B8. Related Features garage

B9a. Architect Unknown . Builder Unknown

*B10. Significance: Theme Residential Development Area: Oceanside/ Outer Sunset

Period of Significance 1905 Property Type Residential Applicable Criteria 3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

Not much is known about the construction of 1562 45th Avenue due to the scarcity of available records. Based on building permit archives, the original dwelling was constructed in 1905, although the original building permit does not survive. The dwelling's first known owner/occupants were Oscar Daniels and his wife Blanche, who first appear there in the 1908 city directories. Oscar Daniels was employed as a clerk. The Daniels resided at the property until 1919, leasing out the rear dwelling to boarders. Daniels sold the property to Peter P. Linsch in 1923. It appears Linsch leased the dwelling to tenants because he did not reside there. (continued)

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single-family property

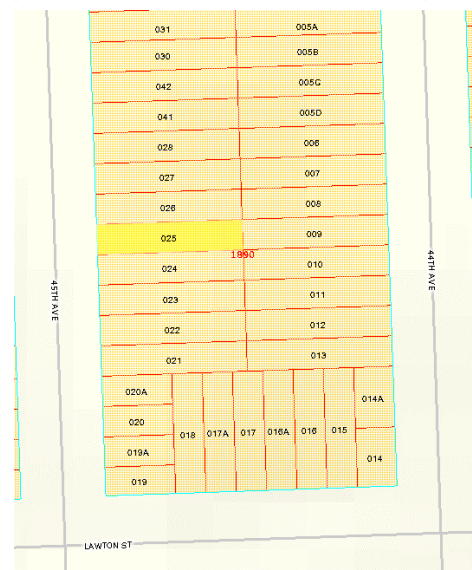
*B12. References: Assessor's Records, Sanborn Maps
San Francisco City Directories, United States Census 1910, 1920, 1930

B13. Remarks

*B14. Evaluator Christopher VerPlanck
 *Date of Evaluation 12.14.2009
Revised 9-2011

(This space reserved for official comments)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by Recorder) 1562 45TH AVE

*Recorded by: Kelley & VerPlanck, LLC

Date 11.05.08

Continuation Update

Revised 9-2011

B10: Significance (continued)

1562 45th Avenue appears to have undergone many significant alterations since the 1920s, when the garage was built and the secondary dwelling added to the rear of the main building. The primary facade has been altered, including changes to the entry sequence made necessary when the garage was built between 1928 and 1950. The porch was also expanded across the width of the primary facade around the same time. The building retains few of its original character-defining features from 1905. Although attractively designed and apparently old, the dwelling appears to be an imaginative remodel that has little to do with its original character. The dwelling retains integrity of location.

1562 45th Avenue appears ineligible for listing in the California Register under any of the Criteria. If it retained integrity it would appear eligible for listing in Criterion 3 (design/construction) as a very early, rare, and intact example of a single-family dwelling built before the 1906 Earthquake when this part of the Oceanside neighborhood was still known as Carville.

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3CS

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource name(s) or number (assigned by recorder) 4215 Kirkham St

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 4215 Kirkham St City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1892001B

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

4215 Kirkham Street is a two-story, wood-frame, Craftsman-style dwelling finished in stucco and capped with a hipped roof. The 1,505 sq ft building occupies a 2,500 sq ft lot on the south side of Kirkham Street between 46th and 47th avenues. The first floor level of the primary facade features a recessed entry on the left. The entry, which is framed in brick and sheltered beneath a gabled hood supported by wood struts and exposed beams and braces, contains a wood and glass panel door that appears original. To the right of the porch is a slightly projecting garage capped by a hipped visor. The garage contains a pair of hinged wood doors articulated by a pair of six-light windows. The garage appears date back to the 1910s or 1920s. A wood panel pedestrian door is located to the right of the garage. The second-floor level features a pair of wood double-hung windows to the left. The upper sashes feature Gothic tracery. To the right is a large tripartite window consisting of three double-hung wood windows that match those on the left side. The facade terminates with a bracketed cornice. The minimally altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward south, 100_8114.
JPG

*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1911, Assessor's Office

*P7. Owner and Address:

Kleborá Martha
4215 Kirkham St
San Francisco Ca
94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.23.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") William Kostura, The Oceanside Neighborhood, 2006

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record



BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3 *NRHP Status Code 3CS
*Resource Name or # (Assigned by recorder) 4215 KIRKHAM ST

B1. Historic Name 4215 Kirkham St
B2. Common Name 4215 Kirkham St
B3. Original Use Single-family B4. Present Use: Single-family

*B5. Architectural Style Craftsman

*B6. Construction History
4215 Kirkham Street was constructed in 1911.

*B7. Moved? No Yes Date? _____ Original Location: _____

*B8. Related Features

B9a. Architect Unknown . Builder Unknown

*B10. Significance: Theme Residential Development Area: Oceanside/ Outer Sunset

Period of Significance 1911 Property Type Residential Applicable Criteria 3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

According to the 1906 and 1910 San Francisco Block Books, the undeveloped subject property belonged to Thomas Mullany, a major land owner in San Francisco. In December 1910, Mullany's tenant, Joseph Klebora applied to the Spring Valley Water Company for water service, suggesting that the existing building was constructed in early 1911. The original builder and/or architect are unknown but it may have been built by Klebora with the assistance of day labor, a common practice in the area. The 1915 Sanborn maps indicate that 4215 Kirkham Street was one of only five other dwellings on the block, although at that time it was set back toward the rear of the parcel. Built on the southerly edge of what was then the Carville/Oceanside neighborhood, the surrounding block was not extensively developed until the 1920s when speculative builders began erecting tracts of stucco Mediterranean-style rowhouses along 46th Avenue and Kirkham Street. (continued)

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single-family property

*B12. References: Assessor's Records, Sanborn Maps 1915, 1928, 1950
San Francisco City Directories
United States Census 1910, 1920

B13. Remarks

(Sketch Map with north arrow required.)

*B14. Evaluator Christopher VerPlanck

*Date of Evaluation 1-23-2009

Revised 9-2011

(This space reserved for official comments)



CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by Recorder) 4215 KIRKHAM ST

*Recorded by: Kelley & VerPlanck, LLC

Date 01.23.09

Continuation Update

Revised 9-2011

B10: Significance (continued)

Joseph Klebora, a painter by trade, arrived in New York in 1898 from Austria and was naturalized in 1904. In March 1916, Thomas Mullany sold the property to Joseph and his wife Martha Klebora. They had two children: Charles and Martha F., who continued to live at the residence after their parents passed away. The Klebora family still owns 4215 Kirkham Street.

In regard to integrity, 4215 Kirkham Street appears to have undergone some alterations. The garage appears to have been an addition, although an early one based on the older hinged garage doors. As what appears to be a very early garage (most dwellings in San Francisco were not regularly built with them until the 1920s), this alteration may have gained significance in its own right. Otherwise 4215 Kirkham retains the bulk of its significant character-defining features including: its height and massing, stucco facade terminating in a false parapet, recessed entry with a pedimented hood supported by wood struts, paired wood garage doors capped by a hipped visor roof, wood sash windows with Gothic tracery, and bracketed cornice. Altogether the building retains the aspects of location, design, materials, workmanship, feeling, and association. It does not retain integrity of setting.

4215 Kirkham Street appears eligible for listing in the California Register of Historical Resources under Criterion 3 (design/construction) as an intact and well-preserved Craftsman dwelling that dates from the early years of the Oceanside neighborhood. Designed in the Craftsman style with Germanic Gothic Revival detailing, 4215 Kirkham Street is both simultaneously representative of popular contemporary trends (Craftsman) and also somewhat idiosyncratic (Germanic Gothic). The facade displays characteristics of Germanic aesthetic qualities suggesting that Joseph Klebora, an Austrian immigrant, may have had something to do with its design and/or construction.

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource name(s) or number (assigned by recorder) 1542 47th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1542 47th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1892019

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1542 47th Avenue is a one-story, wood-frame, Mediterranean-style dwelling finished in stucco and capped with a shallow-pitched gable roof concealed behind a raised parapet. The 612 sq ft building occupies a 3,002 sq ft lot on the east side of 47th Avenue between Kirkham and Lawton streets. The primary façade is slightly set back from the front of the lot line, leaving space for a small garden and driveway. The primary entrance is a solid wood door sheltered within a recessed porch on the left side. The porch features two decorative molded corbels. To the right is a tripartite wood window with transoms and wide wood surrounds. The building terminates in a stepped parapet with decorative moldings and simple cornice. A small frame structure appears at the rear of the lot; this structure may have originally been a garage. The visible side wall is clad in asbestos siding. The minimally altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8156.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1923, Assessor's Office

*P7. Owner and Address:
Sins, Edward C.
Po Box 5075
San Jose, Ca 95150

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.09.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") William Kostura, The Oceanside Neighborhood, 2006

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3 *NRHP Status Code 6Z
*Resource Name or # (Assigned by recorder) 1542 47TH AVE

B1. Historic Name Unknown
B2. Common Name 1542 47th Ave
B3. Original Use Single-family property B4. Present Use: Single-family property

*B5. Architectural Style Craftsman

*B6. Construction History
1542 47th Avenue was constructed in 1923.

*B7. Moved? No Yes Date? _____ Original Location: _____

*B8. Related Features

B9a. Architect None . Builder Alexander Neil

*B10. Significance: Theme Residential Development Area: Oceanside/ Outer Sunset

Period of Significance 1923 Property Type Residential Applicable Criteria 3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

According to the 1906 San Francisco Block Book, the undeveloped subject property belonged to Alfred Morgenstern. In 1910, it belonged to Thomas Mullany. The 1915 Sanborn map indicates that the parcel was vacant. In June 1917, Thomas Mullany sold the vacant lot to Elizabeth Neil, wife of Alexander Neil, a locally prominent builder active in the Oceanside neighborhood as well as the rest of the Sunset District. Elizabeth Neil signed for water service in October 1923, indicating the likely construction date for 1542 47th Avenue. The Neils do not appear to have lived there, selling it in September 1924 to Jerry and Mabel Bilk. The Bilks lived there for three years, selling the property to Sidney and Emma Lea in December 1927. According to the 1930 Census, Sidney Lea was a 39-year old grocer. (continued)

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single-family property

*B12. References: Assessor's Records, Sanborn Maps 1915, 1928, 1950
San Francisco City Directories, United States Census 1930

B13. Remarks

(Sketch Map with north arrow required.)

*B14. Evaluator Christopher VerPlanck

*Date of Evaluation 12.17.2009
Revised 9-2011



(This space reserved for official comments)

CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by Recorder) 1542 47TH AVE

*Recorded by: Kelley & VerPlanck, LLC

Date 01.09.09

Continuation Update

Revised 9-2011

B10: Significance (continued)

In regard to integrity, 1542 47th Avenue appears to have undergone few if any changes since it was built aside from the addition of asbestos siding to its visible side wall in 1966 and possible removal of decorative trim from around the primary entry. The dwelling retains its character-defining features, including its height and massing, stucco-finished exterior, stepped parapet roof, fenestration pattern and wood windows, and recessed entry porch.

1542 47th Avenue appears ineligible for listing in the California Register of Historical Resources under any of the criteria. Although it falls within the period of significance for the Oceanside neighborhood, it is a much later structure that has more in common with the speculative housing erected by the merchant builders in the 1920s than the wood-shingle-clad cottages and bungalows of the early Oceanside era. It is stuccoed and features the simplified Mediterranean style popular with much of the 1920s-era rowhouse development.

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 7N

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource name(s) or number (assigned by recorder) 1523 47th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1523 47th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1893003

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1523 47th Avenue is a one-story, wood-frame, vernacular dwelling capped with a front-facing gable roof. The 903 sq ft building occupies a 3,000 sq ft lot on the west side of 47th Avenue between Kirkham and Lawton streets. The building is set back from the sidewalk, leaving room for a yard and a one-story, wood-frame garage. The garage obscures virtually all architectural details of the building aside from the front of the gable roof.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #)
View toward west, 100_8175.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1905, Assessor's Office

*P7. Owner and Address:
Spielbauer, Candida E. M.
Spielbauer, Thomas
P.o. Box 71
San Jose, Ca 95103

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.09.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") William Kostura, The Oceanside Neighborhood, 2006

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3 *NRHP Status Code 7N
*Resource Name or # (Assigned by recorder) 1523 47TH AVE

B1. Historic Name Unknown
B2. Common Name 1523 47th Ave
B3. Original Use Single-family property B4. Present Use: Single-family property
* B5. Architectural Style Vernacular

*B6. Construction History
1523 47th Avenue was constructed in 1905. The garage was added after 1950.

*B7. Moved? No Yes Date? _____ Original Location: _____

*B8. Related Features

B9a. Architect Unknown . Builder Henry Keenan?

*B10. Significance: Theme Residential Development Area: Oceanside/ Outer Sunset

Period of Significance 1905 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)

According to the 1901 San Francisco Block Book, the undeveloped subject property belonged to O.D. Baldwin, a local property owner. In August 1906, Edgar and Grace Malmgren sold the 25' x 120' lot to a woman named Frances Pickard. On December 18, 1909, Pickard married an Irish-born carpenter named Henry Keenan. According to Assessor records, 1523 47th Avenue was constructed in 1905, although there is no original building permit on file and no building contract in either the San Francisco Call or Chronicle. Water service was not installed until February 1909 by Frances Pickard. Although it is possible that a prior building on the site relied on well water for four years, it seems likely that the existing dwelling was not built until 1909, after Pickard and Keenan were married. Another possibility is that the dwelling is an earthquake refugee cottage that was moved to the lot after the disaster and then converted into a larger dwelling by Keenan. (continued)

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single-family property

*B12. References: Assessor's Records, Sanborn Maps 1915, 1928, 1950, San Francisco City Directories, Spring Valley Water Company Records, United States Census 1910, 1920, 1930, San Francisco Call (August 14, 1905)., San Francisco Call (December 18, 1909).

B13. Remarks

(Sketch Map with north arrow required.)

*B14. Evaluator Christopher VerPlanck

*Date of Evaluation 12.17.2009

Revised 3-2012 (Original)



(This space reserved for official comments)

CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by Recorder) 1523 47TH AVE

*Recorded by: Kelley & VerPlanck, LLC

Date 01.09.09

Continuation Update

Revised 3-2012 (Original)

B10: Significance (continued)

Indeed, San Francisco city directories record a resident at this address as early as 1908, a bricklayer named Anton Scheuermann. Regardless, the Keenans lived at 1523 47th Avenue for only a year, selling the property to Michael and Mabel Quinn circa 1911. In February 1915, the Quinns sold it to David B. Bolton. The property changed hands several times over the next few years and during this time it was rented to a variety of tenants. According to the 1920 Census, the property was owned by Mr. Forest Smith, a salesman. Forest lived there with his wife June and children Forest Jr. and Etoile.

Due to its lack of visibility from the street, it is difficult to assess the integrity or character-defining features of 1523 47th Avenue. All that is known is that it retains its original height and massing and gable roof. As mentioned above, it is possible that this dwelling contains at least one Red Cross earthquake refugee cottage from 1906, although additional physical investigation would be necessary to confirm this.

Based on the lack of information on the property, it is not possible to determine whether 1523 47th Avenue appears eligible for listing in the California Register of Historical Resources.

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3CS

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource name(s) or number (assigned by recorder) 1545 47th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1545 47th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1893008A

***P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)**

1545 47th Avenue is a one-story, wood-frame, vernacular dwelling clad in wood shingles and capped with a hipped roof. The 726 sq ft building occupies a 3,000 sq ft lot on the west side of 47th Avenue between Kirkham and Lawton streets. The building is set well back from the front lot line, providing space for a large, lushly planted yard, including a mature Monterey Cypress. The primary facade features a pair of double-hung wood windows in the left bay and a recessed, integral porch in the right bay. The porch shelters a pair of double-hung wood windows and a glazed wood door. The porch features a simple wood railing and is supported by wood columns. The facade is capped by a hipped roof. The property appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8154.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1906, Assessor's Office

*P7. Owner and Address:
Dejong, Mark & Manuela
1538 47th Avenue
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
10.31.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") William Kostura, The Oceanside Neighborhood, 2006

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3 *NRHP Status Code 3CS
 *Resource Name or # (Assigned by recorder) 1545 47TH AVE

B1. Historic Name Unknown
 B2. Common Name 1545 47th Ave
 B3. Original Use Single-family property B4. Present Use: Single-family property
 * B5. Architectural Style Vernacular

*B6. Construction History
 1545 47th Avenue was constructed in 1906.

*B7. Moved? No Yes Date? _____ Original Location: _____

*B8. Related Features

B9a. Architect Unknown . Builder Unknown

*B10. Significance: Theme Residential Development Area: Oceanside/ Outer Sunset

Period of Significance 1906 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)

According to the 1901 San Francisco Block Book, the subject property belonged to D. O. Baldwin, a local real estate investor. Not much is known about the construction chronology of the existing house on the lot. According to the San Francisco Assessor/Recorder's Office, the house was built in 1906, although there is no original building permit on file. Spring Valley Water Company records indicate the first request for water service at this address occurred in April 1908 when Mrs. C S Robinson applied for service, indicating the likely date of construction. Neither Mr. nor Mrs. C. S. Robinson are listed in the San Francisco city directories in this period and they do not appear to have lived there, instead renting it out to various tenants. Georgia Robinson sold the property to Theresa Willow in 1917 and Willow sold the property to Ernest and Mary Lundberg in 1919. According to the 1920 Census, Ernest was a Swedish immigrant laborer. He and Mary had one daughter, Dorothea. (continued)

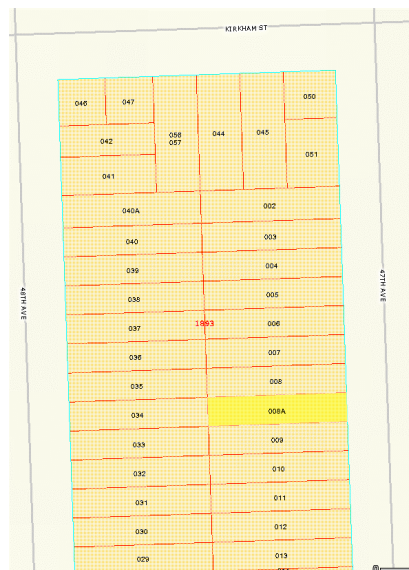
B11. Additional Resource Attributes: (List attributes and codes) HP2. Single-family property

*B12. References: Assessor's Records, Sanborn Maps 1915, 1928, 1950
 San Francisco City Directories, Spring Valley Water Records
 United States Census 1910, 1920, 1930

B13. Remarks

(Sketch Map with north arrow required.)

*B14. Evaluator Christopher VerPlanck
 *Date of Evaluation 08.30.2011



(This space reserved for official comments)

CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by Recorder)

1545 47TH AVE

*Recorded by: Kelley & VerPlanck, LLC

Date 01.09.09

Continuation Update

B10: Significance (continued)

1545 47th Avenue appears to have undergone very few, if any, significant alterations. With its shingled exterior, integral porch, and hipped roof, it is a rare example of a once-common building type in the Oceanside neighborhood. It is also set back from the street, leaving ample space for a yard, another hallmark of early development patterns in the Oceanside neighborhood. It retains the following character-defining features: scale and massing, shingle-clad exterior, integral porch, double-hung wood windows, and hipped roof.

1545 47th Avenue appears eligible for listing in the California Register of Historical Resources under Criterion 3 (design/construction) as a vernacular cottage constructed around the time of the 1906 Earthquake in the Oceanside neighborhood. The building is a well-preserved example of a once-common building type - a hipped-roof Craftsman beach cottage built for either owner occupancy on weekends or for rental. The building retains a high degree of integrity.

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource name(s) or number (assigned by recorder) 1516 48th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1516 48th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1893042

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1516 48th Avenue is a three-story, wood-frame, late Queen Anne-style dwelling clad in asbestos "Transite" siding and capped with a compound front-facing gable roof. The 1,656 sq ft building occupies a 2,206 sq ft lot on the east side of 48th Avenue between Kirkham and Lawton streets. In regard to massing, the building consists of a projecting gable-roofed wing flanked to the south by a recessed entrance pavilion. The first floor level features a pair of hinged wood garage doors with wide wood surrounds at left and a straight wood stair that leads up to the primary entrance on the right. The entrance contains a glazed wood door that leads into an entry porch. The porch has a vinyl sash sliding window along the right side and a flared hipped roof with overhanging eaves. At the left, the second floor level features a chamfered bay window with double-hung wood sash windows with wide wood moldings. The bay window is capped by a hipped brow. At the third story, the projecting module contains a pair of double-hung wood sash windows with wide wood moldings. The projecting module terminates with a frieze and a molded raking cornice. At the main body of the house, at right, the third story features a double hung wood sash window with wood moldings. The facade terminates with a raking fascia board and a molded raking cornice. The heavily altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8219.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1905, Assessor's Office

*P7. Owner and Address:
Brown, Todd A.
% Todd A. Brown
1516 48th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") William Kostura, The Oceanside Neighborhood, 2006

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3 *NRHP Status Code 6Z
 *Resource Name or # (Assigned by recorder) 1516 48TH AVE

B1. Historic Name Unknown
 B2. Common Name 1516 48th Avenue
 B3. Original Use Single-family property B4. Present Use: Single-family property
 * B5. Architectural Style Late Queen-Anne

*B6. Construction History
 1516 48th Avenue was constructed in 1903. The dwelling was raised to accommodate a garage and Transite shingles added ca. 1950. The windows were replaced at an unknown date.

*B7. Moved? No Yes Date? _____ Original Location: _____

*B8. Related Features

B9a. Architect Unknown . Builder W. L. Holman

*B10. Significance: Theme Residential Development Area: Oceanside/ Outer Sunset

Period of Significance 1903 Property Type Residential Applicable Criteria 3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

According to the 1901 San Francisco Block Book, the subject property belonged to O. D. Baldwin, a prominent local realtor. In early 1903, Baldwin sold the undeveloped property to William L. Holman, a contractor. According to the real estate section of the April 26, 1903 *San Francisco Call*, Holman completed a two-story dwelling on 48th Avenue near K (Kirkham) Street. Holman appears to have built the house on speculation because he did not live there, instead renting it to various tenants. The first known occupants of the residence were Peter Clark MacFarlane and his wife Florence. Peter MacFarlane was a well-known local stage actor, novelist, and newspaper reporter. He published his first full-length novel *Held to Answer* in 1916 while living at 1516 48th Avenue. Florence MacFarlane was employed at St. Luke's Hospital. The subject property remained a rental until Holman sold it to Florence May Wigney in December 1919. (continued)

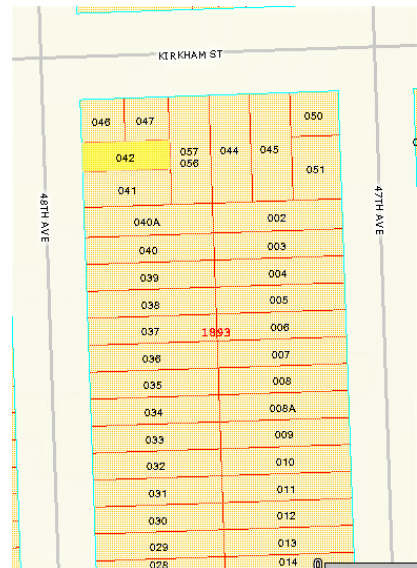
B11. Additional Resource Attributes: (List attributes and codes) HP2. Single-family property

*B12. References: Assessor's Records, Sanborn Maps 1915, 1928, 1950, *San Francisco Call* (April 26, 1903).
San Francisco Chronicle, "Held to Answer: Autobiographical Romance by a San Francisco Writer" (February 13, 1916)., San Francisco City Directories, United States Census

(Sketch Map with north arrow required.)

B13. Remarks

*B14. Evaluator Christopher VerPlanck
 *Date of Evaluation 02.24.2012



(This space reserved for official comments)

CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by Recorder)

1516 48TH AVE

*Recorded by: Kelley & VerPlanck, LLC

Date 02.24.2012

Continuation Update

B10: Significance (continued)

Her husband Benjamin purchased half interest in the property in April 1921. Benjamin was employed as a electrician. The Wigneys resided at the 1516 48th Avenue through 1930.

In regard to integrity, 1516 48th Avenue has undergone many post-1950 alterations, in particular the installation of a garage, the addition of Transite shingles, and the replacement of the original wood windows with vinyl. Nevertheless, the massing, fenestration pattern, bay windows, and wood trim are still present and recognizable. Unfortunately the cumulative impact of these alterations detracts from the building's integrity, disqualifying it for listing in the California Register. 1516 48th Avenue retains integrity of location.

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3CS

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource name(s) or number (assigned by recorder) 1569 48th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1569 48th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1894016

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1569 48th Avenue contains two dwellings. The building at the front is a one-story, wood-frame, Classical Revival-style dwelling (built in 1910) clad in flush wood siding and capped with a flat roof. The building, combined with one behind it on the same lot, comprise 2,742 sq ft and occupy a 3,000 sq ft lot on the west side of 48th Avenue between Kirkham and Lawton streets. The building at the front of the lot presents two pedestrian entrances, both of which contain replacement multi-panel wood doors with wood molding surrounds; one is at the right and the other slightly left of center. The right door leads to a second unit at the rear of the lot. Other fenestration at the first story includes two double-hung wood sash windows with wood molding surrounds topped with pedimented molding. The building terminates with a projecting dentillated cornice bracketed at the corners. Based on aerial photographs, the building at the rear appears to be a two-story, wood-frame dwelling, built in 1908. It is not visible from the street. The minimally altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8200.JPG



*P6. Date Constructed/Age and Sources

Historic Prehistoric Both

1908 (rear), Assessor's Office

1910 (front), DBI

*P7. Owner and Address:

Nicholas G Roomel Revoc Tr.
Nicholas Roomel, Trustee
21075 River Blvd.
Monte Del Rio, Ca 95462

*P8. Recorded by

Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:

01.13.09

*P10. Survey Type: (Describe)

Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") William Kostura, The Oceanside Neighborhood, 2006

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3 *NRHP Status Code 3CS
*Resource Name or # (Assigned by recorder) 1569 48TH AVE

B1. Historic Name Unknown
B2. Common Name 1569 48th Ave
B3. Original Use Multiple-family property B4. Present Use: Multiple-family property
* B5. Architectural Style Classical Revival

*B6. Construction History
1569 48th Avenue was constructed in 1908. The doors appears to have been replaced in the 1940s.

*B7. Moved? No Yes Date? _____ Original Location: _____

*B8. Related Features Dwelling at rear.

B9a. Architect J. Bland Rhodes . Builder Unknown

*B10. Significance: Theme Residential Development Area: Oceanside/ Outer Sunset

Period of Significance 1908 Property Type Residential Applicable Criteria 3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

According to the 1901 San Francisco Block Book, the undeveloped subject property belonged to the estate of Adolph Sutro, San Francisco's 24th mayor and a major landowner in the area. By 1906, the property belonged to Sol Getz, a locally active realtor and developer. According to Assessor's records, the property was developed with one cottage in 1908, although the owner at the time, Mary Bland, did not apply for water service until June 1910, when she hired her son, architect/builder J. Bland Rhodes, to build a one-story cottage at the front of the lot. The first resident of the property was Herbert Rees, an insurance company employee, who lived in the front unit at 1569 48th Avenue. According to the 1915 San Francisco city directory, Earl Denison lived in the front unit (1569) and Mary Bland lived in the rear unit (1569A). The 1920 Census records the English-born Mary Bland (a widow) residing at 1569 1/2 48th Avenue with her son, John S. Rhodes, a carpenter. (continued)

B11. Additional Resource Attributes: (List attributes and codes) HP3. Multiple-family property

*B12. References: Assessor's Records, Sanborn Maps 1915, 1928, 1950
San Francisco City Directories, Spring Valley Water Records
United States Census 1920, 1930

B13. Remarks

(Sketch Map with north arrow required.)

*B14. Evaluator Christopher VerPlanck
*Date of Evaluation 12.15.2009
Revised 9-2011

(This space reserved for official comments)



CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by Recorder) 1569 48TH AVE

*Recorded by: Kelley & VerPlanck, LLC

Date 01.13.09

Continuation Update

Revised 9-2011

B10: Significance (continued)

Mrs. Bland continued to live at 1569 48th Avenue through the 1930s, leasing out the other unit to a variety of tenants, including Joseph Sherman, a musician, and his wife and baby; and Huber Black, a motorman. Rhodes inherited the property from Mary Bland in 1936.

In regard to integrity, the front building at 1569 48th Avenue appears to have undergone few if any changes. It retains its character-defining features, including height and massing, flush wood siding, fenestration pattern, wood windows and doors, and unusual Victorian-type ornamentation. The integrity of the rear dwelling is not known, although permit records indicate that it has undergone several alterations and was extensively repaired following a fire in 1983. Altogether, the front building retains the following aspects: location, materials, design, workmanship, feeling, and association. It does not retain integrity of setting due to being surrounded by large "dingbat" style apartment buildings from the 1950s and 1960s.

1569 48th Avenue appears eligible for listing in the California Register of Historical Resources under Criterion 3 (design/construction) as an increasingly rare example of a vernacular dwelling built during the early years of the Carville/Oceanside neighborhood. Now entirely dwarfed by its later neighbors, 1569 48th Avenue is a remnant of the small-scale beach community of Carville, which thrived in this part of the Outer Sunset District from around 1900 until the mid-1920s. The front building on the property is somewhat idiosyncratic, particularly in regard to its ornate Classical Revival facade. On the other hand, its small scale and carpenter-built (built by a carpenter/architect son for his mother) character are in keeping with the ad hoc nature of much of the Carville neighborhood during its heyday. As such, 1569 48th Avenue embodies the characteristics of a type, period, region, and method of construction.

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource name(s) or number (assigned by recorder) 1536 -1552 La Playa

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1536 -1552 La Playa City: San Francisco Zip: 94122

d. UTM: (Give more than one ofr large and/or linear resources) Zone ____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1894053

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1536-1552 La Playa is a large square lot (measuring 16,241 sq ft) containing three buildings of various dates of construction. 1540 La Playa, the subject of this form, is a one-story, wood-frame, vernacular, multiple-family dwelling (originally built as a garage) clad in wood shingles and stucco and capped with a long hipped roof. The building sits at the middle of the lot along La Playa, dwarfed by its larger neighbor to the north. 1540 La Playa is a long and narrow apartment building containing at least three units, with multiple entrances lining the south façade - the primary facade. Each entrance contains a solid wood door and is sheltered beneath a shed-roofed hood. Each entrance is flanked by vinyl-sash sliding windows. The secondary facade faces west toward La Playa. It features two symmetrical aluminum sash sliding windows with slim wood surrounds. A gable-roofed dormer sits atop the roof above the west facade and contains a tripartite window composed of double-hung, wood-sash windows. The façade terminates with a plain fascia board and a slight eave overhang. The roof along the south facade is punctuated by fixed skylight windows. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8195.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1907, Assessor's Office

*P7. Owner and Address:
Schreier, Philipp & Otto Trs
469 Miller Ave.
Mill Valley, Ca 94941

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.26.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") William Kostura, The Oceanside Neighborhood, 2006

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3 *NRHP Status Code 6Z
 *Resource Name or # (Assigned by recorder) 1536 -1552 LA PLAYA

B1. Historic Name Perry's Liquors, Crest Roadhouse, Mendel's-at-the-beach
 B2. Common Name 1536 La Playa
 B3. Original Use Roadhouse garage B4. Present Use: Multiple-family property
 * B5. Architectural Style Craftsman

*B6. Construction History
 1536 La Playa was originally built in 1907 as a garage for The Crest, a roadhouse at Ocean Beach. It was converted into a multiple-family dwelling after 1928.

*B7. Moved? No Yes Date? _____ Original Location: _____

*B8. Related Features

B9a. Architect Unknown . Builder Unknown

*B10. Significance: Theme Residential Development Area: Oceanside/ Outer Sunset

Period of Significance 1907 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)

According to the 1901 San Francisco Block Book, the undeveloped subject property belonged to the Estate of Adolph Sutro. By 1906 it belonged to Sol Getz' Ocean Boulevard Improvement Company. The exact construction chronology of 1536 La Playa is not known. It appears to have been constructed as either a stable or as a garage and stable for the adjoining Crest Roadhouse, also built on Sol Getz' land around 1907. Sol Getz's company continued to own the property throughout at least 1916, when The Crest Corporation purchased 1536 La Playa and the adjoining dance hall to the north from a consortium of owners. The 1915 Sanborn Map depicts the subject property in use as a one-story garage with a wood floor. The Crest Roadhouse - a dance hall and bar - was shown next door at 1534 Great Highway. In August 1920, Edward and Florence Perry purchased The Crest Roadhouse and the garage from the Crest Corporation. (continued)

B11. Additional Resource Attributes: (List attributes and codes) HP3. Multiple-family property

*B12. References: Assessor's Records, Sanborn Maps 1915, 1928, 1950
 San Francisco City Directories
 Spring Valley Water Company Records
 United States Census 1920

(Sketch Map with north arrow required.)

B13. Remarks

*B14. Evaluator Christopher VerPlanck
 *Date of Evaluation 12.30.2009

(This space reserved for official comments)



CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by Recorder)

1536 -1552 LA PLAYA

*Recorded by: Kelley & VerPlanck, LLC

Date 01.26.09

Continuation Update

B10: Significance (continued)

They appear to have lived in an apartment at the rear of the existing structure, appearing in the 1920 Census as Edward Perry (musician) and Florence Perry. The passage of Prohibition in 1919 may have officially put Perry's Liquors out of business, but as was common in San Francisco, Prohibition was not tightly enforced. By the early 1930s, 1536 La Playa was known as Mendel's-at-the-Beach, a cafe and restaurant. According to the 1930 Census, 1536 La Playa was still a garage, with a residential unit at the rear inhabited by Peter Anderson, the caretaker of the property. Ca. 1940, the old roadhouse was converted into a 29-unit apartment building, which still stands. The 1950 Sanborn map shows this alteration but does not indicate what use 1536 La Playa had, although it is evident that it was no longer in use as a garage.

In regard to integrity, 1536 La Playa has been heavily altered in its conversion from a garage/stable into a residential property after 1950. In addition, the two-story apartment at the rear was removed. Only the building's height and massing remain relatively intact. Altogether, 1536 La Play retains the following aspects of integrity: location.

1536 La Playa does not appear eligible for listing in the California Register of Historical Resources under any of the criteria. Originally constructed as a garage for the adjoining Crest Roadhouse, the building was heavily remodeled into apartments sometime after 1950. The former roadhouse proper still stands next door but it too has been heavily remodeled in its conversion to apartments. If this complex retained integrity it would likely qualify for listing in the California Register as a remnant of the beachfront dance halls and restaurants that once existed along Ocean Beach in the Carville/Oceanside neighborhood.

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource name(s) or number (assigned by recorder) 4429 -4431 Kirkham St.

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 4429 -4431 Kirkham St. City: San Francisco Zip: 94122

d. UTM: (Give more than one ofr large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1894082

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

4429 Kirkham Street contains a multi-family dwelling comprising two linked structures; the left (east) structure (4429 Kirkham) is a one-story, wood-frame, vernacular dwelling finished in stucco and capped with a front-facing gable roof. The right (west) building (4431 Kirkham) is a two-story, wood-frame vernacular structure finished in stucco and capped with a flat roof. The 557 sq ft building occupies a 1,890 sq ft lot on the south side of Kirkham Street, between 47th Avenue and La Playa. The building is set back from the street, providing space for a small yard. The primary facade of 4429 Kirkham features a centrally located multi-panel wood door containing a row of glazed lights at the top. The entrance is accessed by a short wood stair. The primary entrance is flanked symmetrically by narrow four-over-four, double-hung, vinyl-sash windows with narrow wood surrounds. The facade terminates with a boxed raking cornice. The primary facade of 4431 Kirkham features a single-panel wood door with 10-lights above on the left and a tripartite window on the right. The window is surmounted by a stucco panel and flanked by wood shutters. The second floor features an identical tripartite window featuring a planter box below and a star-shaped molding above. The east wall is visible from the street; it is clad in asbestos tiles. The building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



*P5b. Photo (view, date, accession #)
View toward south, 100_8188.
JPG

*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1906, Assessor's Office
1904, One-story dwelling
ca. 1920, Two-story dwelling

*P7. Owner and Address:

Moungovan Mimi
4431 Kirkham St
San Francisco Ca
94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.28.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") William Kostura, The Oceanside Neighborhood, 2006.

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3 *NRHP Status Code 6Z
*Resource Name or # (Assigned by recorder) 4429 -4431 Kirkham St.

B1. Historic Name Unknown
B2. Common Name 4429-4431 Kirkham
B3. Original Use Single-family property B4. Present Use: Multiple-family property
* B5. Architectural Style Vernacular

*B6. Construction History
4429-4431 Kirkham Street was constructed in 1906 as a one-story, wood-frame, single-family house. Between 1920 and 1928, the original structure was moved from the rear of the property, turned, enlarged, and placed on the northeast portion of the parcel. The two-story house, on the same lot, was built as an addition after 1920.

*B7. Moved? No Yes Date? ca. 1920 Original Location: rear of lot

*B8. Related Features

B9a. Architect Unknown . Builder Unknown

*B10. Significance: Theme Residential Development Area: Oceanside/ Outer Sunset

Period of Significance 1904 & ca. 1920 Property Type Residential Applicable Criteria 3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

According to the San Francisco Department of Building Inspection, the one-story portion of 4429-31 Kirkham was originally constructed in 1906. However the Spring Valley Water Company water tap records indicate that it may date back as early as September 1904. The application was signed by a B. A. Feeley. The 1906 Block Book shows Feeley as the owner but he did not reside there. The 1910 Block Book shows that Albert Brown owned the property. He also did not reside there. The property remained in use as a one-story beach-side rental from ca. 1905 until Brown sold the property to Anne Breazley in 1920. Ms. Breazley resided at the dwelling through 1930. While she owned it, Ms. Breazley moved the one-story structure to the northeast corner of the lot and built a two-story addition abutting the single-story cottage to the west. The 1930 Census indicates Breazley was single, 71 years of age, and had no occupation. (continued)

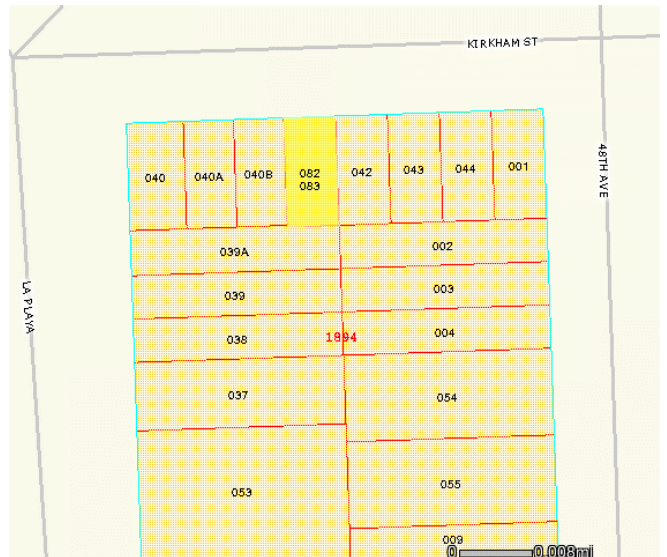
B11. Additional Resource Attributes: (List attributes and codes) HP3. Multiple-family property

*B12. References: Assessor's Records, Sanborn Maps 1915, 1928, 1950
San Francisco Block Books, San Francisco City Directories
United States Census 1910, 1930

B13. Remarks

*B14. Evaluator Christopher VerPlanck
*Date of Evaluation September 25, 2009
Revised 9-2011

(Sketch Map with north arrow required.)



(This space reserved for official comments)

CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by Recorder) 4429 -4431 Kirkham St.

*Recorded by: Kelley & VerPlanck, LLC

Date 01.28.09

Continuation Update

Revised 9-2011

B10: Significance (continued)

In regard to its integrity, the structure at 4429-31 Kirkham Street has certainly been altered but without knowing more about its historic appearance it is difficult to assess its character-defining features. Based on physical evidence, combined with knowledge of typical construction methods and materials used in the Oceanside survey area during the period of significance, it seems likely that the original one-story cottage was probably originally shingled. It is now stuccoed. Its door has probably been replaced, but it is compatible. The vinyl, double-hung windows are not compatible. The two-story section built after 1920 was probably originally stuccoed (at least on the facade). Although its windows appear to be replacements, they are compatible with the era of construction. In total, 4429 Kirkham retains its height and massing and setback from the street. Altogether the property retains the following aspects of integrity: location, setting, and feeling. It does not retain integrity of design, materials, or association.

4429-31 Kirkham Street appears ineligible for listing in the California Register of Historical Resources under any criteria. Although an example of a vernacular multiple-family dwelling built during the early days of the Oceanside neighborhood, the property has undergone too many alterations, including likely replacement of the original shingles with stucco (on the original one-story cottage) and the replacement of all doors and windows on both structures.

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3CS

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource name(s) or number (assigned by recorder) 1655 48th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1655 48th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one ofr large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1895013

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1655 48th Avenue is a three-story, wood-frame, late Queen Anne-style dwelling clad in wood shingles and capped with a front-facing gable roof. The 697 sq ft building occupies a 3,000 sq ft lot on the west side of 48th Avenue between Lawton and Moraga streets. The building is slightly set back from the sidewalk, leaving room for a small fenced-in garden. The first story is slightly below street grade, and features a straight wood stair to the left and a pair of solid wood-panel garage doors to the right. The garage is edged by wide wood moldings and topped by decorative hood moldings. The stair leads up to the primary entrance, a wood and glass door with wide wood surrounds located in a shallow entry porch at the left of the second story. Other fenestration at the second story includes a double-hung wood sash window to the left of the entrance, and a chamfered bay window at the right which features double-hung wood sash windows at all three facets, except for the center which is vinyl. All of the windows at the second story feature a decorative hood molding similar to that at the garage door. The second story terminates with a projecting cornice. At the third story, a diamond-shaped single pane casement window with wood surrounds is located at the gable front. The building terminates with a molded raking cornice. The minimally altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8036.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1904, Assessor's Office

*P7. Owner and Address:
Albert J. & Harriett D. Trent
Trent Albert James & Harrie
1655 48th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.13.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") William Kostura, The Oceanside Neighborhood, 2006

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3 *NRHP Status Code 3CS
*Resource Name or # (Assigned by recorder) 1655 48TH AVE

B1. Historic Name Unknown
B2. Common Name 1655 48th Avenue
B3. Original Use Single-family property B4. Present Use: Single-family property
*B5. Architectural Style late Queen-Anne

*B6. Construction History
1655 48th Avenue was constructed in 1904 as a one-story house. Sometime between 1928 and 1950, the dwelling was raised slightly to install a garage.

*B7. Moved? No Yes Date? _____ Original Location: _____

*B8. Related Features

B9a. Architect Unknown . Builder Unknown

*B10. Significance: Theme Residential Development Area: Oceanside/ Outer Sunset

Period of Significance 1904 Property Type Residential Applicable Criteria 3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

According to the 1901 San Francisco Block Book, the undeveloped subject property belonged to James Irvine, a local real estate investor. According to Assessor's records, the existing dwelling on the lot was constructed in 1904 for Clara Tycheson Schmidt. On May 21, 1906, Ms. Schmidt applied for water service from the Spring Valley Water Company. According to the 1910 Census, Miss Schmidt - a German immigrant - was single with no occupation. According to contemporary newspaper articles, Ms. Schmidt was an avid nudist who had at least one brush with the law for swimming at Ocean Beach without the "regulation bathing costume." Ms. Schmidt sold the property to Guiseppe Bronda in 1920 but Census records indicate that she continued to reside at the property. Bronda rented 1655 48th Avenue to various tenants during the late 1920s and early 1930s, including to William Reeder, a plasterer, his wife, and two sons. (continued)

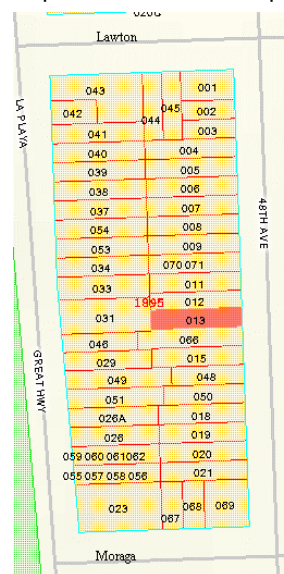
B11. Additional Resource Attributes: (List attributes and codes) HP2. Single-family property

*B12. References: Assessor's Records, San Francisco City Directories
Sanborn Maps 1915, 1928, 1950
United States Census 1910, 1920, 1930

B13. Remarks

(Sketch Map with north arrow required.)

*B14. Evaluator Christopher VerPlanck
*Date of Evaluation 12.18.2009
Revised 9-2011



(This space reserved for official comments)

CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by Recorder) 1655 48TH AVE

*Recorded by: Kelley & VerPlanck, LLC

Date 01.13.09

Continuation Update

Revised 9-2011

B10: Significance (continued)

In regard to integrity, 1655 48th Avenue appears to have undergone very few alterations aside from being raised slightly to install a garage between 1928 and 1950. The building retains its character-defining features, including its massing, shingle-clad exterior, fenestration pattern and wood windows, wood trim, cornice, and front-facing gable roof. Altogether, the building retains integrity of location, design, setting, materials, workmanship, feeling, and association.

1655 48th Avenue appears eligible for listing in the California Register under California Register Criterion 3 (design/construction) as a very early and rare example of an intact pre-quake, single-family, Queen Anne cottage, clad in shingles, built during the early days of the Oceanside neighborhood when it was still known as Carville. Although not an original Carville house made of old horse cars, the dwelling is an example of another once-common residential building type in the area - a one-and-a-half-story, late Queen Anne-style cottage. Built in an area of mostly weekend beach cottages and longer-term rentals, the subject property shared much in common with its vernacular neighbors. Many of these smaller-scale cottages and bungalows were demolished during the 1920s building boom and again during the postwar period when many "underutilized" lots near the beach were redeveloped with large, "dingbat"-style apartment buildings. As such, 1655 48th Avenue embodies the distinctive characteristics of a type, period, region, and method of construction.

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3CS

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource name(s) or number (assigned by recorder) 1648 Great Hwy

P1. Other Identifier Keith House
*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: SF North Date: 1994

*c. Address: 1648 Great Hwy City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1895031

***P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)**

1648 Great Highway is a three-story, wood-frame, Classical Revival-style dwelling clad in horizontal wood siding and capped with a hipped roof. The 3,362 sq ft building occupies a 5,334 sq ft lot on the east side of the Great Highway between Lawton and Moraga streets. The first floor features a non-original straight stair that skirts the front of the building at the left and a multi-panel wood and glass garage door at the right. The stair leads to the primary entrance, a metal exterior porch door located at the left side of the second story. The width of the second story is enclosed by a projecting entrance porch, which is characterized by three bays of paired fixed sash windows, each flanked by engaged pilasters, and bordered along the bottom by raised panels. The third story features two rectangular bay windows, each with a large fixed single-light window topped by a multi-light transom. The bay windows have raised spandrel panels, flattened pilasters at the edges, and are topped by elaborate crown moldings. The facade terminates with a molded cornice and a flared boxed eave overhang. There are three flared hipped-roof dormers atop the roof that feature fixed single-light windows and flattened pilasters at the corners. Aerial photographs indicate that there are at least two secondary dwellings at the rear of the lot. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #)
View toward east, 100_8025.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1907, Assessor's Office

*P7. Owner and Address:
Carman, Elizabeth
1648 Great Hwy
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
12.21.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") William Kostura, The Oceanside Neighborhood, 2006

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3 *NRHP Status Code 3CS
*Resource Name or # (Assigned by recorder) 1648 GREAT HWY

B1. Historic Name Joseph Keith House
B2. Common Name 1648 Great Hwy
B3. Original Use Single-family property B4. Present Use: Single-family property
* B5. Architectural Style Classical Revival

*B6. Construction History
1648 Great Highway was constructed in 1907. The garage was inserted at an unknown date. The porch was enclosed and the entry sequence reconfigured between 1915 and 1928.

*B7. Moved? No Yes Date? _____ Original Location: _____

*B8. Related Features

B9a. Architect Unknown . Builder Unknown

*B10. Significance: Theme Residential Development Area: Oceanside/ Outer Sunset

Period of Significance 1907 Property Type Residential Applicable Criteria 3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

According to the 1901 San Francisco Block Book, the subject property belonged to James Irvine, a local property investor. Circa 1906, Joseph Keith purchased the property from Irvine. The subject property was originally larger, also encompassing what is now 1644 Great Highway. In 1907, Keith applied for water service, indicating the likely date of construction of the existing dwelling. The architect and builder are unknown. The property included at least one other residence and several outbuildings. According to the 1910 Census, Keith was employed as a milliner and he resided at 1648 Great Highway with his wife Alma Keith, also a milliner. The property was subdivided into two parcels ca. 1918. Clorinda Alegretti purchased 1648 Great Highway in 1918, residing there with her sister Anna Alegretti and her niece and nephew Gustave and Marie Macchiavelli. Clorinda was the daughter of G. Alegretti of Stockton, a successful grocer and landowner. (continued)

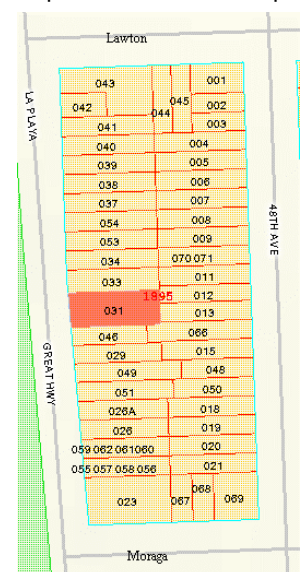
B11. Additional Resource Attributes: (List attributes and codes) HP2. Single-family property

*B12. References: Assessor's Records, Sanborn Maps 1915, 1928, 1950
San Francisco Call, "Prominent Stockton Citizen Passes Away," February 6, 1910.
San Francisco City Directories, United States Census 1910, 1920, 1930

B13. Remarks (Sketch Map with north arrow required.)

*B14. Evaluator Christopher VerPlanck
*Date of Evaluation 12.21.2009
Revised 9-2011

(This space reserved for official comments)



CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by Recorder) 1648 GREAT HWY

*Recorded by: Kelley & VerPlanck, LLC

Date 12.21.09

Continuation Update

Revised 9-2011

B10: Significance (continued)

G. Alegretti emigrated from Italy in 1859 and worked at his uncle's wholesale crockery store in San Francisco. He moved to Stockton six months later where he eventually purchased his own grocery store, which developed into a successful business. The blended Alegretti/Macchiavello family resided at 1648 Great Highway through at least 1930.

In regard to integrity, 1648 Great Highway has undergone several significant alterations, but these mostly occurred within the period of significance of the Oceanside neighborhood. Alterations include the enclosure of the front porch and the reconfiguration of the entry sequence from a straight stair intersecting the facade to a stair that was parallel to the facade. These two alterations took place between 1915 and 1928. Other alterations that seem more recent include the picture window in the dormer, a picture window within the porch, an enclosed gate and glazed screen to the right, and the garage inserted into the basement. Otherwise, the building retains the bulk of its character-defining features, including its height, massing, wood cladding, fenestration pattern, rectangular bay windows, wood ornamentation, including the pilasters and cornice, hipped roof, and hipped-roof dormer. The building retains the following aspects of integrity: location, design, materials, setting, workmanship, feeling, and association.

1648 Great Highway appears eligible for listing in the California Register under Criterion 3 (design/construction) as an intact and very well-preserved Classical Revival residence that dates from the period of significance of Oceanside. Indeed, the dwelling is one of the most ambitious single-family houses built in the Outer Sunset. Despite its size however, the dwelling is compatible with the small beach cottages that used to be the dominant building type in the area, with its glassed-in porch and hipped roof. As such, the building embodies the distinctive characteristics of a type, period, region, and method of construction.

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource name(s) or number (assigned by recorder) 1642 Great Hwy

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1642 Great Hwy City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1895034

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1642 Great Highway is three-story, wood-frame, late Queen Anne-style, multiple-family dwelling clad in horizontal lapped wood siding with corner board moldings and capped with a front-facing gable roof. The 1,840 sq ft building occupies a 3,021 sq ft lot on the east side of the Great Highway between Lawton and Moraga streets. The first level of the primary facade presents a recessed entry porch on the left surmounted by a crown molding. Inside the porch are two wood panel doors with fan light windows. To the right of the entry porch is a sliding vinyl sash window with wood surrounds and a crown molding. A crown molding and wood architrave trim surround a small wood-paneled garage door on the far right of the first level. A transom of glass blocks is set above the garage entrance. The second level presents two chamfered bay windows, each with a sliding vinyl sash window flanked by double-hung vinyl sash windows with wood surrounds. All windows have crown moldings and both bay windows have corner board moldings. The front gable is clad in fishscale wood shingles, and is inset with a large three-panel vinyl sash window with wood surrounds. The facade terminates with a pedimented gable supported by corner brackets. The moderately altered building appears in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8029.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1909, Assessor's Office
1911, Building & Engineer

*P7. Owner and Address:
Massara, Mark A.
1642 Great Hwy
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.14.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") William Kostura, The Oceanside Neighborhood, 2006

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3 *NRHP Status Code 6Z
 *Resource Name or # (Assigned by recorder) 1642 GREAT HWY

B1. Historic Name Unknown
 B2. Common Name 1642 Great Hwy
 B3. Original Use Single-family property B4. Present Use: Multiple-family property
 *B5. Architectural Style late Queen-Anne

*B6. Construction History
 1642 Great Highway was constructed in 1911 as a 1 1/2 story plus basement, wood-frame, single-family home. A one-story, wood-frame single-family dwelling is illustrated at the rear of the parcel on the 1915 and 1928 Sanborn map. The property received a garage after 1950. All the windows have been

*B7. Moved? No Yes Date? _____ Original Location: _____

*B8. Related Features

B9a. Architect Unknown . Builder New Era Building Co.

*B10. Significance: Theme Residential Development Area: Oceanside/ Outer Sunset

Period of Significance 1909 Property Type Residential Applicable Criteria 3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

According to the 1901 San Francisco Block Book, the subject property belonged to James S. Irvine, a local real estate investor. By 1906 it belonged to Sol Getz, a local realtor and property developer. Circa 1907, Getz sold the property to Charles Broad. According to Spring Valley Water Company records, Charles Broad applied for water service in September 1907, indicating the likely construction date. Although Assessor's records list a construction date of 1909, the building contract indicates that the earliest dwelling dwelling on the lot was completed in 1908. This building, which no longer exists, formerly stood at the rear of the lot. In 1911, Broad hired the New Era Building Co. to build a second house at the front of the lot. This was the existing dwelling. According to the 1910 Census records, Charles and Mary Broad were the owners of the property. Charles Broad was an English immigrant employed as a tax collector. (continued)

B11. Additional Resource Attributes: (List attributes and codes) HP3. Multiple-family property

*B12. References: Assessor's Records, Edward's Abstracts, "Building Contracts," October 4, 1911.
 Sanborn Maps 1915, 1928, 1950, San Francisco City Directories
 Spring Valley Water Company records, United States Census 1910, 1920, 1930

B13. Remarks

(Sketch Map with north arrow required.)

*B14. Evaluator Christopher VerPlanck
 *Date of Evaluation 12.21.2009
 Revised 9-2011



(This space reserved for official comments)

CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by Recorder) 1642 GREAT HWY

*Recorded by: Kelley & VerPlanck, LLC

Date 01.14.09

Continuation Update

Revised 9-2011

B10: Significance (continued)

He and his wife lived in the front dwelling and leased out the rear dwelling. According to the 1920 Census, Charles Broad had died, leaving his wife. Mrs. Broad sold the property to Herman and Margaret Junker who resided at the property through 1940.

In regard to integrity, 1642 Great Highway has been altered, including the removal of the original rear dwelling and the insertion of a new garage beneath the existing dwelling after 1950. Additional notable alterations include the replacement of the original wood doors with incompatible wood doors and the original wood windows with vinyl ca. 1990. Parts of the facade appear to have been reconfigured and reclad, possibly when it was converted to a two-family property after 1950. The dwelling retains some character-defining features, including its overall massing, lapped wood siding with corner moldings, chamfered bay windows, wood window trim, bracketed gable roof with raking cornice, and fishscale wood shingles. Overall, the dwelling retains the following aspects: location, materials (partial), and workmanship.

1642 Great Highway appears ineligible for listing in the California Register under any of the eligibility criteria. If it retained integrity the property would likely qualify under California Register Criterion 3 (design/construction) as a very early and rare example of a late Queen Anne-style dwelling built during the early days of the Oceanside neighborhood when it was still known as Carville.

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3S

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource name(s) or number (assigned by recorder) 1622 -1626 Great Hwy

P1. Other Identifier Moss Flats Building
*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: SF North Date: 1994

*c. Address: 1622 -1626 Great Hwy City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1895038

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1622-1626 Great Highway is a three-story, wood-frame, First Bay Region Tradition-style, multiple-family dwelling clad in wood shingles and capped with a cross-gable roof. The 3,571 sq ft building occupies a 3,021 sq ft lot on the Great Highway between Lawton and Moraga streets. The dominant module of this house is located at the left beneath the front gable, and features a repeating fenestration pattern at all three stories: a projecting chamfered bay window with four four-light wood sash hopper windows (at the third story, the windows are single light). At the gable peak, there is a small four-light wood sash window. At the right, a recessed module features the primary entrance at the first story: a multi-panel wood and glass door flanked by fixed sidelights and capped by a molded pediment with a fixed stained glass window inset in the pediment. At the second story, the recessed module features a pair of four-pane wood sash hopper windows. At the third story, the recessed module features a fixed 12-pane wood sash window. The facade terminates with flush eaves. The minimally altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8033.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1908, Assessor's Office

*P7. Owner and Address:
Riordan, Sean P.
65 Allston Way
San Francisco, Ca 94127

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.04.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") William Kostura, The Oceanside Neighborhood, 2006

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3 *NRHP Status Code 3S
*Resource Name or # (Assigned by recorder) 1622 -1626 GREAT HWY

B1. Historic Name Unknown
B2. Common Name 1622-1626 Great Hwy
B3. Original Use Multiple-family property B4. Present Use: Multiple-family property
* B5. Architectural Style First Bay Region Tradition

*B6. Construction History
1622-26 Great Highway was constructed in 1908. Some windows have been replaced with aluminum and the entry appears to have been reconfigured in the early 1960s.

*B7. Moved? No Yes Date? _____ Original Location: _____

*B8. Related Features

B9a. Architect C. M. Depew . Builder C. M. Depew

*B10. Significance: Theme Residential Development Area: Oceanside/ Outer Sunset

Period of Significance 1908 Property Type Residential Applicable Criteria 3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

According to the 1901 San Francisco Block Book, the subject property belonged to James Irvine, a locally prominent real estate investor. The 1906 Block Book records that J. Mora Moss was the owner of the property. J. (Joseph) Mora Moss was a major capitalist and University of California regent and the owner of the reknowned Mosswood Cottage in Oakland. 1622-1626 Great Highway was constructed for Alfred T. Moss, son? of J. Mora Moss, as a rental investment property. The three-unit dwelling was designed and built by a local contractor named C. M. Depew. Depew was a contractor who frequently worked with the architect Albert Farr or for the real estate developer Henry Bothin. However, in this case, Depew was listed on the building contract as both architect and builder. C. M. Depew was the nephew of New York Senator Chauncey M. Depew and a politically active "young Republican" residing in San Francisco's Mission District. (continued)

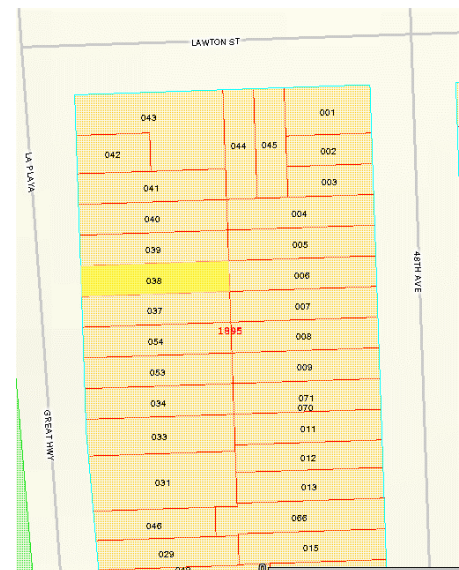
B11. Additional Resource Attributes: (List attributes and codes) HP3. Multiple-family property

*B12. References: Assessor's Records, Junior League Files, Sanborn Maps, San Francisco City Directories, Spring Valley Water tap records, United States Census 1920, 1930, "Depew Denies he is to Live in California," San Francisco Call (September 14, 1909)."Real Estate Transactions," San Francisco Call (January 7, 1906).

B13. Remarks

(Sketch Map with north arrow required.)

*B14. Evaluator Christopher VerPlanck
*Date of Evaluation Revised 9-2011



(This space reserved for official comments)

CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by Recorder) 1622 -1626 GREAT HWY

*Recorded by: Kelley & VerPlanck, LLC

Date 01.04.09

Continuation Update

Revised 9-2011

B10: Significance (continued)

Alfred T. Moss was employed as a United States Postal Clerk and he resided in Berkeley. Various renters and organizations leased one of the three units between 1906 and 1924, when the estate of the then-deceased Alfred T. Moss sold the property to Dominick and Grace Benson. In 1908, San Francisco city directories report that the California Society of the Sons of the Revolutionary War was based in the building, as was Daniel McNeill, a driver, and H. P. Schmidt, a salesman. By 1930, only Grace Benson and her son Adel resided at 1622-1626 Great Highway. Her son Adel was employed in the shipping industry. The Benson family owned the property until 1943.

1622-1626 Great Highway retains a high degree of integrity, having undergone few major changes since it was built in 1906. It retains the majority of its character-defining features, including its height and massing, wood shingle cladding, extruded three-story bay window containing extensive areas of glazing, wood windows, and simply detailed facade with little applied ornamentation. Altogether, the building retains the following aspects of integrity: location, design, materials, workmanship, feeling, and association. It does not retain the aspect of setting due to the intrusion of incompatible adjacent structures.

1622-1626 Great Highway is listed in the National Register of Historic Places under Criterion C (design/construction) and as such is considered automatically eligible for listing in the California Register of Historical Resources under Criterion 3 (design/construction) as a rare example of the First Bay Region Tradition style in San Francisco. Although it is more ambitious than many of its contemporary neighbors, the building is also representative of much of the early residential development in San Francisco's Carville neighborhood, which before the 1906 Earthquake and Fire housed a significant colony of artists and musicians and many weekend beach cottages. The First Bay Region Tradition, an indigenous Northern California variant of the Arts and Crafts movement, was pioneered by amateur architect Joseph Worcester and further developed by Bernard Maybeck, Willis Polk, and Julia Morgan during the late 1890s and early 1900s. Hallmarks of the First Bay Region Tradition, which is more of an ethos than a rigid style, include an emphasis on simplicity and an interest in using local materials. First Bay Region Tradition buildings are usually built of redwood and typically asymmetrically massed. Often shingled, most examples are very simple and rustic in appearance, with little applied ornament. As such, 1622-1626 Great Highway embodies the distinctive characteristics of a type, period, region, and method of construction.

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3CS

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4 *Resource name(s) or number (assigned by recorder) 1632 -1634 Great Hwy

P1. Other Identifier Carville House

*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: SF North Date: 1994

*c. Address: 1632 -1634 Great Hwy City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1895054

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1632-1634 Great Highway is a two-story, wood-frame, vernacular dwelling clad in wood shingles and capped with a shallow-pitched front-facing gable roof. The 2,200 sq ft building occupies a 3,021 sq ft lot on the east side of the Great Highway between Lawton and Moraga streets. The building is set back from the street behind a tall board fence and a detached garage, so many architectural details are obscured. The building sits above a raised basement which features a pedestrian door at the right and a straight stair at the center leading to the primary entrance, centrally located at the second story. The primary entrance is a solid panel wood door with wood surrounds, sheltered by a shed roof. The entrance is flanked by large symmetrical aluminum sash sliding windows. The facade terminates with flush eaves. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8030.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1908, Assessor's Office

*P7. Owner and Address:
Anderson, Scott E.
11601 Wilshire Blvd #2150 %
Los Angeles, Ca 90025

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.14.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") William Kostura, The Oceanside Neighborhood, 2006

- *Attachments
- BSOR
 - Archaeological Record
 - Artifact Record
 - NONE
 - District Record
 - Photograph Record
 - Location Map
 - Linear Feature Record
 - Continuation Sheet
 - Other...

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4 *NRHP Status Code 3CS
*Resource Name or # (Assigned by recorder) 1632 -1634 GREAT HWY

B1. Historic Name Unknown
B2. Common Name Carville House
B3. Original Use Single-family property B4. Present Use: Single-family property
* B5. Architectural Style Vernacular

*B6. Construction History
1632-1634 Great Highway was constructed in 1908 out of two cable cars and one horse car.

*B7. Moved? No Yes Date? _____ Original Location: _____

*B8. Related Features

B9a. Architect None . Builder day labor

*B10. Significance: Theme Residential Development Area: Oceanside/ Outer Sunset

Period of Significance 1908 Property Type Residential Applicable Criteria 3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

According to the 1901 San Francisco Block Book, the subject property belonged to James Irvine, a local real estate speculator. By 1906 the lot belonged to Sol Getz, a major real estate speculator and property developer in the Oceanside neighborhood. In order to drum up interest in his extensive holdings in Oceanside, Getz would often lease parcels to individuals at a favorable rate, apparently extracting a promise from his tenant that they would build a dwelling on the lot prior to buying the property. Apparently in this fashion, Getz' tenant Minnie V. Collins moved two surplus cable car bodies and one horse car body to the lot and had hired day laborers to assemble them into a dwelling. She applied for water service on August 3, 1908, indicating the property's probable date of completion. In keeping with local building practice, Collins had the car bodies elevated on a frame to avoid sand drifts and presumably to give its occupants a better view of the beach. (continued)

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single-family property

*B12. References: Assessor's Records, Sanborn Maps 1915, 1928, 1950, San Francisco City Directories Spring Valley Water tap records, United States Census 1920, 1930 LaBounty, Woody. Carville-by-the-Sea: San Francisco's Streetcar Suburb (San Francisco: Outside Lands Media, 2009).

B13. Remarks

(Sketch Map with north arrow required.)

*B14. Evaluator Christopher VerPlanck
*Date of Evaluation 12.21.2009
Revised 9-2011



(This space reserved for official comments)

CONTINUATION SHEET

Page 3 of 4

Resource Name or # (Assigned by Recorder) 1632 -1634 GREAT HWY

*Recorded by: Kelley & VerPlanck, LLC

Date 01.14.09

Continuation Update

Revised 9-2011

B10: Significance (continued)

The two cable car bodies were attached along their long sides with the smaller horse car - serving as a bedroom - attached on the north side. The rear portion housed a kitchen and the front had a porch that was used to view the beach, until the City raised the Great Highway berm, blocking views west. At some point after 1910, Minnie Collins purchased the property from Sol Getz. According to city directories and Census records, Minnie was employed as a notary and stenographer. She was married to Richard Ernest Collins, a traveling pharmaceutical salesman. The couple lived at 1632-1634 Great Highway for several decades, with Minnie owning the property until at least 1947.

In regard to integrity, 1632-1634 Great Highway has undergone some notable changes, in particular the replacement of its original wood windows with aluminum in the 1960s. The property itself has undergone more considerable changes, in particular the subdivision of the lot ca. 1976 and the construction of a multi-family dwelling to the south. As part of this project, the freestanding garage was evidently moved to the front of the property. Otherwise, the property retains the majority of its character-defining features, including its setback, height and massing, wood shingle cladding, and fenestration pattern. Overall, the building retains the following aspects: location, design, materials (partial), workmanship, feeling, and association. It does not retain the aspect of setting.

1632 - 1634 Great Highway appears eligible for listing in the California Register of Historical Resources under Criterion 3 (design/construction) as an intact "car house," and as a rare signature remnant of the former community of Carville. Developed as an informal assemblage of salvaged cable and horse cars, this beach front community housed a large number of artists, writers, and musicians, and other "Bohemian" San Franciscans. Largely destroyed to make way for more conventional housing after the 1906 Earthquake, nearly all of the original Carville houses were wiped out. This is one of the last known remaining "Carville" structures. As such it embodies the distinctive characteristics of a type, period, region, and method of construction.

Page 4 of 4 Resource Name or # (Assigned by Recorder) 1632 -1634 GREAT HWY
*Recorded by: Kelley & VerPlanck, LLC Date 01.14.09
 Continuation Update Revised 9-2011



Rear facade of 1632 Great Highway
Source: Woody LaBounty

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3CS

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource name(s) or number (assigned by recorder) 1620 48th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1620 48th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1896040

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1620 48th Avenue contains two dwellings. The two buildings, which together comprise 1,349 sq ft, occupy a 3,000 sq ft lot on the east side of 48th Avenue between Lawton and Moraga streets. The dwelling at the front of the lot is a one-story, wood-frame, Craftsman-style dwelling clad in rustic wood siding and capped with a hipped roof. A second dwelling occupies the rear portion of the lot. It is not visible from the street, although aerial photographs indicate that it is also a one-story, hipped-roof cottage resembling the front cottage. The front dwelling sits back from the lot line, leaving space for a small garden and freestanding single-car detached garage at the front of the property. The garage has corner moldings, a flat roof, and a shaped parapet. The facade of the front dwelling features a short wood stair at left. The stair accesses the primary entrance, which is located within a recessed entry porch at the left side of the first story. The porch, which is supported by a turned wood post, shelters the glazed wood door. The configuration of the primary entrance, as well as that of other fenestration details, is partially obscured by the garage. Visible fenestration at the first story includes a single-light fixed wood window with wide wood moldings in the entry porch, a small single-light fixed window at the center of the facade, and a larger window at the right of the facade. The central window and the window at the right have wide wood moldings with flared corner details. The facade terminates with a wide frieze and a moderate eave overhang. The roof is capped by a hipped-roof dormer featuring a single-light fixed window with wide

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #)
View toward east, 100_8050.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1904, Assessor's Office

*P7. Owner and Address:
Parker, Timothy & Caroline
4332 Pacheco St.
San Francisco, Ca 94116

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") William Kostura, The Oceanside Neighborhood, 2006

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 3CS

Page 2 of 3 *Resource Name or # (Assigned by recorder) 1620 48TH AVE

B1. Historic Name Unknown
B2. Common Name 1620 48th Avenue
B3. Original Use Multiple-family property B4. Present Use: Multiple-family property

*B5. Architectural Style Craftsman

*B6. Construction History

According to the San Francisco County Assessor's office, the two buildings contained on this parcel were constructed in 1904. Between 1928 and 1950, a one-story garage was constructed at the front of the parcel.

*B7. Moved? No Yes Date? _____ Original Location: _____

*B8. Related Features Dwelling at rear.

B9a. Architect Unknown . Builder Unknown

*B10. Significance: Theme Residential Development Area: Oceanside/ Outer Sunset

Period of Significance 1904 Property Type Residential Applicable Criteria 3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

Based on Assessor's records and water tap records, 1620 and 1620 1/2 48th Avenue were constructed in 1904. The original builder is unknown due to the fact that there is no original building permit or building contract in the San Francisco Call or Chronicle. The first known owner and occupant of the building, Robert Eltringham, did not reside at the property until 1907, suggesting that the dwellings may have been built later or originally functioned as weekend beach cottages. From 1907 on, Robert and his wife Fannie lived in the front dwelling, at 1620 48th Avenue, while Robert's brother Harry and wife Beulah resided at the rear building (1620 1/2 48th Avenue). Both Robert and Fannie and Harry and Beulah lived there until 1920. Robert was employed as an electrician and Harry was employed as a machinist. Roy and Myrtle Donovan purchased the property in 1920. Roy was employed as a newspaper printer and resided at the property with his family through 1930. (continued)

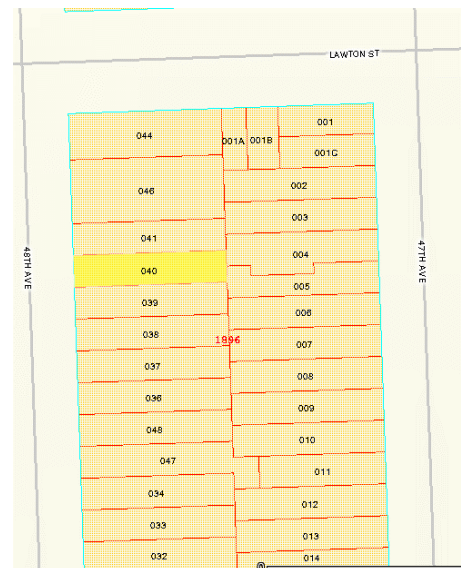
B11. Additional Resource Attributes: (List attributes and codes) HP3. Multiple-family property

*B12. References: Assessor's Records, Sanborn Maps 1915, 1928, 1950
San Francisco City directories
United States Census 1910, 1920, 1930

B13. Remarks

*B14. Evaluator Christopher VerPlanck
*Date of Evaluation 02.24.2012

(Sketch Map with north arrow required.)



(This space reserved for official comments)

CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by Recorder)

1620 48TH AVE

*Recorded by: Kelley & VerPlanck, LLC

Date 02.24.12

Continuation Update

B10: Significance (continued)

The garage was built sometime between 1928 and 1950.

In regard to integrity, the front dwelling at 1620 48th Avenue appears to have undergone few significant changes since it was built in 1904. The most notable alteration is the ca. 1930 garage addition, which is attached to the dwelling. Aside from that the front dwelling retains the majority of its character-defining features, including its height and massing, wood siding, porch, its fenestration pattern and wood windows (albeit converted to picture windows), and hipped roof with molded cornice. The rear dwelling, which closely resembles the front dwelling, has undergone even fewer notable alterations. Altogether both dwellings retain integrity of location, design, materials, setting, workmanship, feeling, and association.

1620 48th Avenue appears eligible for listing in the California Register under California Register Criterion 3 (design/construction) as a very early and increasingly rare example of a pair of intact single-family, hipped-roof Craftsman cottages built during the early days of the Oceanside neighborhood when it was still known as Carville. Although not an original Carville house made of old horse cars, the dwellings are examples of another type in the neighborhood: simple hipped-roof Craftsman cottages with integral porches. Once common in the area, this building type - often built as weekend beach cottages or longer term rentals - began to be demolished during the 1920s building boom and again during the postwar period when many "underutilized" lots near the beach were redeveloped with large, "dingbat"-style apartment buildings. As such, the dwellings embody the distinctive characteristics of a type, period, region, and method of construction.

Page **of** 3 **Resource Name or # (Assigned by Recorder)** 1620 48TH AVE
***Recorded by:** Kelley & VerPlanck, LLC **Date** 02.24.12
 Continuation Update



Cottage at rear of 1620 48th Avenue

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3CS

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource name(s) or number (assigned by recorder) 1738 Great Hwy

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1738 Great Hwy City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 2001036

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1738 Great Highway is a three-story, wood-frame, Craftsman-style dwelling clad in wood shingles and capped with a front-facing gable roof. The 1,510 sq ft building occupies a 2,471 sq ft lot on the east side of the Great Highway between Moraga and Noriega streets. The first story of the primary facade features an enclosed entry porch at left and a pair of hinged garage doors at right. The gable-roofed entry porch features fixed multi-light wood sash windows, exposed beam ends, and decorative paneling within the gable. The front door is a wood replacement. At the second story, a tripartite sliding aluminum sash window is located to the left and to the right is a projecting rectangular bay window containing a large fixed pane window topped by a gable roof that matches the porch on the first floor. The third story, which is clad in board and batten paneling, features two single-pane vinyl sash casement windows. The facade terminates with a deeply projecting raking cornice supported by exposed purlins and knee brackets. The visible side (south) elevation is finished in stucco and the roof is capped by a gable-roofed dormer. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8015.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1912, Assessor's Office
1909, Water Tap

*P7. Owner and Address:
Cabezas Family Tr. 6/22/2004
Amado & Marjorie J. Cabezas
1738 Great Highway
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.14.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") William Kostura, The Oceanside Neighborhood, 2006

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3 *NRHP Status Code 3CS
 *Resource Name or # (Assigned by recorder) 1738 GREAT HWY

B1. Historic Name Unknown
 B2. Common Name 1738 Great Hwy
 B3. Original Use Single-family B4. Present Use: Single-family

* B5. Architectural Style Craftsman

*B6. Construction History
 1738 Great Highway was constructed in 1912 as a 1 1/2 story single-family dwelling. Alterations include replacement of wood-sash windows with vinyl; the openings may have been enlarged in the process.

*B7. Moved? No Yes Date? _____ Original Location: _____

*B8. Related Features 1740 Great Highway

B9a. Architect George T. Colmesnil . Builder Jacob Heyman

*B10. Significance: Theme Residential Development Area: Oceanside/ Outer Sunset

Period of Significance 1912 Property Type Residential Applicable Criteria 3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

According to the 1901 San Francisco Block Book, the subject property belonged to the Estate of Adolph Sutro, former mayor of San Francisco, and a major landowner. According to the 1906 Block Book, the property belonged to Jacob Heyman, a local realtor and property developer. In August 1909, architect George Colmesnil applied for water service at 1738 Great Highway, indicating the likely date of construction, although the Assessor's records, the existing dwelling was not built until 1912. George Colmesnil, a prominent San Francisco architect, lived at this address for a year or two after it was completed. Colmesnil also designed 1740 Great Highway next door. After Colmesnil moved out, the Jacob Heyman Co. sold the property to McCarthy Co. in 1915. The McCarthy Company belonged to John McCarthy, a divorced realtor. By 1930, 1738 Great Highway was in use as a rental property. (continued)

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single-family property

*B12. References: Assessor's Records, Sanborn Maps, San Francisco City Directories, Spring Valley Water Company
San Francisco Call, "Modern Hotels to be Erected," May 13, 1906
San Francisco Call, "Colmesnil Chosen Acting Architect," October 6, 1910

(Sketch Map with north arrow required.)

B13. Remarks

*B14. Evaluator Christopher VerPlanck

*Date of Evaluation 12.21.2009
 Revised 9-2011

(This space reserved for official comments)



CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by Recorder) 1738 GREAT HWY

*Recorded by: Kelley & VerPlanck, LLC

Date 01.14.09

Continuation Update

Revised 9-2011

B10: Significance (continued)

George T. Colmesnil partnered with James R. Miller after the San Francisco Earthquake and Fire to supervise the reconstruction of the City of Paris Building. This project was followed in May, 1906 by two hotel projects, one south of Market and the other at Bush and Powell streets. Miller & Colmesnil was also responsible for several other projects, including the remodeling of the Jefferson Square Club and a temporary structure for the California Safe Deposit and Trust Company. In 1910, Colmesnil was appointed City Architect to replace James Fisher who died in a car accident. Colmesnil moved to Fairfax in the late 1930s and died in 1943.

In regard to integrity, 1738 Great Highway appears to be moderately intact. In addition to having had several windows replaced, it appears that at least the second floor window openings may have been enlarged. The garage, which appears on the 1915 Sanborn Maps, labeled as an "auto basement," is likely original and probably a very early example of a house built with an integral garage in the Oceanside survey area. Otherwise, the building retains the majority of its character-defining features, including its massing, fenestration pattern, enclosed entry porch with gable roof, projecting rectangular bay window with gable roof, deeply projecting raking cornice with exposed purlins and knee braces, and its front-facing gable roof. It is not known if the shingles are original, but in this part of the Outer Sunset, it is extremely likely. Altogether, the building retains the following aspects of integrity: location, design, setting, workmanship, feeling, and association. It does not retain the aspect of materials.

1738 Great Highway appears eligible for listing in the California Register under Criterion 3 (design/construction) as an early and intact example of a single-family, Craftsman-style dwelling constructed in the Oceanside neighborhood after the 1906 Earthquake. Designed by the prominent architect George Colmesnil, 1738 Great Highway is more ambitious than many of the simpler vernacular cottages built on many of the numbered avenues to the east. Nevertheless, it is compatible with the greater Oceanside neighborhood in regard to its Craftsman styling and shingled exterior. As such, the dwelling embodies the distinctive characteristics of a type, period, region, and method of construction.

K

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 7N

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource name(s) or number (assigned by recorder) 1744 -1746 Great Hwy

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1744 -1746 Great Hwy City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 2001051

***P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)**

1744-1746 Great Highway is a one-story, wood-frame, vernacular dwelling clad in wood shingles and capped with a hipped roof. The 912 sq ft building occupies a 4,992 sq ft lot on the east side of Great Highway between Moraga and Noriega streets. The building is set back from the sidewalk, creating space for a small garden. A low wood fence sits in front of the house, concealing a portion of the facade from view. The front façade features two multi-light wood sash windows. A gated entry conceals the main entrance from view. The facade terminates with a wide eaves. The roof is crowned by a hipped-roof dormer, which contains a pair of with multi-light wood sash windows. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8013.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1900, Assessor's Office
ca. 1915, Sanborn Maps

*P7. Owner and Address:
Brooks, Anna
719 Foerster St.
San Francisco, Ca 94127

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.14.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") William Kostura, The Oceanside Neighborhood, 2006

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3 *NRHP Status Code 7N
*Resource Name or # (Assigned by recorder) 1744 -1746 GREAT HWY

B1. Historic Name Unknown
B2. Common Name 1744 - 1746 Great Highway
B3. Original Use single-family property B4. Present Use: single-family property
* B5. Architectural Style Craftsman

*B6. Construction History
1744 -1746 Great Highway was constructed after 1915 as a stable for the adjoining property at 1770 Great Highway.

*B7. Moved? No Yes Date? _____ Original Location: _____

*B8. Related Features

B9a. Architect Unknown . Builder Unknown

*B10. Significance: Theme Residential Development Area: Oceanside/ Outer Sunset

Period of Significance N/A 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)

According to the 1901 San Francisco Block Book, the subject property belonged to Adolph Sutro, a former San Francisco mayor and property owner. In 1906, the property belonged to Mary V. Ford. In 1910, it belonged to John S. Wood. After 1910, local realtor and property developer Sol Getz acquired the lot, selling it and the adjoining property (lots 33 and 34) to Maria and Gustavo Macchiavelli and their aunt Anna Alegretti in October 1914. The exact construction chronology of the property is not known. Although the Assessor's records provide a construction date of 1900, this is most likely a default date assigned because most municipal building records were destroyed in the 1906 Earthquake and Fire. There is no original building contract listed in the local newspapers either. Nor is there an original water tap record for the property. According to Sanborn maps, the existing structure was originally built or moved to the property after 1915 and used as a stable. (continued)

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single-family property

*B12. References: Assessor's Records, Sanborn Maps 1915, 1928, 1950
San Francisco City Directories
United States Census 1910, 1920, 1930

(Sketch Map with north arrow required.)

B13. Remarks

*B14. Evaluator Christopher VerPlanck
*Date of Evaluation 12.22.2009

(This space reserved for official comments)



CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by Recorder) 1744 -1746 GREAT HWY

*Recorded by: Kelley & VerPlanck, LLC

Date 01.14.09

Continuation Update

B10: Significance (continued)

Anna and her daughter Maria Alegretti lived next door at 1770 Great Highway from 1915 until 1918 when they purchased the Keith House at 1648 Great Highway. They continued to own the property until June 1931 when they sold it to Victor Clarke. The building continued to be used as a stable, and later a garage/outbuilding through at least the early 1950s. It is not known when it was converted into a dwelling.

Regarding integrity, the original appearance of this building is unknown. Because this building was constructed as a stable it is doubtful that it had large windows in the facade; these openings were probably originally infilled with large doors, but even this is uncertain without historic photographs or plans. Based on Sanborn maps, it is doubtful that the building has undergone substantial alterations to its height or massing but that is all that is certain.

1744 - 1746 Great Highway does not appear to be eligible for listing in the California Register of Historical Resources due to the lack of information on the building's original appearance. Although today it superficially resembles the historic beach cottages of Oceanside, this is most likely the result of post-1960 alterations that may not have gained significance in their own right.

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource name(s) or number (assigned by recorder) 1783 45th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1783 45th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 2004021

***P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)**

1783 45th Avenue is a three-story, wood-frame, single-family dwelling clad in rustic wood siding and shingles and capped by a front-facing gable roof with a flared entablature. The 1,125 sq ft building occupies a 2,500 sq ft lot on the west side of 45th Avenue between Moraga and Noriega streets. The first floor level features a one-car garage recessed below the porch. The right side features a wood stair that leads to the main entrance on the second floor level. The main entrance is sheltered within a porch that extends across the facade. The porch features a solid balustrade and Tuscan columns. The main entrance features a glazed wood door. On the left side is an aluminum framed sliding window with molded wood surrounds. The partial third story projects out over the porch and features a single aluminum sash sliding window within the gable. The facade terminates with a raking cornice. The building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8004.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1900, Assessor's Office
Ca. 1907, Water Tap

*P7. Owner and Address:
Hittle Timothy L. & Marchesi
1783 45th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") William Kostura, The Oceanside Neighborhood, 2006

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3 *NRHP Status Code 6Z
*Resource Name or # (Assigned by recorder) 1783 45TH AVE

B1. Historic Name Unknown
B2. Common Name 1783 45th Ave
B3. Original Use Single-family property B4. Present Use: Single-family property
* B5. Architectural Style First Bay Region Tradition

*B6. Construction History
1783 45th Avenue was constructed circa 1907. The house was raised to insert the garage after 1928. The wood-sash windows were replaced with aluminum windows at an unknown date.

*B7. Moved? No Yes Date? _____ Original Location: _____

*B8. Related Features

B9a. Architect Unknown . Builder Roscoe P. Emery

*B10. Significance: Theme Residential Development Area: Oceanside/ Outer Sunset

Period of Significance 1900 Property Type Residential Applicable Criteria 3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

According to the 1906 Block Book, the subject property belonged to Roscoe P. Emery, a carpenter. It is not known when Emery constructed 1783 45th Avenue, but it appears to have occurred after the 1906 Earthquake. The destruction of permit records in that disaster likely resulted in the default construction date of 1900. The building was probably constructed in 1907, the year in which water service was initially provided and when Roscoe and his wife, Jessie Emery, first took up residence. The Emerys had two children: Grace and Roscoe Jr. The family resided at 1783 45th Avenue through 1910. Emery sold the property to Ross Van Horn prior to 1914. After 1914, 1783 45th Avenue became a rental property. According to the 1920 Census, Herman Risthra, a German-born photographer, resided at 1783 45th Avenue. Ross Van Horn sold the property to Josephine Brown in 1921 and Brown sold the property to Philip & Mary Patton in 1924. (continued)

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single-family property

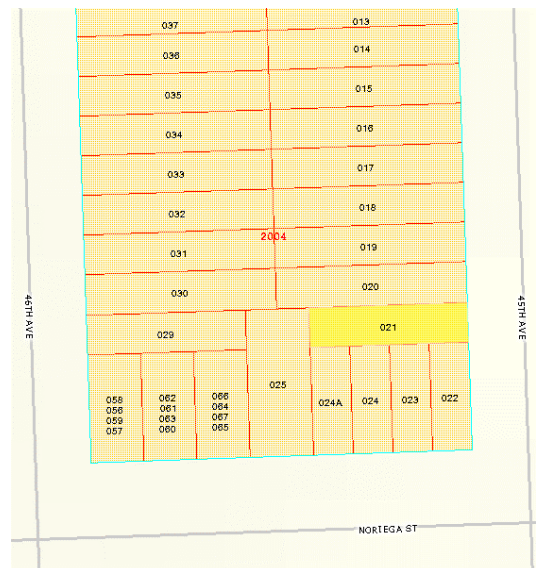
*B12. References: Assessor's Record, Sanborn Maps 1915, 1928, 1950
San Francisco City Directories, United States Census 1910, 1920

B13. Remarks

*B14. Evaluator Christopher VerPlanck
*Date of Evaluation 02.24.2012

(This space reserved for official comments)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by Recorder)

1783 45TH AVE

*Recorded by: Kelley & VerPlanck, LLC

Date 02.24.2012

Continuation Update

B10: Significance (continued)

In regard to integrity, 1783 45th Avenue has undergone several major alterations, not the least of which was the insertion of a garage and basement beneath the main living floor after 1928. Another alteration includes the replacement of the original wood windows with aluminum sliders ca. 1980. Nonetheless, the addition of a garage is not an uncommon alteration in this area, and it is somewhat minimized by being recessed behind the porch. The windows appear to have been enlarged somewhat to accommodate the aluminum sliders. The building retains its original massing above the first floor level, its distinctive gabled roof, the porch that extends the width of the facade, the solid wood balustrade and Tuscan columns, and the projecting pediment with flared entablature. The building retains the aspects of location, workmanship, feeling, and association.

If it retained integrity, 1783 45th Avenue would appear eligible for listing in the California Register of Historical Resources under Criterion 3 (design/construction) as a moderately intact single-family dwelling constructed in the Oceanside neighborhood not long after the 1906 Earthquake resulted in an influx of new residents to the area. In terms of its design, 1783 45th Avenue is an example of a First Bay Region Tradition-style dwelling. The First Bay Region Tradition, an indigenous Northern California variant of the Arts and Crafts movement, was pioneered by amateur architect Joseph Worcester and further developed by Bernard Maybeck, Willis Polk, and Julia Morgan during the late 1890s and early 1900s. Hallmarks of the First Bay Region Tradition, which is more of an ethos than a rigid style, include an emphasis on simplicity and an interest in using local materials. First Bay Region Tradition buildings are usually built of redwood and typically asymmetrically massed. Often shingled, most examples are very simple and rustic in appearance, with little applied ornament. Indeed, the dwelling embodies many characteristics of this style, in particular its steeply pitched roof, integral porch supported by Tuscan columns, and the flared entablature. Although recognizable as an example of the style, cumulatively the alterations that have occurred have reduced its integrity to the point where it no longer appears eligible for listing in the California Register.

Primary # _____
 HRI # _____
 Trinomial _____
 NRHP Status Code 3S

Other Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 4 *Resource name(s) or number (assigned by recorder) 1984 Great Hwy

P1. Other Identifier Dennis Sullivan Residence, Bourne Residence, Eighth Church Of Christ The

*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: SF North Date: 1994

*c. Address: 1984 Great Hwy City: San Francisco Zip: 94116

d. UTM: (Give more than one ofr large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 2086011

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1984 Great Highway is a two-story, wood-frame, First Bay Region Tradition-style dwelling (currently used as a church) clad in wood shingles and capped with a dual pitched hipped roof. The 4,520 sq ft building occupies a 6,896 sq ft lot on the east side of the Great Highway between Quintara and Pacheco streets. A low hollow clay block wall topped by a picket fence surrounds the property. The building sits atop a partially raised basement, and a short brick stairway leads to the first story. The basement/first floor contains several contemporary pedestrian entrances. Five repeating arches characterize the first story; the second arch from the left is slightly larger than the others and contains the primary entrance: a pair of wood panel doors recessed in a covered entry porch. The other four arches contain tripartite windows consisting of a double-hung sash at the center flanked by fixed wood sash windows. All windows are wood sash with wood surrounds except for along the north and south elevations where they are vinyl. The corners of the façade flare out to meet the roofline. The façade terminates with wide fascia board, a moderate eave overhang and exposed rafters. The property goes through to 48th Avenue. The east facade faces this street; it is similar to the primary facade except that there is no porch or primary entrance. This elevation is clad in shingles and features five arched wood windows consisting of double-hung vinyl windows flanked by curved wood windows. The roof appears to retain its original asbestos tile roof. Visible from the street is some type of mechanical equipment enclosed within a metal fence on the north side of the building's roof.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property; HP16. Religious building

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
 View toward east, 100_7993.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
 1906, Assessor's Office

*P7. Owner and Address:
 San Francisco Korean Good N
 1984 Great Hwy
 San Francisco, Ca 94116

*P8. Recorded by
 Kelley & VerPlanck, LLC
 2912 Diamond Street, #330
 San Francisco, CA 94131

*P9. Date Recorded:
 01.14.09

*P10. Survey Type: (Describe)
 Reconnaissance-level survey:
 Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") William Kostura, The Oceanside Neighborhood, 2006

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4 *NRHP Status Code 3S
 *Resource Name or # (Assigned by recorder) 1984 GREAT HWY

B1. Historic Name Dennis Sullivan Residence
 B2. Common Name Eighth Church of Christ the Scientist
 B3. Original Use Single-family property B4. Present Use: Religious building
 *B5. Architectural Style First Bay Region Tradition

*B6. Construction History
 1984 Great Highway was constructed in 1905/1906 as single-family residence. The building was converted to a church in 1947.

*B7. Moved? No Yes Date? _____ Original Location: _____

*B8. Related Features

B9a. Architect Fred C. Jones . Builder Fred C. Jones

*B10. Significance: Theme Residential Development Area: Oceanside/ Outer Sunset

Period of Significance 1906 Property Type Residential/Public Applicable Criteria B & C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

According to the 1901 Block Book, this property belonged to the Estate of Adolph Sutro, a former mayor and major landowner in San Francisco. Circa 1905, San Francisco Fire Department Chief Dennis T. Sullivan purchased the lot and hired builder Fred C. Jones to design and erect a house for he and his wife. The dwelling was completed in early 1906 and Dennis and his wife Margaret moved in, although they also had an apartment at SFFD Engine Company No. 3 on Bush Street, where they lived when Sullivan was on duty. Dennis Sullivan was killed during the early minutes of the 1906 Earthquake when a chimney from the California Hotel fell through the roof of the firehouse, into his wife's room, and tore through the floors. When Sullivan rushed to his wife's aid he fell through the floor down to the basement. He suffered serious injuries to this head and burns from the ruptured steam pipe. (continued)

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single-family property; HP16. Religious

*B12. References: Assessor's Records, Junior League File, Sanborn Maps, San Francisco City Directories
San Francisco Chronicle, "Death Comes to Fire Chief." (April 23, 1906).
San Francisco Chronicle, "The '06 Fire's First Victim," April 15, 1906 San Francisco Examiner, "Fire Chief Sullivan Dead." (April 23, 1906). United States Census 1910, 1920,

(Sketch Map with north arrow required.)

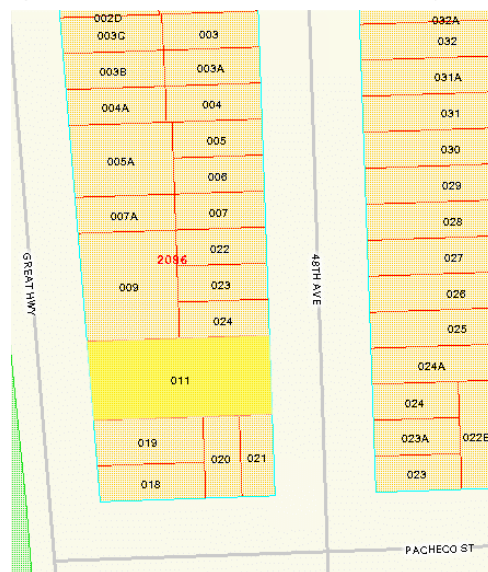
B13. Remarks

*B14. Evaluator Christopher VerPlanck

*Date of Evaluation 12.22.2009

Revised 9-2011

(This space reserved for official comments)



CONTINUATION SHEET

Page 3 of 4

Resource Name or # (Assigned by Recorder) 1984 GREAT HWY

*Recorded by: Kelley & VerPlanck, LLC

Date 01.14.09

Continuation Update

Revised 9-2011

B10: Significance (continued)

He later died at the Southern Pacific Railroad Hospital and was one of the first victims of the 1906 Earthquake. Margaret took up residence at this house soon after and lived here with a companion and caretaker, Jewell Downey, through at least 1920. Margaret Sullivan sold the property to Thomas and Annie Murphy in 1922. Thomas Murphy served as San Francisco's Fire Chief for 19 years. Jewell Downey remained at the property through 1930, continuing in his role as caretaker. Annie and their son Thomas, Jr. resided at the property after Murphy's death in 1929. In 1947, the Eighth Church of Christ Scientist purchased the property, converting it to a church. Very few exterior alterations were necessary as part of the conversion.

In regard to integrity, 1984 Great Highway has undergone some exterior alterations since it was completed as a residence in early 1906, the most important of which include the replacement of its original doors with incompatible wood panel doors and many of the original wood windows with incompatible white vinyl windows. The building retains the rest of its character-defining features, including its setback, height and massing, wood-shingled facade, semi-circular arched windows, porch, flared eaves, and dual-pitched hipped roof. Altogether the building retains the following aspects of integrity: location, design, materials, setting, workmanship, feeling, and association.

1984 Great Highway appears eligible for listing in the National Register of Historic Places under Criteria B (persons) and C (design/construction). As a property that appears eligible for listing in the National Register, it is automatically considered eligible for listing in the California Register of Historical Resources under the corresponding Criteria 2 and 3. The building appears eligible under Criterion B for its association with SFFD Fire Chief Dennis T. Sullivan, an important public figure in turn-of-the-century San Francisco. Although Sullivan lived at the residence for less than a year, it was his primary residence when he was killed during the opening hours of the 1906 Earthquake. A well-respected public figure, his death provided a rallying cry for San Francisco fire fighters struggling to save the city from complete destruction. After the quake, a memorial was erected to his memory in front of the rebuilt firehouse on Bush Street.

In regard to Criterion C, 1984 Great Highway appears eligible for listing in the National Register as a unique and well-preserved example of the First Bay Region Tradition. The First Bay Region Tradition, an indigenous Northern California variant of the Arts and Crafts movement, was pioneered by amateur architect Joseph Worcester and further developed by Bernard Maybeck, Willis Polk, and Julia Morgan during the late 1890s and early 1900s. Hallmarks of the First Bay Region Tradition, which is more of an ethos than a rigid style, include an emphasis on simplicity and an interest in using local materials, in particular redwood and clinker brick. First Bay Region Tradition buildings are usually built of redwood and typically asymmetrically massed. Often shingled, most examples are very simple and rustic in appearance, with little applied ornament. The architect of 1984 Great Highway was its builder, Fred C. Jones. Not much is known about Jones but nevertheless, 1984 Great Highway is a singularly excellent example of First Bay Region Tradition with its shingled exterior, hipped roof, brick retaining wall and foundation, and restrained detailing, all of which suggest a Japanese garden structure. Although larger than many of its contemporaries, the building is compatible with the vernacular beach cottages and rentals that were erected in nearby Carville during the first decade of the twentieth century.

Page 4 of 4 Resource Name or # (Assigned by Recorder) 1984 GREAT HWY
*Recorded by: Kelley & VerPlanck, LLC Date 01.14.09
 Continuation Update Revised 9-2011



1984 Great Highway, 1967
Source: San Francisco Public Library

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource name(s) or number (assigned by recorder) 2120 Great Hwy

P1. Other Identifier Margaret Teal House
*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: SF North Date: 1994

*c. Address: 2120 Great Hwy City: San Francisco Zip: 94116

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 2169005

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

2120 Great Highway is a three-story, wood-frame, First Bay Region Tradition-style dwelling clad in wood shingles and capped by a cross-gabled roof. The 3,450 sq ft building occupies a 2,395 sq ft lot on the east side of the Great Highway between Quintara and Rivera streets. In contrast to many of its neighbors, 2120 Great Highway retains its original landscaping, including a stone wall and wood gate and a small lawn containing two trees. The first floor of the primary façade features a small window recessed within the light well to the left. The main gabled module features three fixed windows at the center, and the primary entrance: a solid wood door sheltered by a small gable, on the far right side of the first floor. Aside from the entrance, the second floor is identical to the first floor. A brick chimney emerges from the left side of the center module at the third floor level. The center module has a tripartite aluminum sliding window at the third floor level. The facade terminates in a raking cornice with a shallow eave overhang. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_7991.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1924, Assessor's Office

*P7. Owner and Address:
Douglass, Stephanie A.
2120 Great Highway
San Francisco, Ca 94116

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.14.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") William Kostura, The Oceanside Neighborhood, 2006

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3 *NRHP Status Code 6Z
*Resource Name or # (Assigned by recorder) 2120 GREAT HWY

B1. Historic Name Margaret Teal House
B2. Common Name 2120 Great Hwy
B3. Original Use Multiple-family property B4. Present Use: Multiple-family property

*B5. Architectural Style First Bay Region Tradition

*B6. Construction History
The Margaret Teal House was constructed in 1924. The primary facade's wood-sash windows were replaced with aluminum slider windows ca. 1965.

*B7. Moved? No Yes Date? _____ Original Location: _____

*B8. Related Features

B9a. Architect S. Heiman . Builder J. S. Malloch

*B10. Significance: Theme Residential Development Area: Oceanside/ Outer Sunset

Period of Significance 1924 Property Type Residential Applicable Criteria 3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

The subject property was developed relatively late within the development of the Oceanside neighborhood. Prior to its construction in 1924, the undeveloped property was transferred several times until October 11, 1924 when it was purchased by Margaret Teal. Ms. Teal hired the well-known architect Samuel Heiman to design a house for her, which was built during the winter of 1924/25 by contractor J.S. Malloch. According to the 1930 Census, Margaret Teal was a divorced artist, aged 52. She lived at 2120 Great Highway with several lodgers, including a 41-year-old postal clerk named William Dolan, a 27-year-old bank manager named Charles Harvey, and a 24-year-old Board of Health employee named Katherine Voolus. Teal resided at the house through 1946.(continued)

B11. Additional Resource Attributes: (List attributes and codes) HP3. Multiple-family property

*B12. References: Assessor's Records; Building and Engineering News, "Building Contracts," November 22, 1924; Sanborn Maps 1915, 1928, 1950; San Francisco City Directories; Spring Valley Water Company Records; United States Census 1930

B13. Remarks

(Sketch Map with north arrow required.)

*B14. Evaluator Christopher VerPlanck

*Date of Evaluation 12.22.2009

Revised 9-2011

(This space reserved for official comments)



CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by Recorder) 2120 GREAT HWY

*Recorded by: Kelley & VerPlanck, LLC

Date 01.14.09

Continuation Update

Revised 9-2011

B10: Significance (continued)

Samuel C. Heiman was an important San Francisco-based architect who practiced throughout California from 1915 until 1940. He started his career working with Mel Schwartz; this partnership dissolved in 1918. During the 1910s and 1920s, Heiman designed several homes in Forest Hill and St. Francis Wood and many commercial and industrial buildings within San Francisco, San Jose, and Los Angeles. His most notable design is the Health Center Building at 101 Grove Street (1930).

In regard to integrity, it is not known how many alterations 2120 Great Highway may have undergone. Built in 1924, it is late for the First Bay Region Tradition, which flourished during the first decade of the twentieth century. Being located next to the beach it was likely shingled originally. Its original fenestration pattern is difficult to discern, although the centrally placed fixed windows may be original. The flanking aluminum sliders are not historic and they detract from the integrity of the facade. It is a late example of the First Bay Region Tradition, the lack of applied ornament should not be taken as a sign that it has been stripped. Nevertheless, a First Bay Region Tradition house would probably have had multi-light (probably diamond-shaped) casements. Although the replacement of windows has been a very common intervention in the Oceanside survey area, the replacement of the original wood windows with aluminum is especially jarring with this property. In summary, 2120 Great Highway retains the following character-defining features: its landscaped yard, height and massing, hooded entry porch, shingled exterior, chimney, and simple wood trim. Altogether it retains the following aspects of integrity: location, setting, feeling, and association.

If it retained integrity, 2120 Great Highway would appear eligible for listing in the California Register under Criterion 3 (design/construction) as a late example of a First Bay Region Tradition dwelling built in the Oceanside neighborhood, on the cusp of the 1920s building boom that would eventually incorporate the formerly separate beach community into the greater Sunset District. The First Bay Region Tradition, an indigenous Northern California variant of the Arts and Crafts Movement, was pioneered by amateur architect Joseph Worcester and further developed by Bernard Maybeck, Willis Polk, and Julia Morgan during the late 1890s and early 1900s. Hallmarks of the First Bay Region Tradition, which is more of an ethos than a rigid style, include an emphasis on simplicity and an interest in using local materials, in particular redwood and clinker brick. First Bay Region Tradition buildings are usually built of redwood and typically asymmetrically massed. Often shingled, most examples are very simple and rustic in appearance, with little applied ornament. Although it likely retains many aspects of its original design, 2120 Great Highway has had its fenestration pattern and windows replaced. This change is incompatible with the First Bay Region Tradition and it no longer appears eligible for listing in the California Register under this criterion.

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3CS

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource name(s) or number (assigned by recorder) 2279 47th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 2279 47th Ave City: San Francisco Zip: 94116

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 2302058

***P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)**

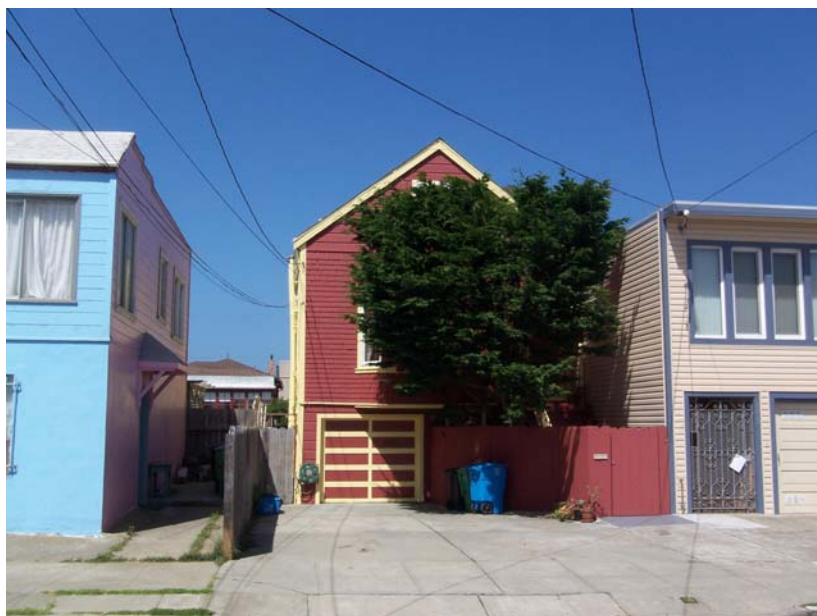
2279 47th Avenue is a two-and-a-half-story, wood-frame, vernacular dwelling clad in wood shingles and rustic wood siding and capped with a front-facing gable roof. The 1,436 sq ft building occupies a 2,989 sq ft lot on the west side of 47th Avenue between Rivera and Santiago streets. The building is set back from the sidewalk, providing space for a paved driveway and a small fenced-in yard. The first floor features a multi-panel wood garage door at left and a wood stair at right leading to the main entrance. The entry porch contains a pair of slender columns. The majority of the second story of the facade is concealed behind a large tree but what is visible includes a chamfered bay window with three double-hung vinyl sash windows at the second floor level. The facade terminates in a simple raking cornice. The south facade is clad in Transite asbestos siding. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_7979.JPG



*P6. Date Constructed/Age and Sources

Historic Prehistoric Both
1900, Assessor's Office
Ca. 1903, San Francisco City
Directories

*P7. Owner and Address:

Phillips Bypass Trust
1651 Sycamore Canyon Road
Santa Barbara, Ca 94025

*P8. Recorded by

Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:

01.09.09

*P10. Survey Type: (Describe)

Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") William Kostura, The Oceanside Neighborhood, 2006

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3 *NRHP Status Code 3CS
*Resource Name or # (Assigned by recorder) 2279 47TH AVE

B1. Historic Name Unknown
B2. Common Name 2279 47th Ave
B3. Original Use Single-family property B4. Present Use: Single-family property
* B5. Architectural Style Vernacular

*B6. Construction History
2279 47th Avenue was constructed circa 1903. The 1950 Sanborn map shows a one-story wood-frame garage located on the northern side near the front of the parcel. In 1962, the parcel was split and a multiple-family building was constructed where the garage once stood. It was presumably around

*B7. Moved? No Yes Date? _____ Original Location: _____

*B8. Related Features

B9a. Architect Unknown . Builder Unknown

*B10. Significance: Theme Residential Development Area: Oceanside/ Outer Sunset

Period of Significance 1903 Property Type Residential Applicable Criteria 3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

Because of scarce documentation, not much is known about the construction chronology of this property. Because most City building records were destroyed in the 1906 Earthquake, the default construction date of 1900 is likely a placeholder. There are no water service records because the building was too far from water mains and had its own well and tank house into the 1950s. The earliest known owner of the property was Jacob Heyman, an early realtor and real estate developer in the Carville/Oceanside area. According to the San Francisco Call, he sold the property to Lt. George W. Winterburn in October 1901. Winterburn, an English-born lawyer, squadron adjutant of the Ninth Cavalry, and officer of the St. George Club, sold the property (presumably undeveloped) to John M. Loane in August 1903. (continued)

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single-family property

*B12. References: Assessor's Records, Sanborn Maps, San Francisco Call, "Real Estate Transactions" (October 2, 1901) and (August 8, 1903)., San Francisco City Directories, United States Census 1920 "Deaths," San Francisco Chronicle (August 22, 1912), 13.

(Sketch Map with north arrow required.)

B13. Remarks

*B14. Evaluator Christopher VerPlanck

*Date of Evaluation 12.17.2009

Revised 9-2011



(This space reserved for official comments)

CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by Recorder) 2279 47TH AVE

*Recorded by: Kelley & VerPlanck, LLC

Date 01.09.09

Continuation Update

Revised 9-2011

B10: Significance (continued)

Loane, a one-time volunteer fire fighter, health inspector, and trustee of the Odd Fellows Cemetery, most likely built the existing dwelling sometime between 1903 and 1906. John Loane appears to have rented out the house because he was never listed at this address in city directories. Loane died in 1912 and his estate sold 2279 47th Avenue to Peter and Mabel Donahue. According to the 1920 Census, Peter Donahue was employed as a machinist. He, his wife Mabel, and their daughter Mary resided at the property through at least 1933.

In regard to integrity, 2279 47th Avenue appears to have undergone few if any significant alterations, aside from being raised to insert a garage beneath it in 1962. The However, this is a fairly common type of alteration in the area and does not unduly detract from its overall integrity. It retains the following character-defining features: height and massing, wood and shingle cladding, fenestration pattern, and gable roof with simple raking cornice. It retains the following aspects of integrity: location, design, materials, workmanship, feeling, and association. It does not retain integrity of setting due to the removal of former outbuildings.

2279 47th Avenue appears eligible for listing in the California Register of Historical Resources under Criterion 3 (design/construction) as a vernacular cottage constructed before the 1906 Earthquake in the Oceanside neighborhood. Indeed, it is likely that it is one of the oldest residential buildings in the entire Outer Sunset District. Constructed somewhat south of what was historically Carville, the building originally sat among acres of sand dunes, with few neighbors. Its simple design and construction are characteristic of the vernacular building traditions of the area. As such it embodies the distinctive characteristics of a type, period, region, and method of construction.

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource name(s) or number (assigned by recorder) 2277 46th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 2277 46th Ave City: San Francisco Zip: 94116

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 2303016

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

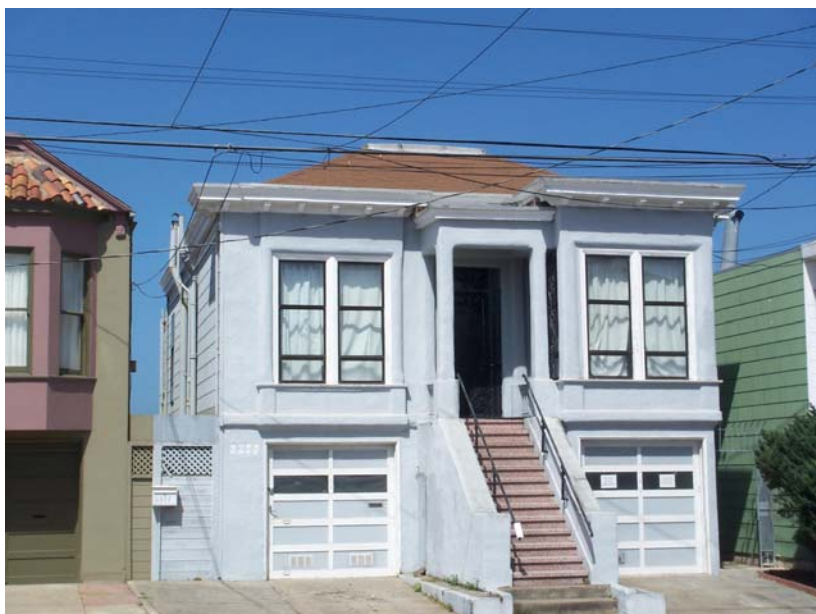
2277 46th Avenue is a two-story, wood-frame dwelling finished in stucco and capped by a hipped roof. The 1,150 sq ft building occupies a 4,521 sq ft lot on the west side of 46th Avenue between Rivera and Santiago streets. The primary facade is slightly set back from the front of the lot line and faces east on 46th Avenue. The building presents a symmetrical facade with two wood and glass panel garage doors flanking a centrally located terrazzo stair. The stair leads to an entry porch on the second floor level that is sheltered beneath a portico supported by stucco finished columns and capped by a flat roof with a molded cornice. The primary entrance is recessed within the porch. On either side of the porch are shallow rectangular bay windows, each with two aluminum sash three-section hopper windows with wood surrounds. The bay window on the right projects farther out from the facade than the left bay and contains a window set behind a security screen on the left facet. The facade terminates in a wide projecting cornice supported by brackets. The heavily altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_7976.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1924, Assessor's Office

*P7. Owner and Address:
Niu, Rong A.
2062 12th Ave
San Francisco, Ca 94116

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
11.26.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") William Kostura, The Oceanside Neighborhood, 2006

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3 *NRHP Status Code 6Z
 *Resource Name or # (Assigned by recorder) 2277 46TH AVE

B1. Historic Name Unknown
 B2. Common Name 2277 46th Avenue
 B3. Original Use Single-family property B4. Present Use: Single-family property
 *B5. Architectural Style Craftsman

*B6. Construction History
 2277 46th Avenue was constructed in 1924. The entire facade was refinished in stucco at an unknown date. The windows have also been replaced.

*B7. Moved? No Yes Date? _____ Original Location: _____

*B8. Related Features

B9a. Architect Unknown . Builder Heyman Brothers

*B10. Significance: Theme Residential Development Area: Oceanside/ Outer Sunset

Period of Significance 1924 Property Type Residential Applicable Criteria 3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

The earliest recorded owner of this property was the Joseph Reid Co., which owned it in 1901. By 1906, the property belonged to Jacob Heyman, partner in one of San Francisco's biggest property development firms. In September 1916, Jacob's brother Oscar Heyman sold the still-vacant lot to Theodora M. Collymore. Collymore sold it back to Heyman later that year. The subject property remained undeveloped due to its remote location until 1924 when Oscar Heyman built the existing dwelling. In May 1926, Heyman sold it to Samuel Ephron. A year and a half later, Ephron sold it to Ida Cambridge, a local property developer and landlord. According to the 1930 Census, the dwelling was rented to Adolph Bernasky, a printer, and his wife Edna. The 1928 Sanborn maps show the dwelling occupying a 50' wide lot with a garage to the north and a tankhouse to the rear. (continued)

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single-family property

*B12. References: Assessor's Records, Sanborn Maps 1915, 1928, 1950
 San Francisco Block Books, San Francisco City Directories
 United States Census 1930

(Sketch Map with north arrow required.)

B13. Remarks

*B14. Evaluator Christopher VerPlanck
 *Date of Evaluation 12.15.09
Revised 9-2011

(This space reserved for official comments)



CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by Recorder) 2277 46TH AVE

*Recorded by: Kelley & VerPlanck, LLC

Date 11.26.08

Continuation Update

Revised 9-2011

B10: Significance (continued)

Circa 1962, the lot was subdivided and a new dwelling built where the garage used to stand. The tankhouse was demolished at an unknown date.

In regard to integrity, 2277 46th Avenue has been heavily change since it was built in 1924. What appears at first glance to be an unusual and early example of a single-family dwelling in the Outer Sunset appears at closer inspection to have been heavily remodeled. What was probably originally shingled or clad in wood siding has been entirely stuccoed, including its porch supports and all decorative detail. It does retain some of character-defining features, including its scale and massing, its rectangular bay window, symmetrical fenestration, projecting entry porch, and hipped roof. Altogether, the building retains the following aspects of integrity: location.

2277 46th Avenue appears ineligible for listing in the California Register of Historical Resources under any of the eligibility criteria. If it retained integrity it would likely be eligible under Criterion 3 (design/construction). Built by one of the Sunset District's most prolific early merchant builders beyond the boundaries of the pre-quake Carville neighborhood, 2277 46th Avenue stands apart from many of the themes identified in the Historic Context Statement prepared for the Oceanside Neighborhood. The dwelling remained isolated, even after the 1920s building boom; mass rowhouse development did not arrive in this part of the neighborhood until the 1940s and 1950s. Today, 2277 46th Avenue remains an earlier outlier surrounded by later 1950s-era construction.

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource name(s) or number (assigned by recorder) 2448 Great Hwy

P1. Other Identifier Great Highway Apartments

*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: SF North

Date: 1994

*c. Address: 2448 Great Hwy

City: San Francisco

Zip: 94116

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 2378035

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

2448 48th Avenue is a four-story, wood-frame, apartment building clad in wood shingles and capped with a flat roof. The 11,801 sq ft building occupies a 10,100 sq ft lot on the east side of 48th Avenue between Taraval and Ulloa streets. The building is set back from the public sidewalk with a concrete walkway flanked by lawn panels. At the right side, near the rear of the building, is a four-story addition. The first floor level of the main building features a flush wood door at the far left and a recessed primary entrance at the center flanked by tripartite vinyl-sash windows. The primary entrance is recessed within an arched porch and features a metal sash glass door with sidelights. The second story features a band of arched vinyl, double-hung and casement windows. The third and fourth story fenestration consists of a symmetrical pattern of individual and paired six-over-one, vinyl, double-hung windows. The addition to the right (south) features a large vehicular opening used as a pass-through to the rear of the property. The second, third, and fourth story are identical and feature two aluminum-sash sliding glass doors enclosed by a concrete balcony with slat railings. The main building terminates with a projecting cornice while the addition terminates with a plain parapet. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #

View toward east, 100_7960.JPG



*P6. Date Constructed/Age and Sources

Historic Prehistoric Both

1904, Assessor's Office

*P7. Owner and Address:

Great Highway Llc
P. O. Box 491099
Los Angeles, Ca 90049

*P8. Recorded by

Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:

01.14.09

*P10. Survey Type: (Describe)

Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") William Kostura, The Oceanside Neighborhood, 2006

*Attachments

BSOR

Photograph Record

Continuation Sheet

Archaeological Record

NONE

Location Map

Other...

Artifact Record

District Record

Linear Feature Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3 *NRHP Status Code 6Z
*Resource Name or # (Assigned by recorder) 2448 GREAT HWY

B1. Historic Name Great Highway Apartments
B2. Common Name 2448 Great Highway
B3. Original Use Multiple-family property B4. Present Use: Multiple-family property

* B5. Architectural Style Craftsman

*B6. Construction History
2448 Great Highway was constructed in 1921 by Mrs. Harvey (Florence) Dale as a 14-room apartment house. It received a four-story addition sometime after 1928

*B7. Moved? No Yes Date? _____ Original Location: _____

*B8. Related Features

B9a. Architect Unknown . Builder Unknown

*B10. Significance: Theme Residential Development Area: Oceanside/ Outer Sunset

Period of Significance 1924 Property Type Residential Applicable Criteria 3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

According to the 1906 Block Books, this property belonged to J.A. Ruder. By 1910 it belonged to real estate broker William Merton, who appears at this address as early as 1908. The 1915 Sanborn maps depict a large two-story, wood-frame dwelling, along with a water tank house at the rear of the lot. In October 1922, Oscar Heyman, a locally active real estate broker and developer sold the property to Mrs. Harvey (Florence) Dale. According to an article in the December 3, 1921 San Francisco Chronicle, Mrs Dale demolished the existing residence on the lot and built the northern half of the existing four-story, wood-frame apartment house. According to the article, the building originally had 14 units of 2 to 3 rooms each and that each unit had a separate enclosed garage at the rear of the lot. The building's proximity to MUNI's Taraval line was cited as an extra attraction. (continued)

B11. Additional Resource Attributes: (List attributes and codes) HP3. Multiple-family property

*B12. References: Assessor's Records, Sanborn Maps 1915, 1928, 1950, San Francisco City Directories
Spring Valley Water Company Records, United States Census 1930
"Real Estate Active Upon Great Highway," San Francisco Chronicle (December 3, 1921), 9

B13. Remarks

(Sketch Map with north arrow required.)

*B14. Evaluator Christopher VerPlanck
*Date of Evaluation September 29, 2009



(This space reserved for official comments)

CONTINUATION SHEET

Page 3 of 3

Resource Name or # (Assigned by Recorder)

2448 GREAT HWY

*Recorded by: Kelley & VerPlanck, LLC

Date 01.14.09

Continuation Update

B10: Significance (continued)

According to the 1933 city directory, 2448 Great Highway was known as the Great Highway Apartments. Sometime between 1933 and 1950, the building was enlarged at least once, with a four-room annex constructed on the south side.

In regard to integrity, 2448 Great Highway has been thoroughly altered at least three times since it was originally constructed in 1904. Without historic photographs or plans it is difficult to determine its historic appearance or to describe its original character-defining features.

2448 Great Highway does not appear eligible for listing in the California Register of Historical Resources due to its lack of association with the Oceanside neighborhood. Although a very unusual example of a multiple-family dwelling constructed on the beach during the early part of the 1920s building boom, this building type is not discussed in the Oceanside Historic Context Statement. Built near the western terminus of MUNI's Taraval line, which opened in 1922 in the sparsely populated Parkside District, this building's historical context is more closely linked to the Parkside District than to the Oceanside neighborhood. In addition, the property has been significantly altered after the period of significance of 1930 established by the Historic Context Statement.

Attachment D

DPR 523-D Forms
with related *DPR 523-A Forms*

(See CD folder)

*D3. Detailed Description (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.):

Introduction

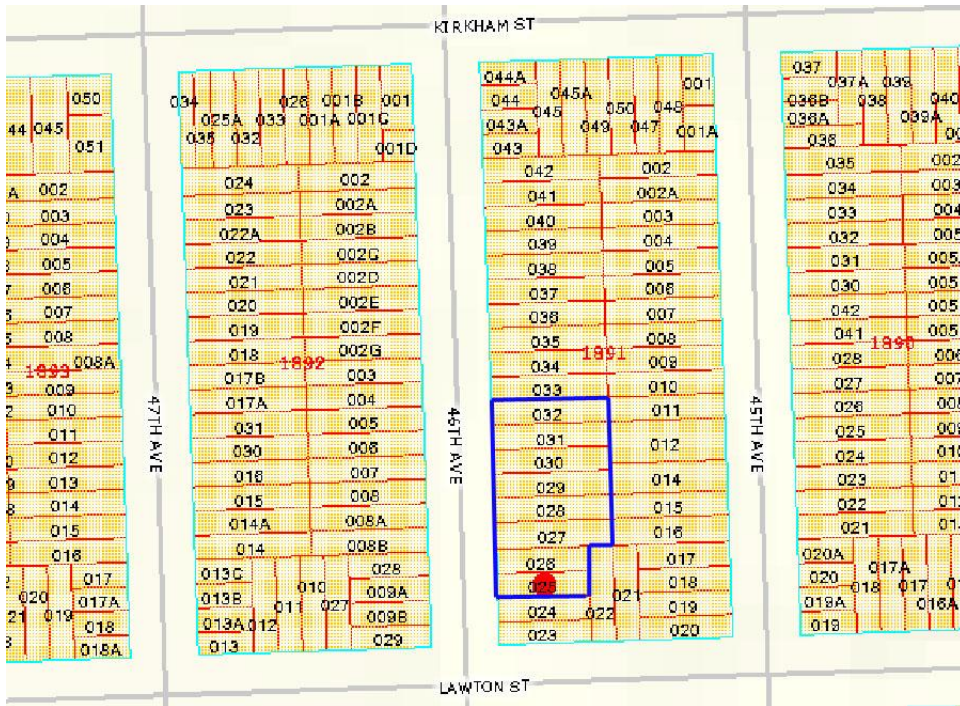


Figure 1. Map showing location of the Heyman Brothers Row on the east side of 46th Avenue between Kirkham and Lawton streets
 Source: San Francisco Department of the Assessor/Recorder
 Annotated by KVP Consulting

In 2008, SPEAK/SAHRIC retained Kelley & VerPlanck Historical Resources Consulting (KVP) to survey the Oceanside neighborhood, a section of the Outer Sunset District that developed independently from the rest of the district as a distinctive community until it was engulfed by rows of speculative rowhouses during the 1920s. This DPR 523 D (District) form is one of five prepared by KVP to document potentially significant districts within the Oceanside survey area an area roughly bounded by Lincoln Avenue, 37th Avenue, Sloat Boulevard, and the Great Highway. KVP also prepared DPR 523 B forms for an additional 60 individual properties. These were submitted along with the DPR 523 D forms.

The Oscar Heyman 46th Avenue Rowhouse District is a row of eight Craftsman-style rowhouses on the east side of 46th Avenue between Kirkham and Lawton streets. Built between 1923 and 1924, the row was constructed at the cusp of the building boom that engulfed much of the Oceanside neighborhood during the mid-1920s. However, unlike much of the work of speculative builders like Henry Doelger or the Gellert Brothers, the subject row is not designed in the Mediterranean style. Furthermore, their side-facing gable roofs are unusual, recalling the design of earlier vernacular cottages erected in this area before the First World War. The boundaries of the row, which are illustrated in **Figure 1**, encompass eight, two-story, wood-frame, single-family, freestanding houses designed in the Craftsman style. In regard to their façade materials, the rowhouses range from smooth-textured stucco to decorative wood shingle cladding. All are designed in the Craftsman style and the more intact specimens in the row appear to resemble nothing so much as compressed bungalows. The row was entirely constructed in 1923, although the northernmost house (1558 46th Avenue) was not completed until 1924. Unlike several other rows described in the three other 523 D forms KVP prepared for properties in

the Oceanside survey area, this row comprises largely identical rowhouses, the only significant variations being the roof-mounted dormers and the location of the entry porch.

Description

Developed between 1923 and 1924 at the onset of the 1920s building boom, the Oscar Heyman rowhouses on 46th Avenue were built when the Craftsman style was popular. All are two-story, wood-frame structures with compound gable roofs. All are set back from the street about 10' and sit atop one-story podiums containing a garage and raised basement. All originally had small lawn panels, although all have been paved for additional parking except for 1558 46th Avenue. The stairs are either brick, concrete, or terrazzo, with the northernmost three: 1558, 1562, and 1566 46th Avenue having quarter-turn stairs located in the left bay of each façade, and the southernmost five: 1570, 1574, 1578, 1582, and 1586 46th Avenue having straight, single-run stairs in the center bay. The stairs are typically flanked by a pedestrian door on one side and a slightly recessed garage door on the other side of the first floor level. The three northernmost houses have extruded entry porches that occupy the majority of the second floor level. Although infilled, these appear to have originally been open to the elements. The southernmost five houses have integral porches that were originally open-air and have since been infilled with the exception of 1582 46th Avenue. The entry porches typically contain a glazed wood door, although many are either not visible or have been replaced with modern variants. The extruded porches have shed-roofs. The only houses in the row that have a sufficient degree of integrity indicate that all originally featured large tripartite wood windows within the bays not occupied by the main entry. Originally, these windows contained three pairs of double-hung wood sash windows with divided lites on the upper sash, although most have been replaced by aluminum and vinyl variants. The only houses that retain their original window configuration include 1558 and 1566, and to a lesser extent, 1562 46th Avenue. The facades of all 8 houses terminate similarly with exposed gutters and side-facing gable roofs capped by dormers of various configurations, including gable, hipped, shed, pent, eyebrow, and pyramidal-roofed dormers. Figures 2, 3, 4, 5 display typical examples of each of the major types.



Figure 2. 1558 46th Avenue
Source: KVP Consulting



Figure 3. 1566 46th Avenue
Source: KVP Consulting



Figure 4. 1574 46th Avenue
Source: KVP Consulting



Figure 5. 1582 46th Avenue
Source: KVP Consulting

***D4. Boundary Description** (Describe limits of district and attach map showing boundary and district elements.):

The Oscar Heyman 46th Avenue rowhouses comprise eight properties on the east side of 46th Avenue between Kirkham and Lawton streets in San Francisco’s Outer Sunset district. The boundaries, which are illustrated in Figure 1, encompass eight separate parcels on the southwest corner of Block 1891, including lots 025, 026, 027, 028, 029, 030, 031, and 032. The complete list of properties is presented in **Table 1** below.

***D5. Boundary Justification:**

The boundaries of the Oscar Heyman 46th Avenue rowhouse district encompass an enclave of contiguous houses built by realtor and speculative builder Oscar Heyman between 1923 and 1924 on the 1500 block of 46th Avenue. Although varied in regard to façade articulation, all of the contributors to the potential district share similar setbacks and massing and embody the characteristics of the Craftsman style. Their side-facing gable roofs and “compressed bungalow” appearance stands in contrast to the later 1920s-era Mediterranean-styled rowhouses that today characterize much of the Outer Sunset district.

	Address	APN	Name	Construction Date	Architect	Existing Status Code	KVP Status Code(s)
1	1558 46 th Avenue	1891032	None	1924	None	N/A	6Z
2	1562 46 th Avenue	1891031	None	1923	None	N/A	6Z
3	1566 46 th Avenue	1891030	None	1923	None	N/A	6Z
4	1570 46 th Avenue	1891029	None	1923	None	N/A	6Z
5	1574 46 th Avenue	1891028	None	1923	None	N/A	6Z
6	1578 46 th Avenue	1891027	None	1923	None	NA	6Z
7	1582 46 th Avenue	1891026	None	1923	None	N/A	6Z
8	1586 46 th Avenue	1891025	None	1923	None	N/A	6Z

Table 1-Elements of the Oscar Heyman 46th Avenue rowhouse district

D6.	Significance: Theme	Residential Development: San Francisco	Area	Oceanside/Outer Sunset District
	Period of Significance	1923-24	Applicable Criteria	3

(Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

Summary Statement of Significance

The Oscar Heyman 46th Avenue rowhouse district, if it retained integrity, would appear eligible for listing in the California Register under Criterion 3 (Design/Construction) as an intact row of eight similarly scaled and detailed, two-story, wood-frame, Craftsman-style houses designed and built by the prolific Sunset District developer Oscar Heyman. The period of significance is 1923-24, bracketing the dates of construction of the row. Leaving aside concerns over integrity, the district would appear eligible under Criterion 3 as a highly distinctive concentration of late Craftsman-style rowhouses constructed in San Francisco's Outer Sunset District (originally called Carville, and later Oceanside). The row embodies the distinctive characteristics of a type (Craftsman-style rowhouse), period (post-1906), and region (Outer Sunset District). Although none of the properties appears eligible for individual listing, such a large and intact row is increasingly rare within the Outer Sunset District. Unfortunately, with the exception of two of the eight houses, this particular row is not intact, with most constituent buildings heavily altered, including the infilling of previously open-air porches, recladding the exterior in vinyl or transite siding, the replacement of original wood double-hung windows with aluminum and vinyl sliders, and the removal of original millwork and dormer features. Based on the overall lack of integrity present, the Heyman Brothers' 46th Avenue row does not appear eligible for listing in the California Register.

Historic Context

A historic context statement describing the development of the entire Oceanside survey area was prepared in 2007 by Bill Kostura under the auspices of the Sunset Architectural and Historical Resources Committee (SAHRIC), a committee of the Sunset Parkside Education and Action Committee (SPEAK). This document will summarize the highlights of the context statement, although one should refer to the 2007 context statement for a detailed account of the neighborhood's history.

According to the Oceanside Historic Context Statement, the first building constructed in what became the Oceanside neighborhood was the Ocean Side House, a roadhouse built in 1866 on Ocean Beach between what are now Ulloa and Vicente streets. This bar and restaurant remained open in this location for 35 years under several proprietors. In 1919, after being used as a house for 17 years, the former Ocean Side House became Tait's-at-the-Beach, another popular roadhouse and restaurant. Tait's closed in 1931 and the building burned in 1940.¹

Beginning around 1895, a small cluster of structures began to coalesce within an area bounded by the present-day Lincoln Way, 48th Avenue, Irving Street, and La Playa. Although steam-powered rail service was installed along H Street (Lincoln Way) by Leland Stanford as early as 1883, the line's conversion to electricity in 1898 made the trip out to the beach much quicker and cheaper. Most early structures in the area were cobbled together from surplus horse and cable cars (sold by the street railways following the conversion to electricity) that people hauled out to the beach for reuse as beach cottages, clubhouses, and businesses. Within several years this community – called Carville – began to spread south along the beach and inland along the south side of Golden Gate Park. Many of the area's residents were members of San Francisco's artistic and "Bohemian" communities. Early informal clubs in the area included the Falcons, a ladies' bicycle/social club, and The Fuzzy Bunch, a literary and artistic society that reportedly included such heavy weights as Jack London, Gelett Burgess, George Sterling, Ina Coolbrith, and Anna Strunsky.²

The area known as Carville really took off after the Spring Valley Water Company installed water mains to H Street (Lincoln Way) and 47th Avenue in 1904, launching a minor building boom that resulted in approximately 200 houses being hooked up to water service by 1905, many of them newly constructed.³ The momentum was sustained by local realtors, especially Sol Getz and Oscar Heyman, and newly formed "improvement clubs," including the Sunset District Improvement Club and the Oceanside Improvement Club. One of the primary goals of these organizations was to end the physical isolation of what many of the newcomers began calling the "Oceanside District." To that end, in 1904, these groups lobbied the City to grade and pave H Street from the Inner Sunset all the way out to the beach. Previous grading attempts along J (Judah) Street had ended in failure when sand dunes quickly covered the roadbed. H Street was thought to be more advantageous because it was level, adjacent to the park, and United Railroads maintained the central section of the right-of-way. Local boosters pointed to improvements in transportation as being necessary if the Oceanside was to attract the proposed World's Fair anticipated for San Francisco in 1915 to commemorate the completion of the Panama Canal.⁴

During the early 1900s, realtors such as Sol Getz began actively marketing land in the Oceanside District to homeowners. To that end, Getz began grading lots within an area he owned bounded by 46th Avenue, I (Irving) Street, 48th Avenue, and H Street (Lincoln Way). Although many prospective buyers rejected the idea of living so far out without very many amenities, Sol Getz began selling

¹ Sunset Architectural and Historical Resources Inventory Committee (SAHRIC), *Architectural and Historical Resources of the Sunset District: The Oceanside Neighborhood* (San Francisco: 2007), 2.

² Ibid.

³ Ibid., 5.

⁴ "To Open Road to the Beach," *San Francisco Chronicle* (February 3, 1904), 9.

lots in the area in 1903.⁵

The 1906 Earthquake brought in hundreds of new residents to the Oceanside District, as refugees from the destroyed parts of the city began moving to the once-remote beach area, some hauling simple redwood “refugee cottages” with them. According to Gibbs Adams, writing in the *Overland Monthly*: “After the 1906 earthquake, refugees made permanent homes in the clubhouses and weekend cottages. By 1908, Carville had a population of 2,000, with its own stores, restaurants, churches, hotels, its artistic settlement, its colony of prominent musicians from the city, and best of all, its quaint homes, real yet of almost nominal cost.” By 1910, the community stretched from Lincoln Way south to Moraga Street and inland to roughly 47th Avenue.⁶ However, further expansion was hobbled by the lack of water mains, sewers, and graded streets throughout much of the Outer Sunset. Expansion southward along the beach was hampered by large drifting dunes. In 1910, the Parks Commission began a major project to stop the drifting dunes by building a landscaped boulevard (the Great Highway) and a concrete retaining wall along the inland edge of the beach.⁷

Many of the newcomers did not appreciate the area’s historical “raffish” Bohemian culture, unregulated roadhouses, and ad hoc, rustic appearance. In contrast to the earlier dwellings cobbled together out of used cable cars, many new Oceanside residents built permanent cottages and even some multiple-family dwellings. They also lobbied the City for “improvements,” including closing some of the roadhouses, increased police patrols, and the extension of sewer, water, and transit lines into the inland parts of the district. Much of this work went on in the years leading up to the First World War, with sewers extended as far south as Kirkham Street in 1910.⁸ By 1912, the improvement clubs lobbied the City to extend the new Municipal Railway’s Geary Street line from its terminus at Balboa Street and 33rd Avenue through Golden Gate to Lincoln Way.⁹ They also lobbied the City to remove the existing Carville houses, although because most were on private property, it was doubtful that the City could do very much about it.¹⁰ To commemorate the Fourth of July holiday in 1913, Alexander Russell, the president of the Oceanside Improvement Club, staged a dramatic burning of many of the old Carville houses that sat on property that formerly belonged to Jacob Heyman. He stated at the ceremony: “Make clean today by sweeping and burning up the debris of yesterday.”¹¹

By the mid-1920s, the formerly distinct community of Carville/Oceanside was rapidly becoming subsumed within the vast belt of spec-built stucco rowhouses marching out into the sand dunes along transit lines. By the mid-1930s, the former Oceanside neighborhood was considered by many residents and outsiders alike to be simply part of the Outer Sunset despite the fact that many of the blocks located in the northwest corner of the district (an area roughly bounded by the Great Highway, Lincoln Way, 37th Avenue, and Lawton Street) featured a preponderance of older wood-frame beach cottages, former earthquake shacks, and a handful of remaining Carville houses. These scrappy relics stood in contrast to the neat rows of uniform Mediterranean-style rowhouse development of merchant builders like Henry Doelger and the Gellert Brothers.

The rowhouses that occupy the southeast corner of the 1500 block of 46th Avenue were built in 1923-24 by Oscar Heyman, a locally prominent builder and realtor. Built on the southerly fringes of what was then the built-up portion of the Oceanside neighborhood, the belt of Craftsman-style rowhouses appears to have remained an isolated enclave of development within an area that continued to be occupied by sand dunes until the World War II era. Although built at the forefront of the 1920s housing boom that introduced vast tracts of two-story, wood-frame, stucco rowhouses to the Outer Sunset District, this particular row of houses built by Heyman stands out for its unusual styling, in particular the late use of Craftsman detailing, their compound gable roofs, and their superficial resemblance to freestanding suburban bungalows, albeit compressed to fit onto narrow urban lots.

Not a great deal is known about this particular row of houses built by Oscar Heyman in 1923-24. Unlike some larger and more architecturally ambitious rows, including the Lincoln U. Grant row on 37th Avenue or the Alonzo Harrington row on 42nd Avenue – both of which were written up on the *San Francisco Chronicle* – Oscar Heyman’s 46th Avenue row does not seem to have attracted much attention in the real estate press.

Much more is known about Oscar Heyman, one of the biggest landowners and developers in the Sunset District from the early days of Carville until the 1950s. Oscar Heyman was born in Grass Valley, California in 1872 but came to the Bay Area as a child. His father opened a real estate office in San Francisco in 1889. Oscar joined his father’s office in 1893 and by the turn of the century, the office was run by Oscar and his brother Alvin. The firm, based at 5150 Geary Boulevard, dealt primarily in the sale of individual lots but when it became more profitable to build houses on these lots, the Heyman Brothers jumped in feet first. Beginning in the Inner Richmond District, the Heymans gradually expanded their development activity westward into the Outer Richmond District and south of Golden Gate Park into the vast Sunset District. The Heymans also built houses in the Outer Mission District and other outlying parts of the city.¹²

⁵ “Midsummer Investments in City and Rural Realty,” *San Francisco Chronicle* (June 27, 1903), 13.

⁶ Sunset Architectural and Historical Resources Inventory Committee (SAHRIC), *Architectural and Historical Resources of the Sunset District: The Oceanside Neighborhood* (San Francisco: 2007), 3.

⁷ “Ocean Boulevard Plans Progress,” *San Francisco Chronicle* (January 26, 1910), 9.

⁸ “To Rush Work on New Sewer,” *San Francisco Chronicle* (March 2, 1910), 9.

⁹ “Sunset District Growing Apace,” *San Francisco Chronicle* (June 15, 1912), 11.

¹⁰ Sunset Architectural and Historical Resources Inventory Committee (SAHRIC), *Architectural and Historical Resources of the Sunset District: The Oceanside Neighborhood* (San Francisco: 2007), 4.

¹¹ “Burn the Car Out of Carville,” *San Francisco Chronicle* (July 6, 1913), 38.

¹² S.F. Builder Oscar Heyman Dies,” *San Francisco Chronicle* (March 31, 1960), 33.

Oscar Heyman was particularly partial toward the Sunset District and he became one of its biggest boosters. In 1910 he wrote:

The grading of H Street (Lincoln Way) has thrown open for settlement a great area that is not equaled as an investment in any other American city in size at all corresponding to San Francisco. It so happened that there was enough sand in the Sunset to make level blocks by scraping down the hills into the hollows. As a consequence, building operations in the Sunset have been facilitated. In fact, all conditions point to the certain fact that Sunset will progress with leaps and bounds and that it will be, in a very few years, one of the best improved and one of the most popular parts of San Francisco. Those who invest now are sure to make money.¹³

Based on photographs taken of the Heyman Brothers' work in the real estate sections of the *San Francisco Chronicle, Examiner, and Call*, it is evident that they preferred to work in the Craftsman style, frequently building freestanding Craftsman bungalows if the size of the lots allowed. A good example of this type of development, more commonly seen in the East Bay communities of Berkeley and Oakland, are rows of hipped-roof bungalows built in the Mohawk Tract in the Outer Mission District of San Francisco in the early 1920s. The firm also built more conventional Mediterranean-style stucco rowhouses, particularly in areas of the city that had already been subdivided into the standard 25' x 100' lots, including the entire block face of 32nd Avenue, between Fulton and Cabrillo streets, in the Richmond District. According to an undated article in the real estate section of the *San Francisco Chronicle*, by the mid-1920s, the Heyman Brothers claimed to be the "most active contractors and builders of the city."¹⁴

Significance

The California Register of Historical Resources (California Register) is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-eligible properties are automatically listed in the California Register.¹⁵ Properties can also be nominated to the California Register by local governments, private organizations, or citizens. This includes properties identified in historical resource surveys with Status Codes of "1" to "5," and resources designated as local landmarks through city or county ordinances. The evaluative criteria used by the California Register for determining eligibility are closely based on those developed by the National Park Service for the National Register of Historic Places.

In order for a property to be eligible for listing in the California Register, it must be found significant under one or more of the following criteria:

- *Criterion 1 (Events)*: Resources that are associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
- *Criterion 2 (Persons)*: Resources that are associated with the lives of persons important to local, California, or national history.
- *Criterion 3 (Architecture)*: Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values.
- *Criterion 4 (Information Potential)*: Resources or sites that have yielded or have the potential to yield information important to the prehistory or history of the local area, California, or the nation.

As discussed above, the Oscar Heyman 46th Avenue Rowhouse District would appear eligible for listing in the California Register under Criterion 3 (Design/Construction) if it retained integrity. It is significant on the basis of its status as an enclave of late Craftsman-style rowhouses built in the Oceanside neighborhood for middle-class residents on the eve of the 1920s building boom. Built 1923-24 amongst the sand dunes two blocks from the beach, the row was located some distance away from the core of the original Carville/Oceanside settlement. The row remained isolated from the main body of development in the Outer Sunset Area until the eve of World War II when the rest of the block was built out with conventional two-story stucco rowhouses. In regard to their plan, massing, scale, and style, these two-story Craftsman rowhouses more closely resemble bungalow tracts of the Outer Mission District and the East Bay, albeit compressed to fit within the narrow blocks and rowhouse vernacular of the Sunset District. The orientation and diverse stylistic detailing of the intact members of this row break up the monotony of the surrounding belt of speculative rowhouses.

Integrity

Once a resource has been identified as being potentially eligible for listing in the California Register, its historic integrity must be evaluated. The California Register recognizes seven aspects or qualities that, in various combinations, define integrity. These aspects are: location, design, setting, materials, workmanship, feeling and association. In order to be determined eligible for listing, these aspects must closely relate to the resource's significance and must be intact. These aspects are defined as follows:

¹³ Oscar Heyman, "Park and Ocean Make Lots Sell," *San Francisco Call* (March 12, 1910), 19.

¹⁴ "Firm Claims 35-Yr. Record," *San Francisco Chronicle*.

¹⁵ National Register-eligible properties include properties that have been listed on the National Register and properties that have formally been found eligible for listing.

- *Location* is the place where the historic property was constructed.
- *Design* is the combination of elements that create the form, plans, space, structure and style of the property.
- *Setting* addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building(s).
- *Materials* refer to the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form the historic property.
- *Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history.
- *Feeling* is the property's expression of the aesthetic or historic sense of a particular period of time.
- *Association* is the direct link between an important historic event or person and a historic property.

The process of determining integrity is similar for both the California Register and the National Register, although there is a critical distinction between the two registers, and that is the degree of integrity that a property can retain and still be considered eligible for listing. According to the California Office of Historic Preservation:

It is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for listing in the California Register. A resource that has lost its historic character or appearance may still have sufficient integrity for the California Register if it maintains the potential to yield significant or historical information or specific data.

With the exception of the northernmost three houses, the buildings that comprise the Oscar Heyman 46th Avenue rowhouse district retain a low degree of integrity. In addition to the typical replacement of wood windows with either vinyl or aluminum substitutes, most of these houses originally had open-air porches that have been infilled with incompatible siding and glazing. One of the eight houses has a non-historic bay window addition (1570 46th Avenue) and another house appears to have had its roof-mounted bay window removed (1586 46th Avenue). With the exception of the northernmost trio: 1558, 1562, and 1566 46th Avenue, none of the rest of the rowhouses in this group retain sufficient integrity to qualify them for listing in the California Register as contributors to a historic district. In summary, the group retains the following aspects of integrity: location, and partial integrity of design and materials.

***D7. References** (Give full citations including the names and addresses of any informants, where possible.):

Sunset Architectural and Historical Resources Inventory Committee (SAHRIC). *Architectural and Historical Resources of the Sunset District: The Oceanside Neighborhood*. San Francisco, 2007.
San Francisco Call, Oscar Heyman, "Park and Ocean Make Lots Sell" (March 12, 1910), 19.
San Francisco Chronicle, "Midsummer Investments in City and Rural Realty" (June 27, 1903), 13.
_____, "To Open Road to the Beach" (February 3, 1904), 9.
_____, "Ocean Boulevard Plans Progress" (January 26, 1910), 9.
_____, "to Rush Work on New Sewer" (March 2, 1910), 9.
_____, "Sunset District Growing Apace" (June 15, 1912), 11.
_____, "Sunset Fast Becoming Beautiful Residence Suburb" (January 18, 1913), 9.
_____, "Burn the Car Out of Carville" (July 6, 1913), 38.
_____, "S.F. Builder Oscar Heyman Dies" (March 31, 1960), 33.
_____, "Firm Claims 35-Yr. Record."

***D8. Evaluator:** Christopher VerPlanck **Date:** September 22, 2009
Affiliation and Address Kelley & VerPlanck Historical Resources Consulting, LLC
2912 Diamond Street #330, San Francisco, CA 94131

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 1586 46th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1586 46th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1891025

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1586 46th Avenue is a two-story, wood-frame, Craftsman-style dwelling clad in aluminum siding and capped with a side-facing gable roof. The building is 1,144 sq ft and occupies a 2,374 sq ft lot on the east side of 46th Avenue between Kirkham and Lawton streets. The primary façade is set back from the lot line and faces west on 46th Avenue. The first story has a solid wood pedestrian door concealed behind a security gate on the left side, a painted brick stair at the center, and a wood-panel garage door on the right side. The stair leads to an enclosed entry porch on the left side of the second floor. The primary entrance is concealed behind a metal security gate and contains a wood pedestrian door. One sliding aluminum sash window is set on the left of the alcove. A multiple-paned vinyl sash window with wood surrounds is set to the right of the entry porch. The facade terminates with a simple cornice. The heavily altered building appears to be in good condition. The building is part of a row of eight related row houses including 1558, 1562, 1566, 1570, 1574, 1578, 1582, and 1586 46th Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8134.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1923, Assessor's Office

*P7. Owner and Address:
Liang Rong-chang & Zhen Su-
1586 46th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
11.26.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 1582 46th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1582 46th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1891026

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1582 46th Avenue is a two-story, wood-frame, Craftsman-style dwelling finished in stucco and capped with a side-facing gable roof. The building is 950 sq ft and occupies a 2,375 sq ft lot on the east side of 46th Avenue between Kirkham and Lawton streets. The primary façade is set back from the lot line and faces west on 46th Avenue. The first story has a non-historic wood pedestrian door and double-hung wood window on the left, a brick stair at the center, and a wood-paneled garage door on the right. The stair leads to a recessed porch on the left side of the second floor. The primary entrance, which contains a non-historic wood door, is located at the right side of the porch. To the right of the porch is a non-historic aluminum sliding window with wood surrounds. The facade terminates with a simple cornice supported by four wood pilasters. Centrally located on the front gable is a gable-roofed dormer. Scalloped shingles and a sliding vinyl sash window occupy the center of the dormer. The moderately altered building appears to be in good condition. The building is part of a row of eight related row houses including 1558, 1562, 1566, 1570, 1574, 1578, 1582, and 1586 46th Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8132.JPG

*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1923, Assessor's Office

*P7. Owner and Address:
Yang Yong Xin
1582 46th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
11.26.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey



*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 1578 46th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1578 46th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1891027

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1578 46th Avenue is a two-story, wood-frame, Craftsman-style dwelling finished in stucco and capped with a side-facing gable roof. The building is 1,010 sq ft and occupies a 3,332 sq ft lot on the east side of 46th Avenue between Kirkham and Lawton streets. The primary façade is slightly set back from the front of the lot line and faces west on 46th Avenue. The first floor features a wood-panel pedestrian door and a double-hung wood window at the left, a straight brick stair at the center, and a garage containing a multi-panel overhead door on the right. The second floor contains a tripartite aluminum sliding window on the left, a wood-panel door at the center, and a tripartite aluminum window at the right. A small eyebrow dormer, capped by a flared roof, presents a narrow wood ribbon window. The building terminates in a simple cornice and wide eave overhang. The moderately altered building appears to be in good condition. The building is part of a row of eight related dwellings including 1558, 1562, 1566, 1570, 1574, 1578, 1582, and 1586 46th Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8130.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1923, Assessor's Office

*P7. Owner and Address:
Clarita I Carnecer 2003 Tru
1578 46th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.06.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 1574 46th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1574 46th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1891028

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1574 46th Avenue is a two-story, wood-frame, Craftsman-style dwelling clad in shingles and capped with a side-facing gable roof. The building is 1,010 sq ft and occupies a 3,004 sq ft lot on the east side of 46th Avenue between Kirkham and Lawton streets. The primary façade is slightly set back from the front of the lot line and faces west on 46th Avenue. The first floor features a modern pedestrian door and window at the left, a straight brick stair at the center, and a garage containing a multi-panel overhead door on the right. The second floor contains a tripartite aluminum sliding window on the left, a modern pedestrian door at the center, and a tripartite double-hung window at the right. A small eyebrow dormer, capped by a jerkinhead gable, presents a narrow wood ribbon window. The building terminates in a simple cornice and wide eave overhang. The moderately altered building appears to be in good condition. The building is part of a row of eight related dwellings including 1558, 1562, 1566, 1570, 1574, 1578, 1582, and 1586 46th Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8128.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1923, Assessor's Office

*P7. Owner and Address:
Ding Julia H
Julia M Ding & Gulfang Wang
1574 46th Ave
San Francisco Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.28.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 1570 46th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1570 46th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1891029

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1570 46th Avenue is a two-story, wood-frame, Craftsman-style dwelling finished in stucco and capped with a side-facing gable roof. The building is 1,710 sq ft and occupies a 3,004 sq ft lot on the east side of 46th Avenue between Kirkham and Lawton streets. The primary façade is slightly set back from the front of the lot line and faces west on 46th Avenue. The first floor features a brick-clad section of wall on the left containing a wood-panel pedestrian door and double-hung wood window, a straight brick stair at the center, and a garage containing a multi-panel overhead door on the right. The second floor contains a tripartite aluminum sliding window on the left, a wood-panel door at the center, and a chamfered bay window articulated by three aluminum windows at the right. A prominent eyebrow dormer, capped by a shed roof, presents a narrow wood ribbon window. The building terminates in a simple cornice and wide eave overhang. The moderately altered building appears to be in good condition. The building is part of a row of eight related dwellings including 1558, 1562, 1566, 1570, 1574, 1578, 1582, and 1586 46th Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #)
View toward east, 100_8126.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1923, Assessor's Office

*P7. Owner and Address:
Peter Y. & Maggie L. So Revoc Tr
1570 46th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.06.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 1566 46th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1566 46th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1891030

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1566 46th Avenue is a two-story, wood-frame, Craftsman-style dwelling finished in stucco and capped with a side-facing gable roof. The building is 1,150 sq ft and occupies a 3,004 sq ft lot on the east side of 46th Avenue between Kirkham and Lawton streets. The primary façade is slightly set back from the front of the lot line and faces west on 46th Avenue. The first floor features a quarter-turn terrazzo stair at the left which terminates at a central entry porch on the second level. To the right of the stair is a stucco-finished porch with a pedestrian entry on the inside right. To the right of the porch is a garage containing an overhead door. The porch on the second floor level is sheltered beneath a shed roof supported by painted brick posts. The primary entrance is a solid wood door at the center of the porch. The remainder of the second level fenestration consists of two tripartite double-hung wood sash windows with wood surrounds on either side of the primary entrance. The center porch window is a multi-light fixed wood window. A prominent dormer, capped by a gable roof, presents a tripartite wood sash window capped by transoms lights. The building terminates in a simple cornice and wide eave overhang. The minimally altered building appears to be in good condition. The building is part of a row of eight related dwellings including 1558, 1562, 1566, 1570, 1574, 1578, 1582, and 1586 46th Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8124.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1923, Assessor's Office

*P7. Owner and Address:
Chan Judy Kok-fong
18 Dorado Ter Apt. 26
San Francisco, Ca 94112

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.06.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 1562 46th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1562 46th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one ofr large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1891031

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1562 46th Avenue is a two-story, wood-frame, Craftsman-style dwelling finished in stucco and capped with a side-facing gable roof. The building is 1,135 sq ft and occupies a 3,004 sq ft lot on the east side of 46th Avenue between Kirkham and Lawton streets. The primary façade is slightly set back from the front of the lot line and faces west on 46th Avenue. The first floor features a quarter-turn terrazzo stair at the left which terminates at a central entry porch on the second level. To the right of the stair is a stucco-finished porch with a pedestrian entry on the inside right. To the right of the porch is a garage containing a multi-panel overhead door. The porch on the second floor level is sheltered beneath a shed roof supported by painted brick posts. The primary entrance is a solid wood door at the center of the porch. The remainder of the second level fenestration consists of two tripartite double-hung vinyl sash windows with wood surrounds on either side of the primary entrance. The center porch window is a tripartite vinyl slider. A prominent dormer, capped by a hipped roof, presents a tripartite wood sash window capped by transoms lights. The building terminates in a simple cornice and wide eave overhang. The moderately altered building appears to be in good condition. The building is part of a row of eight related dwellings including 1558, 1562, 1566, 1570, 1574, 1578, 1582, and 1586 46th Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8122.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1923, Assessor's Office

*P7. Owner and Address:
Dorothea Ziegler Revocable
1562 46th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.06.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 1558 46th Ave

P1. Other Identifier None

*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: SF North

Date: 1994

*c. Address: 1558 46th Ave

City: San Francisco

Zip: 94122

d. UTM: (Give more than one ofr large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1891032

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1558 46th Avenue is a two-story, wood-frame, Craftsman-style dwelling finished in stucco and capped with a side-facing gable roof. The building is 1,135 sq ft and occupies a 3,004 sq ft lot on the east side of 46th Avenue between Kirkham and Lawton streets. The primary façade is slightly set back from the front of the lot line and faces west on 46th Avenue. The first floor features a quarter-turn terrazzo stair at the left which terminates at a central entry porch on the second level. To the right of the stair is a stucco-finished porch with a pedestrian entry on the inside right. To the right of the porch is a garage containing a pair of hinged wood doors with transoms. The porch on the second floor level is sheltered beneath a shed roof supported by brick posts with notched wood capitals. The primary entrance is a solid wood door at the center of the porch. The remainder of the second level fenestration consists of two tripartite double-hung wood sash windows with wood surrounds on either side of the primary entrance. The center windows feature seven-over-one light patterns and the side windows have asymmetrical patterns of three-over-three. A prominent dormer, capped by a shed roof clad in wood shingles, presents a six-light wood sash window framed by sunburst reliefs and decorative moldings. The building terminates in a simple cornice and wide eave overhang. The minimally altered building appears to be in fair condition. The building is part of a row of eight related dwelling including 1558, 1562, 1566, 1570, 1574, 1578, 1582, and 1586 46th Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #

View toward east, 100_8120.JPG



*P6. Date Constructed/Age and Sources

Historic Prehistoric Both

1924, Assessor's Office

*P7. Owner and Address:

Vanwambeke, Richard K.
1558 46th Ave.
San Francisco, Ca 94122

*P8. Recorded by

Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:

11.26.08

*P10. Survey Type: (Describe)

Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments

- Archaeological Record BSOR Photograph Record Continuation Sheet
 Artifact Record NONE Location Map Other...
 District Record Linear Feature Record

*Resource Name or # (Assigned by recorder)

Lincoln U. Grant 37th Avenue Rowhouse District

D1. Historic Name Unknown

D2. Common Name: 1223-1293 37th Avenue

*D3. Detailed Description (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.):

Introduction

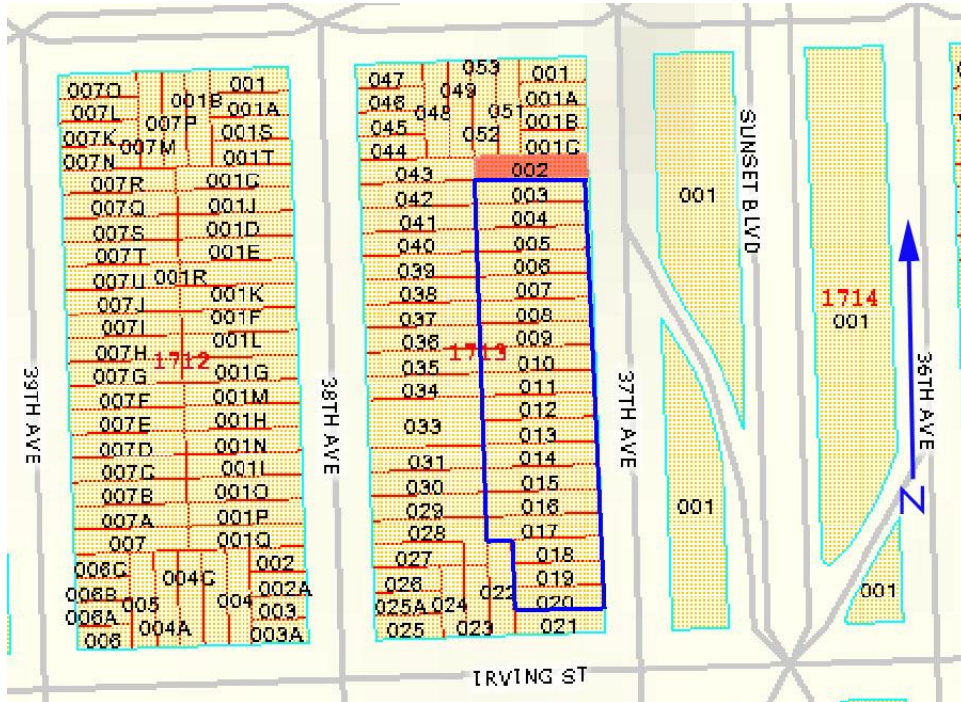


Figure 1. Map showing location of the Lincoln U. Grant Row on the west side of 37th Avenue between Lincoln Way and Irving Street
 Source: San Francisco Department of the Assessor/Recorder
 Annotated by KVP Consulting

In 2008, SPEAK/SAHRIC retained Kelley & VerPlanck Historical Resources Consulting (KVP) to survey the Oceanside neighborhood, a section of the Outer Sunset District that developed independently from the rest of the district as a distinctive community until it was engulfed by rows of speculative rowhouses during the 1920s. This DPR 523 D (District) form is one of five prepared by KVP to document potentially significant districts within the Oceanside survey area, an area roughly bounded by Lincoln Avenue, 37th Avenue, Sloat Boulevard, and the Great Highway. KVP also prepared DPR 523 B forms for an additional 60 individual properties. These were submitted along with the DPR 523 D forms.

The potential Lincoln U. Grant 37th Avenue Rowhouse District is a row of 18 distinctive Craftsman-style rowhouses on the west side of 37th Avenue between Lincoln Way and Irving Street. Built between 1912 and 1913, it is one of the best surviving enclaves of attached rowhouses in the Outer Sunset District – an area historically known as Oceanside. The row was developed by a residential builder named Lincoln U. Grant. The boundaries of the potential district, which are illustrated in **Figure 1**, encompass 18 three-story, wood-frame, single-family rowhouses designed in variations of the Craftsman style. In regard to their façade materials, the rowhouses range from smooth stucco to lapped wood siding. Although all are loosely designed in the Craftsman style, their individual detailing ranges from Mission Revival to Classical Revival and Period Revival/Tudor. The row was constructed in five separate but related phases, beginning with 1223, 1227, 1231, and 1235 37th Avenue (1912), continuing with a pair of mirrored rowhouses at 1239 and 1243 37th Avenue (1912), another group at 1247, 1251, 1255, 1259, 1265, and 1267 37th Avenue (1912), another pair of mirrored rowhouses at 1271 and 1275 37th Avenue (1913), and four rowhouses at 1279, 1283, 1287, and 1293 37th Avenue (1913).

In regard to its composition, the row is articulated as sections of similarly designed, three-story, stucco-finished, flat-roofed, rowhouses with Mission Revival detailing that are bracketed by larger three-and-a-half-story, clapboarded, gable-roofed Period Revival houses. Breaking up these clusters are the two pairs of classically influenced rowhouses –both with mirrored plans, creating partially recessed courtyards. Originally all were designed with landscaping, with several members of the row retaining their original front lawns and planting boxes.

Description

Developed between 1912 and 1913, the potential Lincoln U. Grant 37th Avenue Rowhouse District was developed when the Craftsman, Mission, Classical Revival, and Period Revival styles were all popular. Grant’s row embodies elements of all of these styles, although the Craftsman style is dominant. All 18 are three-stories, although two: 1255 and 1267 37th Avenue, have a partial inhabitable attic story. All are set back from the street 13’, some with small lawns. All sit atop one-story podiums containing a single garage door on one side and a brick or stucco-finished stair (either straight or dogleg) on the other side. The stair treads are either brick, terrazzo, or concrete, and several are a combination of more than one material. The stairs provide access to a recessed entry porch on one side of the second story level. The entry porches –some concealed behind non-historic decorative wrought-iron security gates – typically contain a historic glazed wood door with sidelights. The principle entrance is commonly sheltered beneath a boldly projecting portico or hood, typically ornamented by chamfered beam ends or a bracketed pediment. Opposite the entrance on each façade is a tripartite wood window, most often capped by a decorative stucco or wood lintel. On the Craftsman/Mission style rowhouses, most lintels have large projecting beam ends. The rowhouses with Period Revival-style detailing have simpler wood lintels. Those with Classical Revival-influenced details have rectangular bay windows with bold intermediate cornices. The second floor level of each rowhouse has two large multi-lite windows, typically containing wood casement windows or aluminum replacement sliders. The façades of the rowhouses terminate in several different ways depending on the stylistic vocabulary of the house. Those displaying Mission Revival detailing have shaped parapets, stepped corner elements, recessed rectangular niches, and projecting beam ends. The Period Revival rowhouses terminate with raking cornices supported by exposed wood beams, with pediments finished in stucco and decorative applied half-timbering. The more heavily Craftsman style rowhouses terminate with flared brows and stepped parapets, sometimes with exposed beam ends or other geometric ornamentation. Rowhouses with Classical Revival detailing have stepped or castellated parapets. Figures 2, 3, 4, 5 display typical examples of each of the major types.



Figure 2. Typical Craftsman-style rowhouse at 1265 37th Avenue
Source: KVP Consulting



Figure 3. Typical Mission Revival-style rowhouse at 1279 37th Avenue
Source: KVP Consulting



Figure 4. Typical Period Revival-style rowhouse at 1255 37th Avenue
Source: KVP Consulting



Figure 5. Typical Classical Revival-style rowhouse at 1239 37th Avenue
Source: KVP Consulting

***D4. Boundary Description** (Describe limits of district and attach map showing boundary and district elements.):

The potential Lincoln U. Grant 37th Avenue Rowhouse District is a compact district comprising 18 properties on the west side of 37th Avenue between Lincoln Way and Irving Street in San Francisco's Outer Sunset district. The boundaries, which are illustrated in Figure 1, encompass 18 parcels on the east side of Block 1713, including Lots 003, 004, 005, 006, 007, 008, 009, 010, 011, 012, 013, 014, 015, 016, 017, 018, 019, and 020. The complete list of properties is presented in **Table 1** below.

***D5. Boundary Justification:**

The boundaries of the potential Lincoln U. Grant 37th Avenue Rowhouse District encompass an enclave of contiguous rowhouses built by contractor Lincoln U. Grant between 1912 and 1913 on the 1200 block of 37th Avenue. Although varied in regard to stylistic detailing and finish materials, all of the contributors to the potential district share similar setbacks and massing and embody the distinctive characteristics of the Craftsman style. Their relatively large size and urban scale of the row stands in contrast to the generally lower scale, 1920s-era, speculative rowhouses that characterize much of the Sunset District.

	Address	APN	Name	Construction Date	Architect	Existing Status Code	KVP Status Code(s)
1	1223 37 th Avenue	1713003	None	1912	None	N/A	3CD
2	1227 37 th Avenue	1713004	None	1912	None	N/A	3CD
3	1231 37 th Avenue	1713005	None	1912	None	N/A	3CD
4	1235 37 th Avenue	1713006	None	1912	None	N/A	3CD
5	1239 37 th Avenue	1713007	None	1912	None	N/A	3CD
6	1243 37 th Avenue	1713008	None	1912	None	NA	3CD
7	1247 37 th Avenue	1713009	None	1912	None	N/A	3CD
8	1251 37 th Avenue	1713010	None	1912	None	N/A	3CD
9	1255 37 th Avenue	1713011	None	1912	None	N/A	3CD
10	1259 37 th Avenue	1713012	None	1912	None	N/A	3CD
11	1265 37 th Avenue	1713013	None	1912	None	N/A	3CD
12	1267 37 th Avenue	1713014	None	1912	None	N/A	3CD
13	1271 37 th Avenue	1713015	None	1913	None	N/A	3CD
14	1275 37 th Avenue	1713016	None	1913	None	N/A	3CD
15	1279 37 th Avenue	1713017	None	1913	None	N/A	3CD
16	1283 37 th Avenue	1713018	None	1913	None	N/A	3CD
17	1287 37 th Avenue	1713019	None	1913	None	N/A	3CD
18	1293 37 th Avenue	1713020	None	1913	None	N/A	3CD

Table 1-Contributors to the potential Lincoln U. Grant 37th Avenue Rowhouse District

D6.	Significance: Theme	Residential Development: San Francisco	Area	Oceanside/Outer Sunset District
	Period of Significance	1912-1913	Applicable Criteria	3

(Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

Summary Statement of Significance

The potential Lincoln U. Grant 37th Avenue Rowhouse District appears eligible for listing in the California Register under Criterion 3 (Design/Construction) as a large and intact row of 18 similarly scaled and detailed, three-story, wood-frame, Craftsman-style rowhouses designed and built by Lincoln U. Grant. The period of significance is 1912-13, bracketing the dates of construction of the potential district. The district appears eligible under Criterion 3 as an intact and highly distinctive concentration of early Craftsman style rowhouses constructed in San Francisco's Oceanside neighborhood. The row embodies the distinctive characteristics of a type (Craftsman-style rowhouse), period (post-1906), and region (Oceanside). Although none of the properties appears eligible for individual listing, such a large and intact row is increasingly rare within the Outer Sunset District and this particular row is one of the two most intact and architecturally significant enclaves of spec-built rowhouses in the Outer Sunset District, an area that was fast becoming integrated into the rest of the city by virtue of the speculative rowhouse development that spread across the sand dunes of San Francisco's "Outside Lands" between the First and Second World Wars.

Historic Context

A historic context statement describing the development of the entire Oceanside survey area was prepared in 2007 by Bill Kostura under the auspices of the Sunset Architectural and Historical Resources Committee (SAHRIC), a committee of the Sunset Parkside Education and Action Committee (SPEAK). This document will summarize the highlights of the context statement, although one should refer to the 2007 context statement for a detailed account of the neighborhood's history.

According to the Oceanside Historic Context Statement, the first building constructed in what became the Oceanside neighborhood was the Ocean Side House, a roadhouse built in 1866 on Ocean Beach between what are now Ulloa and Vicente streets. This bar and restaurant remained open in this location for 35 years under several proprietors. In 1919, after being used as a house for 17 years, the former Ocean Side House became Tait's-at-the-Beach, another popular roadhouse and restaurant. Tait's closed in 1931 and the building burned in 1940.¹

Beginning around 1895, a small cluster of structures began to coalesce within an area bounded by the present-day Lincoln Way, 48th Avenue, Irving Street, and La Playa. Although steam-powered rail service was installed along H Street (Lincoln Way) by Leland Stanford as early as 1883, the line's conversion to electricity in 1898 made the trip out to the beach much quicker and cheaper. Most early structures in the area were cobbled together from surplus horse and cable cars (sold by the street railways following the conversion to electricity) that people hauled out to the beach for reuse as beach cottages, clubhouses, and businesses. Within several years this community – called Carville – began to spread south along the beach and inland along the south side of Golden Gate Park. Many of the area's residents were members of San Francisco's artistic and "Bohemian" communities. Early informal clubs in the area included the Falcons, a ladies' bicycle/social club, and The Fuzzy Bunch, a literary and artistic society that reportedly included such heavy weights as Jack London, Gelett Burgess, George Sterling, Ina Coolbrith, and Anna Strunsky.²

The area known as Carville really took off after the Spring Valley Water Company installed water mains to H Street (Lincoln Way) and 47th Avenue in 1904, launching a minor building boom that resulted in approximately 200 houses being hooked up to water service by 1905, many of them newly constructed.³ The momentum was sustained by local realtors, especially Sol Getz and Oscar Heyman, and newly formed "improvement clubs," including the Sunset District Improvement Club and the Oceanside Improvement Club. One of the primary goals of these organizations was to end the physical isolation of what many of the newcomers began calling the "Oceanside District." To that end, in 1904, these groups lobbied the City to grade and pave H Street from the Inner Sunset all the way out to the beach. Previous grading attempts along J (Judah) Street had ended in failure when sand dunes quickly covered the roadbed. H Street was thought to be more advantageous because it was level, adjacent to the park, and United Railroads maintained the central section of the right-of-way. Local boosters pointed to improvements in transportation as being necessary if the Oceanside was to attract the proposed World's Fair anticipated for San Francisco in 1915 to commemorate the completion of the Panama Canal.⁴

During the early 1900s, realtors such as Sol Getz began actively marketing land in the Oceanside District to homeowners. To that end, Getz began grading lots within an area he owned bounded by 46th Avenue, I (Irving) Street, 48th Avenue, and H Street (Lincoln Way). Although many prospective buyers rejected the idea of living so far out without very many amenities, Sol Getz began selling lots in the area in 1903.⁵

The 1906 Earthquake brought in hundreds of new residents to the Oceanside District, as refugees from the destroyed parts of the

¹ Sunset Architectural and Historical Resources Inventory Committee (SAHRIC), *Architectural and Historical Resources of the Sunset District: The Oceanside Neighborhood* (San Francisco: 2007), 2.

² Ibid.

³ Ibid., 5.

⁴ "To Open Road to the Beach," *San Francisco Chronicle* (February 3, 1904), 9.

⁵ "Midsummer Investments in City and Rural Realty," *San Francisco Chronicle* (June 27, 1903), 13.

city began moving to the once-remote beach area, some hauling simple redwood “refugee cottages” with them. According to Gibbs Adams, writing in the *Overland Monthly*: “After the 1906 earthquake, refugees made permanent homes in the clubhouses and weekend cottages. By 1908, Carville had a population of 2,000, with its own stores, restaurants, churches, hotels, its artistic settlement, its colony of prominent musicians from the city, and best of all, its quaint homes, real yet of almost nominal cost.” By 1910, the community stretched from Lincoln Way south to Moraga Street and inland to roughly 47th Avenue.⁶ However, further expansion was hobbled by the lack of water mains, sewers, and graded streets throughout much of the Outer Sunset. Expansion southward along the beach was hampered by large drifting dunes. In 1910, the Parks Commission began a major project to stop the drifting dunes by building a landscaped boulevard (the Great Highway) and a concrete retaining wall along the inland edge of the beach.⁷

Many of the newcomers did not appreciate the area’s historical “raffish” Bohemian culture, unregulated roadhouses, and ad hoc, rustic appearance. In contrast to the earlier dwellings cobbled together out of used cable cars, many new Oceanside residents built permanent cottages and even some multiple-family dwellings. They also lobbied the City for “improvements,” including closing some of the roadhouses, increased police patrols, and the extension of sewer, water, and transit lines into the inland parts of the district. Much of this work went on in the years leading up to the First World War, with sewers extended as far south as Kirkham Street in 1910.⁸ By 1912, the improvement clubs lobbied the City to extend the new Municipal Railway’s Geary Street line from its terminus at Balboa Street and 33rd Avenue through Golden Gate to Lincoln Way.⁹ They also lobbied the City to remove the existing Carville houses, although because most were on private property, it was doubtful that the City could do very much about it.¹⁰ To commemorate the Fourth of July holiday in 1913, Alexander Russell, the president of the Oceanside Improvement Club, staged a dramatic burning of many of the old Carville houses that sat on property that formerly belonged to Jacob Heyman. He stated at the ceremony: “Make clean today by sweeping and burning up the debris of yesterday.”¹¹

By the mid-1920s, the formerly distinct community of Carville/Oceanside was rapidly becoming subsumed within the vast belt of spec-built stucco rowhouses marching out into the sand dunes along transit lines. By the mid-1930s, the former Oceanside neighborhood was considered by many residents and outsiders alike to be simply part of the Outer Sunset despite the fact that many of the blocks located in the northwest corner of the district (an area roughly bounded by the Great Highway, Lincoln Way, 37th Avenue, and Lawton Street) featured a preponderance of older wood-frame beach cottages, former earthquake shacks, and a handful of remaining Carville houses. These scrappy relics stood in contrast to the neat rows of uniform Mediterranean-style rowhouse development of merchant builders like Henry Doelger and the Gellert Brothers.

The rowhouses that occupy the west side of the 1200 block of 37th Avenue were built in 1912-13 by a contractor named Lincoln U. Grant. This row was constructed during the earliest phase of rowhouse development in the Oceanside neighborhood, when contractors and realtors started purchasing large tracts of undeveloped land and began building rows of speculative row housing. The eastern portion of the Oceanside survey area – an area bounded by 45th Avenue to the west, Lincoln Way to the north, 38th Avenue to the east, and Lawton Street to the south – developed later than the older Carville area closer to the beach. Dependent on access to the streetcars running along Lincoln Way, speculators developed the blocks closest to Golden Gate Park first. According to the 1913 Sanborn maps, the Lincoln U. Grant rowhouses on 37th Avenue were the first houses constructed within the area. With the exception of a row of Craftsman-style rowhouses on the 1200 block of 35th Avenue that appear very similar to the subject row, and a handful of isolated homesteads, the surrounding area remained entirely undeveloped.

According to an article that appeared in the January 18, 1913 *San Francisco Chronicle*, the row built by Lincoln U. Grant on 37th Avenue was the first in a wave of development expected to overtake the first two blocks of land between Lincoln Way and Judah Street as the City graded and paved the avenues west of 12th Avenue and the United Railroads Co. replaced the rails along Lincoln Way with modern grooved rails which allowed for faster rail service to the Outer Sunset District.¹² The appeal of the still-isolated area was explained in the article:

People who have bought new residences between Lincoln Way and Irving Street express themselves as delighted with their homes and the location. They have the city’s pleasure ground at home, and the invigorating climate is a source of constant surprise and pleasure, bringing improved health to the children and adults alike. And they have become “boosters” for Sunset and the Park. A local spirit has already been created and it is contagious among visitors, who, in turn, are buying homes there.¹³

The article describes in some detail the rowhouse built by Grant on the 1200 block of 37th Avenue:

⁶ Sunset Architectural and Historical Resources Inventory Committee (SAHRIC), *Architectural and Historical Resources of the Sunset District: The Oceanside Neighborhood* (San Francisco: 2007), 3.

⁷ “Ocean Boulevard Plans Progress,” *San Francisco Chronicle* (January 26, 1910), 9.

⁸ “To Rush Work on New Sewer,” *San Francisco Chronicle* (March 2, 1910), 9.

⁹ “Sunset District Growing Apace,” *San Francisco Chronicle* (June 15, 1912), 11.

¹⁰ Sunset Architectural and Historical Resources Inventory Committee (SAHRIC), *Architectural and Historical Resources of the Sunset District: The Oceanside Neighborhood* (San Francisco: 2007), 4.

¹¹ “Burn the Car Out of Carville,” *San Francisco Chronicle* (July 6, 1913), 38.

¹² “Sunset Fast Becoming Beautiful Residence Suburb,” *San Francisco Chronicle* (January 18, 1913), 9.

¹³ Sunset Architectural and Historical Resources Inventory Committee (SAHRIC), *Architectural and Historical Resources of the Sunset District: The Oceanside Neighborhood* (San Francisco: 2007).

L.U. Grant is completing eighteen artistic homes on Thirty-seventh avenue, between Lincoln way and Irving street, five of which have been sold before the homes have been completed. They are modern houses, with six rooms and garages and with classic fronts. The houses contain marble entrances, hardwood floors, novel elm grain paneled dining rooms, butler's pantry between kitchen and dining room, outdoor sleeping verandas and the latest linocord wall coverings. The combination basement garages are eight feet in height. The houses are set back twelve feet from the property line, allowing for ample lawn space with a geranium planted base. Palms are planted all along Thirty-seventh avenue, giving it a beautiful boulevard effect.¹⁴

The Lincoln U. Grant rowhouses along 37th Avenue were early examples of dwellings built around the automobile, with the living floors stacked over an integral garage. They are also characteristic of the earliest wave of rowhouse development in the area by virtue of their landscaping-both on the lot and along the street frontage. Somewhat ahead of their time, this row featured the utilities at the rear of the lots. This, combined with the landscaping, helped to give this block its "beautiful boulevard effect."

Gradually, over the next two decades, the area surrounding this early development by Lincoln U. Grant filled up with later rowhouses by developers like Henry Doelger and others. Mostly built during the 1920s building boom, these later, two-story, stucco, Mediterranean-style rowhouses do not resemble those built by Grant, which are larger and designed in more elaborate Craftsman, Mission, Classical, and Period Revival styles more commonly seen in the streets of the Inner Sunset or the Inner Richmond.

Lincoln U. Grant was born about 1876 in California. In early newspaper accounts dating from the 1890s, he is described variously as a contractor based in Stockton, and later Salinas. He seems to have moved to San Francisco after the 1906 Earthquake to take advantage of the demand for new housing. He married around 1910. In San Francisco, Grant appears to have begun working in the Mission District but he eventually concentrated his activity in the fast-growing Richmond and Sunset districts. He was married to Margaret Grant, who herself became a pioneer female contractor, building at least 11 houses on her own.¹⁵ According to the 1930 Census, Lincoln and Margaret lived together at 1079 Ashbury Street in the Haight-Ashbury District. Lincoln Grant died on August 2, 1947. Margaret died on December 4, 1950.

Significance

The California Register of Historical Resources (California Register) is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-eligible properties are automatically listed in the California Register.¹⁶ Properties can also be nominated to the California Register by local governments, private organizations, or citizens. This includes properties identified in historical resource surveys with Status Codes of "1" to "5," and resources designated as local landmarks through city or county ordinances. The evaluative criteria used by the California Register for determining eligibility are closely based on those developed by the National Park Service for the National Register of Historic Places.

In order for a property to be eligible for listing in the California Register, it must be found significant under one or more of the following criteria:

- *Criterion 1 (Events):* Resources that are associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
- *Criterion 2 (Persons):* Resources that are associated with the lives of persons important to local, California, or national history.
- *Criterion 3 (Architecture):* Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values.
- *Criterion 4 (Information Potential):* Resources or sites that have yielded or have the potential to yield information important to the prehistory or history of the local area, California, or the nation.

As discussed above, the potential Lincoln U. Grant 37th Avenue Rowhouse District appears eligible for listing in the California Register under Criterion 3 (Design/Construction) on the basis of its significance as an early and substantially intact row of Craftsman-style rowhouses built in the Oceanside neighborhood for middle-class residents on the eve of World War I. Built between 1912 and 1913 amongst what were still largely ungraded sand dunes, Grant's development stood alone, isolated from its nearest neighbors for several blocks in any direction. In regard to their plan, massing, scale, and style, these three-story Craftsman rowhouses more closely resemble equivalent single-family and multiple-family housing being erected around the same time in the Inner Sunset and Richmond districts. The completion of sewers, water lines, and street grading delayed the build-out of the surrounding blocks until the 1920s, rendering this urban block face as an idiosyncratic enclave that stands out

¹⁴ Ibid.

¹⁵ "Woman Is House-Builder And Loathes Dish Washing," San Francisco Examiner (February 28, 1917).

¹⁶ National Register-eligible properties include properties that have been listed on the National Register and properties that have formally been found eligible for listing.

from the typical two-story, stucco rowhouses of the merchant builders that engulfed after 1924. The diverse stylistic detailing of these houses – not to mention the distinctive siting of its individual members to break up the potential monotony of a belt of speculative rowhouses – distinguishes this outstanding row from most of its neighbors, and indeed, from most speculative row housing built in the former Oceanside neighborhood. The only comparable development in the area is a row of 15 freestanding houses built on the west side of the 1200 block of 42nd Avenue by Alonzo Harington in 1910-13 and a row of four rowhouses on the eastern side of the 1200 block of 43rd Avenue built by the Rapple Investment Company in 1912.

Integrity

Once a resource has been identified as being potentially eligible for listing in the California Register, its historic integrity must be evaluated. The California Register recognizes seven aspects or qualities that, in various combinations, define integrity. These aspects are: location, design, setting, materials, workmanship, feeling and association. In order to be determined eligible for listing, these aspects must closely relate to the resource's significance and must be intact. These aspects are defined as follows:

- *Location* is the place where the historic property was constructed.
- *Design* is the combination of elements that create the form, plans, space, structure and style of the property.
- *Setting* addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building(s).
- *Materials* refer to the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form the historic property.
- *Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history.
- *Feeling* is the property's expression of the aesthetic or historic sense of a particular period of time.
- *Association* is the direct link between an important historic event or person and a historic property.

The process of determining integrity is similar for both the California Register and the National Register, although there is a critical distinction between the two registers, and that is the degree of integrity that a property can retain and still be considered eligible for listing. According to the California Office of Historic Preservation:

It is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for listing in the California Register. A resource that has lost its historic character or appearance may still have sufficient integrity for the California Register if it maintains the potential to yield significant or historical information or specific data.

Built of durable materials and having mostly been well-maintained, the contributors to the potential Lincoln U. Grant 37th Avenue Rowhouse District retain a moderately high degree of integrity. Alterations, where they have been performed, typically involve the replacement of wood windows with either vinyl or aluminum substitutes. This alteration has occurred at 1223, 1227, 1231, 1247, 1251, 1283, 1287, and 1293 37th Avenue. The replacement of wood windows is a typical alteration in the damp and windy climate of the area. Indeed, it is rare if a building in the area retains its original wood windows. Aside from windows, all of the houses in this subdivision retain their character-defining features, including height, massing, exterior materials, detailing, and some landscaping. The potential historic district retains the following aspects of integrity: location, design, setting, materials, workmanship, feeling, and association.

***D7. References** (Give full citations including the names and addresses of any informants, where possible.):

Sunset Architectural and Historical Resources Inventory Committee (SAHRIC). *Architectural and Historical Resources of the Sunset District: The Oceanside Neighborhood*. San Francisco, 2007.

San Francisco Chronicle, "Midsummer Investments in City and Rural Realty" (June 27, 1903), 13.

_____, "To Open Road to the Beach" (February 3, 1904), 9.

_____, "Ocean Boulevard Plans Progress" (January 26, 1910), 9.

_____, "to Rush Work on New Sewer" (March 2, 1910), 9.

_____, "Sunset District Growing Apace" (June 15, 1912), 11.

_____, "Sunset Fast Becoming Beautiful Residence Suburb" (January 18, 1913), 9.

_____, "Burn the Car Out of Carville" (July 6, 1913), 38.

San Francisco Examiner, "Woman Is House-Builder and Loathes Dish Washing" (February 28, 1917).

***D8. Evaluator:** Christopher VerPlanck **Date:** September 22, 2009
Affiliation and Address Kelley & VerPlanck Historical Resources Consulting, LLC
2912 Diamond Street #330, San Francisco, CA 94131

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3CD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 1223 37th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1223 37th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1713003

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1223 37th Avenue is a three-story, wood-frame, Craftsman-style dwelling finished in stucco and capped with a gabled roof. The building is 2,266 sq ft on a 2,990 sq ft lot between Lincoln Way and Irving Street. The primary façade reaches the front of the lot line and faces east on 37th Avenue. The basement is fully raised with a solid wood door on the left, a fixed wood sash window to the right, and a terrazzo stair parallel to the street that rises to a second-story entry porch. A wood overhead garage door is present on the right beneath the porch. The porch is capped with a gabled roof supported by tapered square columns and pilasters, and displays decorative vertical half-timber trim in the gable. A band of three multi-light aluminum sash windows with wood surrounds embellished with decorative beam ends is located on the left side of this level, and the recessed primary entry porch is located on the right behind a decorative scrollwork security gate. A simple belt course defines the bottom of the second story on both the building and porch. Two multi-light aluminum sash windows with wood surrounds are present on the third story. The building terminates with a wide eave overhang and raking cornice supported by three heavy brackets. A wide horizontal band connects the base of the front gable. The moderately altered building appears to be in good condition. The building is part of a row of eighteen related dwellings including 1223, 1227, 1231, 1235, 1239, 1243, 1247, 1251, 1255, 1259, 1265, 1267, 1271, 1275, 1279, 1283, 1287, and 1293 37th Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8810.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1912, Assessor's Office

*P7. Owner and Address:
Duong Co & Nguyen Colleen
1223 -1225 37th Ave
San Francisco Ca
94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
10.20.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3CD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 1227 37th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1227 37th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one ofr large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1713004

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1227 37th Avenue is a three-story, wood-frame, Craftsman-style dwelling finished in stucco and capped with a flat roof. The building is 1,900 sq ft on a 2,990 sq ft lot between Lincoln Way and Irving Street. The primary façade is slightly set back from the front lot line and faces east on 37th Avenue. The basement is fully raised with a wood and glass overhead garage door on the right. A decorative medallion is present above the garage. The recessed primary entrance is set behind a decorative scrollwork security gate on the second story accessed by a straight brick stair on the left. The recess is framed by heavy stucco pilasters with beam end detailing. A three-part wood sash window with wood surrounds and a flat extended beam crown is on the right of the second story. The third story displays a pair of sliding vinyl sash windows with wood surrounds, separated by a vertically-scored wood panel. A pent brow supported by triangular knee braces shelters the second story fenestration. The building terminates in a simple cornice with dentils present on either side of the pent visor. The moderately altered building appears to be in good condition. The building appears to be a twin of 1231 37th Ave. The building is also part of a row of eighteen related dwellings including 1223, 1227, 1231, 1235, 1239, 1243, 1247, 1251, 1255, 1259, 1265, 1267, 1271, 1275, 1279, 1283, 1287, and 1293 37th Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8808.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1912, Assessor's Office

*P7. Owner and Address:
Draper Liliana V. & Michael
1227 37th Ave
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
10.22.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3CD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 1231 37th Ave

P1. Other Identifier None

*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: SF North Date: 1994

*c. Address: 1231 37th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one ofr large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1713005

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1231 37th Avenue is a three-story, wood-frame, Craftsman-style dwelling finished in stucco and capped with a flat roof. The building is 1,900 sq ft on a 2,990 sq ft lot between Lincoln Way and Irving Street. The primary façade is slightly set back from the front of the lot line and faces east on 37th Avenue. The basement is fully raised with a wood, overhead garage door on the left and a wood and glass panel entry door to the right. On the right, a straight brick stair rises to the recessed main entrance at the second floor. A decorative metal gate encloses the arched entrance recess, which is surmounted by a gabled portico with exposed beams. Two multi-lite aluminum sash windows with wood surrounds are on the left side of the second story. A flat beam crown supported by decorative beam ends surmounts the window arrangement. The third story presents two sliding multi-paned aluminum sash windows with thin wood surrounds and a belt course beneath the pair. Shed brows, inset into the building cornice and supported by triangular knee braces, shelter each window. The building terminates in a segmented cornice giving the impression of three castellations, each with a decorative brace set in the front facet. The moderately altered building appears to be in good condition. The building appears to be a twin of 1227 37th Ave. The building is also part of a row of eighteen related dwellings including 1223, 1227, 1231, 1235, 1239, 1243, 1247, 1251, 1255, 1259, 1265, 1267, 1271, 1275, 1279, 1283, 1287, and 1293 37th Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8805.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1912, Assessor's Office

*P7. Owner and Address:
Lee Chung Yong & Hee Sook
1231 37th Ave
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
10.22.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3CD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 1235 37th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1235 37th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one ofr large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1713006

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1235 37th Avenue is a three-story, wood-frame, Craftsman-style dwelling clad in wood shingles in a fish scale pattern, with a brick base, and capped with a front-facing gable roof. The building is 2,170 sq ft on a 2,990 sq ft lot between Lincoln Way and Irving Street. The primary façade is slightly set back from the front of the lot line and faces east on 37th Avenue. The basement is fully raised with a wood panel door on the right, a fixed wood sash window to the left of it, and a central brick stair parallel to the street that rises to a first story brick entry porch on the far left. Beneath the porch is a wood, overhead garage door. A shallow relief arch of klinker brick with a rough-hewn center stone is present in the brickwork above the garage. The porch is capped with a gabled roof supported by tapered square columns, and has decorative half-timbered trim in the gable. The porch extends into the volume of the house and a fixed wood sash window is present on the back wall of the porch. The primary entrance to the building is set on the right in the recess, behind a decorative scrollwork security gate. Three wood sash windows with wood surrounds are set on the right side of the second story. Decorative beams and an arched crown top the window arrangement. Two pairs of multi-paned wood sash casement windows with wood surrounds are present on the third story. Two shingled diamonds are present in the third story wall surface, and a third within the building gable. The building terminates with a wide eave overhang and raking cornice supported by three heavy brackets. A wide cornice band connects the base of the front gable. The minimally altered building appears to be in good condition. The building is part of a row of eighteen related dwellings including 1223, 1227, 1231, 1235, 1239, 1243, 1247, 1251, 1255, 1259, 1265,

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8803.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1912, Assessor's Office

*P7. Owner and Address:
Price Family Trust
Leonard J & Katina H Price
1235 37th Ave
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
10.23.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3CD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 1239 37th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1239 37th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one ofr large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1713007

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1239 37th Avenue is a three-story, wood-frame, Craftsman-style dwelling finished in stucco and capped with a flat roof. The building is 2,225 sq ft on a 2,990 sq ft lot between Lincoln Way and Irving Street. It has two asymmetric bays; the narrower left one is recessed. The primary façade is slightly set back from the front of the lot line and faces east on 37th Avenue. The basement is fully raised with a solid wood panel garage door on the right, and a wood entry door to the left of it. A straight terrazzo stair with stepped brick sides leads to an arched entry porch recessed in the left bay at the second story. The primary entrance is a wood and glass panel door flanked by thin side lights. In the projecting right bay, the second story presents a shallow bay window supported by post brackets and featuring a projected cornice. The front facet displays a fixed wood sash window, with a stained glass transom pane above, flanked by casement hung wood sash windows. The arrangement has wood surrounds. The third story has an art-glass window with wood surrounds above the entry porch, and four wood sash windows with wood surrounds in the main bay. The two end windows are casement hung. A projecting cornice supported by stepped brackets surmounts the windows. The building terminates in a shaped parapet with molded cornice. The minimally altered building appears to be in good condition. The building appears to be a twin of 1243 37th Avenue. The building is part of a row of eighteen related dwellings including 1223, 1227, 1231, 1235, 1239, 1243, 1247, 1251, 1255, 1259, 1265, 1267, 1271, 1275, 1279, 1283, 1287, and 1293 37th Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP Single-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8800.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1912, Assessor's Office

*P7. Owner and Address:
Vitello, Aurora E. Martinez M.
1239 37th Ave
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.28.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3CD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 1243 37th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1243 37th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1713008

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1243 37th Avenue is a three-story, wood-frame, Craftsman-style dwelling finished in stucco and capped with a flat roof. The building is 2,140 sq ft on a 2,990 sq ft lot between Lincoln Way and Irving Street. It has two asymmetric bays, the narrower right one recessed. The primary façade is slightly set back from the front of the lot line and faces east on 37th Avenue. The basement is fully raised with a wood and glass panel garage door on the left, and a wood entry door with a fixed wood sash window to the right of it in the projecting left bay. A straight terrazzo stair with stepped brick sides leads to an arched entry porch recessed in the right bay at the second story. The primary entrance has a wood and glass panel door flanked by thin side lights. The main bay presents a center recession. The second story presents three aluminum sash windows with wood surrounds within the recession. A flat wood molding is placed below the windows, while above them is a wood-post crown with false beam ends. The third story has an art-glass window with wood surrounds above the entry porch, and three aluminum sash windows with wood surrounds within the main bay recession. Below the three windows is a boxed cornice with false beam ends. A projecting gabled hood supported by two boxed beams surmounts the third story with vertical banding in the gable. The building terminates in a crenellated parapet with molded cornice. The minimally altered building appears to be in good condition. The building appears to be a twin of 1239 37th Avenue. The building is also part of a row of eighteen related dwellings including 1223, 1227, 1231, 1235, 1239, 1243, 1247, 1251, 1255, 1259, 1265, 1267, 1271, 1275, 1279, 1283, 1287, and 1293 37th Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8798.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1912, Assessor's Office

*P7. Owner and Address:
Ayoub, Charlotte Survivors T
C/o Charlotte Ayoub
1243 37th Ave
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
10.23.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3CD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 1247 37th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1247 37th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one ofr large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1713009

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1247 37th Avenue is a three-story, wood-frame, Craftsman-style dwelling finished in stucco and capped with a flat roof. The building is 2,140 sq ft on a 2,990 sq ft lot between Lincoln Way and Irving Street. The primary façade is slightly set back from the front of the lot line and faces east on 37th Avenue. The basement is fully raised with a wood and glass panel garage door on the right, and a wood entry door with a fixed wood sash window to the right of it. A sliding aluminum sash window is present to the left of the garage. At far left, a straight brick stair with brick sides leads to a recessed entry porch on the second story. The primary entrance is a wood panel door behind a decorative security gate. A post-and-beam crown supported by simple rectangular pilasters frames the porch. To the right of the porch, the second story presents a three-over-three vinyl sash window sheltered by a small hipped roof supported by two brackets. The third story has three two-over-one vinyl sash windows. A shallow hipped hood supported by two stepped brackets surmounts the third story windows. The building terminates in a shaped parapet with molded cornice. The minimally altered building appears to be in good condition. The building appears to have been built the same time as 1251 37th Avenue. The building is also part of a row of eighteen related dwellings including 1223, 1227, 1231, 1235, 1239, 1243, 1247, 1251, 1255, 1259, 1265, 1267, 1271, 1275, 1279, 1283, 1287, and 1293 37th Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8796.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1912, Assessor's Office

*P7. Owner and Address:
Morrison, Daniel L.
1247 37th Ave
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
10.22.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3CD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 1251 37th Ave

P1. Other Identifier None

*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: SF North

Date: 1994

*c. Address: 1251 37th Ave

City: San Francisco

Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1713010

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1251 37th Avenue is a three-story, wood-frame, Craftsman-style dwelling finished in stucco and capped with a flat roof. The building is 1,870 sq ft on a 2,990 sq ft lot between Lincoln Way and Irving Street. The primary façade is slightly set back from the front of the lot line and faces east on 37th Avenue. The basement is fully raised with a wood panel garage door on the right. On the left, a straight terrazzo stair with brick sides rises to the primary entrance, which is set behind a decorative scrollwork security gate in a recessed entry porch. A shallow gabled portico supported with decorative beams shelters the arched porch entrance. A three-section aluminum sash windows with wood surrounds is to the right of the entrance porch. A pent brow supported by braces is above the window. The third story presents two sliding aluminum sash windows with wood surrounds and modillions under the sill. A pent brow supported by triangular knee brackets, covers each window. The building terminates in a bell-arched parapet crenellated at the corners. The minimally altered building appears to be in good condition. The building appears to be a twin of 1247 37th Avenue. The building is part of a row of eighteen related dwellings including 1223, 1227, 1231, 1235, 1239, 1243, 1247, 1251, 1255, 1259, 1265, 1267, 1271, 1275, 1279, 1283, 1287, and 1293 37th Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #

View toward west, 100_8794.JPG



*P6. Date Constructed/Age and Sources

Historic Prehistoric Both

1912, Assessor's Office

*P7. Owner and Address:

Wong Lui-sang & An-ping Cha
1251 37th Ave
San Francisco, Ca 94122

*P8. Recorded by

Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:

01.28.09

*P10. Survey Type: (Describe)

Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments

- Archaeological Record BSOR Photograph Record Continuation Sheet
 Artifact Record District Record Linear Feature Record Location Map Other...

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3CD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 1255 37th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1255 37th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1713011

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1255 37th Avenue is a three-story, wood-frame, Craftsman-style dwelling clad in stucco and wood shingles and capped with a gabled roof. The building is 1,912 sq ft on a 2,990 sq ft lot between Lincoln Way and Irving Street. The primary façade is slightly set back from the front of the lot line and faces east on 37th Avenue. The basement, clad in pebble-cast stucco, is fully raised, with a glass and wood panel door on the right, a fixed four-over-two wood sash window to the left of it, and a staircase parallel to the street that rises to a second story open entry porch on the left. The porch is capped with a gabled roof supported by paired rectangular columns, and a deep eave overhang in the front displays decorative half-timbering and exposed rafters. A wood panel garage door is present in the basement level of the porch, in a shallow flat-arched recess. A ribbon of six ten-light wood sash windows with wood surrounds is set on the right side of the second story. Six double-hung 12-over-one wood sash windows with wood surrounds are present on the third story. The second and third stories are clad in painted wood shingles. The building terminates with a wide eave overhang, and a boxed raking cornice with exposed beam ends. The gable is stucco clad, and features decorative half-timbering; a double-hung, 12-over-one wood sash window with wood surrounds; and a modillioned cornice spanning the base. The minimally altered building appears to be in good condition. The building is part of a row of eighteen related dwellings including 1223, 1227, 1231, 1235, 1239, 1243, 1247, 1251, 1255, 1259, 1265, 1267, 1271, 1275, 1279, 1283, 1287, and 1293 37th Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8792.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1912, Assessor's Office

*P7. Owner and Address:
Madlener Amanda
1255 37th Ave
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
10.23.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3CD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 1259 37th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1259 37th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1713012

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1259 37th Avenue is a three-story, wood-frame, Craftsman-style dwelling clad in stucco and brick and capped with a flat roof. The building is 2,172 sq ft on a 2,990 sq ft lot between Lincoln Way and Irving Street. The primary façade is slightly set back from the front of the lot line and faces east on 37th Avenue. The basement is fully raised and clad in brick. A wood panel door with fanlight glass is on the right, a double-hung three-over-one wood sash window to the left of it. A brick quarter turn staircase rises to a second story entry porch on the left. The porch is capped with a gabled roof supported by battered rectangular columns, and a deep eave overhang in the front displays decorative half-timbering and a flared vergeboard. Two decorative brick arches with a rough-hewn center stone are present above the garage. Three wood sash windows with wood surrounds are set on the right side of the second story. A molded cornice crowns the window arrangement. Two pairs of wood sash windows with wood surrounds are present on the third story. A hipped visor roof is inset above the third story, interrupting the building cornice line. Second and third stories are clad in stucco. The building terminates in a shaped parapet. The minimally altered building appears to be in good condition. The building is a twin of its neighbor, 1265 37th Avenue. The building is also part of a row of eighteen related dwellings including 1223, 1227, 1231, 1235, 1239, 1243, 1247, 1251, 1255, 1259, 1265, 1267, 1271, 1275, 1279, 1283, 1287, and 1293 37th Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8791.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1912, Assessor's Office

*P7. Owner and Address:
Lim Bing Sheung & sau Chu Lu
1259 37th Ave
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
10.23.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3CD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 1265 37th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1265 37th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one ofr large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1713013

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1265 37th Avenue is a three-story, wood-frame, Craftsman-style dwelling finished in stucco and brick, and capped with a flat roof. The building is 1,938 sq ft on a 2,990 sq ft lot between Lincoln Way and Irving Street. The primary façade is slightly set back from the front of the lot line and faces east on 37th Avenue. The basement is fully raised and clad in brick. A wood and glass panel door is on the right, a sliding vinyl sash window to the left of it. A brick stair parallel to the street rises to a second story entry porch on the left. The porch is capped with a gabled roof supported by wood pillars, and a deep eave overhang in the front displays decorative half-timbering and a flared vergeboard. A fixed wood sash window with wood surrounds is present in the front facet. Three wood sash windows with wood surrounds are set on the right side of the second story. Two pairs of wood sash windows with wood surrounds are present on the third story. A visor roof, presenting a cornice elaborated with modillions, is inset above the third story, interrupting the building cornice line. The building terminates in a shaped parapet. The minimally altered building appears to be in good condition. The building appears to be a twin to 1259 37th Avenue. The building is also part of a row of eighteen related dwellings including 1223, 1227, 1231, 1235, 1239, 1243, 1247, 1251, 1255, 1259, 1265, 1267, 1271, 1275, 1279, 1283, 1287, and 1293 37th Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8789.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1912, Assessor's Office

*P7. Owner and Address:
Dobbs, Reuben & Francesca
1265 37th Ave
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
10.22.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3CD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 1267 37th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1267 37th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1713014

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1267 37th Avenue is a three-story, wood-frame, Craftsman-style dwelling clad in wood shingles, brick, and stucco, and capped with a gabled roof. The building is 2,030 sq ft on a 2,990 sq ft lot between Lincoln Way and Irving Street. The primary façade is slightly set back from the front of the lot line and faces east on 37th Avenue. The basement is fully raised and clad in brick. A quarter turn brick stair rises to a second story entry porch on the left. The porch is capped with a gabled roof supported by wood pillars, and a deep eave overhang in the front displays decorative half-timbering and exposed rafters. Two fixed wood sash windows are set in the front facet and the primary entrance is a wood door with oval glass pane on the right. A wood and glass panel garage door is present in the basement level beneath the porch. Four four-over-four wood sash windows with wood surrounds are set on the right side of the second story. Two nine-over-one double-hung wood sash windows are on the third story, and each is flanked by two six-over-one double-hung wood sash windows. All have wood surrounds. The building terminates with a wide eave overhang, and a projected cornice supported by five heavy brackets. The gable features decorative half-timbering in stucco cladding; a double-hung, six-over-six wood sash window with wood surrounds; and a wide horizontal band of false beams connecting the base. The minimally altered building appears to be in good condition. The building appears to be a twin to 1255 37th Avenue. The building is also part of a row of eighteen related dwellings including 1223, 1227, 1231, 1235, 1239, 1243, 1247, 1251, 1255, 1259, 1265, 1267, 1271, 1275, 1279, 1283, 1287, and 1293 37th Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8787.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1912, Assessor's Office

*P7. Owner and Address:
Hsu, Joseph S & Mabel
1267 37th Ave
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
10.22.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3CD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 1271 37th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1271 37th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1713015

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1271 37th Avenue is a three-story, wood-frame, Craftsman-style dwelling clad in stucco and capped with a flat roof. The building occupies a 2,990 sf lot on the west side of 37th Avenue between Lincoln Way and Irving Street. The building is 1,770 sq ft and the primary façade faces east on 37th Avenue. The building sits atop a full raised basement, which features a multi-panel wood and glass garage door at left, a centrally located pedestrian door, and a straight terrazzo stair at right leading up to the primary entrance. The primary entrance is located in a recessed module at the right side of the building and is sheltered by a recessed entry porch in an arched opening fronted by a metal security door. Other fenestration at the first story includes a projecting window with a triple set of single-pane wood sash casement windows topped by arched stained glass transom windows. The third story features a row of four small double-hung, three-over-one wood sash windows at the left and sliding vinyl sash windows at the recessed right area. A projecting cornice tops the second story, and the building then terminates with a crenellated roofline with flattened molding. The minimally altered building appears to be in good condition. The building appears to be a twin of its neighbor at 1275 37th Avenue. The building is also part of a row of eighteen related dwellings including 1223, 1227, 1231, 1235, 1239, 1243, 1247, 1251, 1255, 1259, 1265, 1267, 1271, 1275, 1279, 1283, 1287, and 1293 37th Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8786.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1913, Assessor's Office

*P7. Owner and Address:
Lew Family Lvg Tr
1271 37th Ave
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
10.22.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3CD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 1275 37th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1275 37th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one ofr large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1713016

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1275 37th Avenue is a three-story, wood-frame, Craftsman-style dwelling clad in stucco and capped with a flat roof. The building occupies a 2,990 sf lot on the west side of 37th Avenue between Lincoln Way and Irving Street. The building is 1,770 sq ft and the primary façade faces east on 37th Avenue. The building sits atop a full raised basement, which features a single panel wood garage door at right, a centrally located pedestrian door, and a straight stair at left leading up to the primary entrance. The primary entrance is located in a recessed module at the left side of the building and is sheltered in a recessed entry porch in an arched opening fronted by a metal security door. Other fenestration at the first story includes a projecting window with a triple set of single-pane wood sash casement windows topped by arched stained glass transom windows. The third story features a row of four small double-hung, aluminum sash windows in a projecting bay the right and double hung aluminum sash windows at the recessed left area. A projecting cornice tops the second story, and the building then terminates with a crenellated roofline with flattened molding. The minimally altered building appears to be in good condition. The building appears to be a twin of its neighbor at 1271 37th Avenue. The building is also part of a row of eighteen related dwellings including 1223, 1227, 1231, 1235, 1239, 1243, 1247, 1251, 1255, 1259, 1265, 1267, 1271, 1275, 1279, 1283, 1287, and 1293 37th Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8784.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1913, Assessor's Office

*P7. Owner and Address:
Sun, Rebecca J
3274 Ramona St
Palo Alto, Ca 94306

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
10.22.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3CD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 1279 37th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1279 37th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one ofr large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1713017

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1279 37th Avenue is a three-story, wood-frame, Craftsman-style dwelling clad in stucco and capped with a flat roof. The building occupies a 2,971 sf lot on the west side of 37th Avenue between Lincoln Way and Irving Street. The building is 2,170 sq ft and the primary façade faces east on 37th Avenue. The building sits atop a full raised basement, which features a wood and glass pedestrian door at far right, a multi-panel wood garage door at right, and a straight stair at left leading up to the primary entrance. The primary entrance is a wood and glass door deeply recessed within an entry porch. The entrance is flanked by multi-pane fixed windows, and the porch has an arched entry topped by a bell-arched pediment with false beam ends, stepped brackets and battered columns. Other fenestration at the second story includes a row of four single-pane casement windows topped by a single stained-glass transom window. The first story terminates with a flattened cornice. Fenestration at the third story includes two pairs of nine-over-one wood sash windows. The third story terminates with a heavy projecting box cornice with exposed beam ends, and the building terminates with a bell-arched parapet with three rectangular impressions and a wide flattened molding. The minimally altered building appears to be in good condition. The building is also part of a row of eighteen related dwellings including 1223, 1227, 1231, 1235, 1239, 1243, 1247, 1251, 1255, 1259, 1265, 1267, 1271, 1275, 1279, 1283, 1287, and 1293 37th Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8783.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1913, Assessor's Office

*P7. Owner and Address:
Donegan Charmion M.
18 Clarendon Rd
Burlingame, Ca 94010

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.28.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3CD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 1283 37th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1283 37th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one ofr large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1713018

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1283 37th Avenue is a three-story, wood-frame, Craftsman-style dwelling clad in stucco and brick and capped with a flat roof. The building occupies a 2,365 sf lot on the west side of 37th Avenue between Lincoln Way and Irving Street. The building is 2,146 sq ft and the primary façade faces east on 37th Avenue. The building sits atop a full raised basement, which is clad in non-historic brick and features a multi-panel wood and glass garage door at left and a quarter turn terrazzo stair at right, which leads up to the primary entrance. The primary entrance is located at the left of the second story, recessed in an entry porch fronted by a metal security gate. The porch entrance is framed by a projecting stucco pediment with exposed beam ends and battered rectangular pilasters. Other fenestration at the first story includes a triple set of vinyl sash windows with wood surrounds topped by stained glass transom windows. The window group is set in a slight projection with a gabled top, battered sides, false beam ends and topped with Spanish tile. Fenestration at the third story includes two sets of triple windows, each with non-historic vinyl sash fixed center flanked by double hung windows, and topped by projecting cornices with false beam ends. The building terminates with a flattened molding and crenellated corners. The moderately altered building appears to be in good condition. The building is also part of a row of eighteen related dwellings including 1223, 1227, 1231, 1235, 1239, 1243, 1247, 1251, 1255, 1259, 1265, 1267, 1271, 1275, 1279, 1283, 1287, and 1293 37th Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8782.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1913, Assessor's Office

*P7. Owner and Address:
Sin Chong
1283 37th Ave
San Francisco Ca
94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
10.22.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3CD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 1287 37th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1287 37th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1713019

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1293 37th Avenue is a three-story, wood-frame, Craftsman-style dwelling finished in stucco and capped with a flat roof. The building occupies a 2,365 sf lot on the west side of 37th Avenue between Lincoln Way and Irving Street. The dwelling is 1,770 sq ft and the primary façade faces east on 37th Avenue. The building sits atop a raised basement, which features a multi-panel wood and glass garage door at right and a straight terrazzo stair at left leading to the primary entrance. The primary entrance is located at the left of the first story, recessed in an entry porch which is fronted by a metal security door. The entry porch is framed by projecting stucco pilasters and topped by a cornice with exposed joists. Other fenestration at the first story includes a row of sliding vinyl sash windows topped by a triangular stained-glass transom window. At the second story, fenestration includes four sliding vinyl sash windows. There is a projecting cornice at the top of the second story, above which the building terminates with a shallow molding and turreted corners. The minimally altered building appears to be in good condition. The building is also part of a row of eighteen related dwellings including 1223, 1227, 1231, 1235, 1239, 1243, 1247, 1251, 1255, 1259, 1265, 1267, 1271, 1275, 1279, 1283, 1287, and 1293 37th Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8781.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1913, Assessor's Office

*P7. Owner and Address:
Assadurian Living Trust The
% David & Victoria Assadurian
1287 37th Ave
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
10.23.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3CD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 1293 37th Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1293 37th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1713020

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1293 37th Avenue is a three-story, wood-frame, Craftsman-style dwelling finished in stucco and capped with a flat roof. The 1,770 sq ft building is located on a 2,365 sq ft lot on the west side of 37th Avenue between Lincoln Way and Irving Street. The building sits atop a raised basement, which features a multi-panel garage door at right and a straight terrazzo stair at left leading to the primary entrance. The primary entrance is located at the left side of the second story and recessed within an entry porch secured behind a metal security door. The entry porch is sheltered beneath a Craftsman-style door hood consisting of intersecting applied wood beams. Other fenestration at the second story consists of a band of four aluminum sliding windows topped divided by wood mullions and capped by a triangular transom window. At the second story, fenestration includes four sliding aluminum sliding windows. The facade is capped with a prominent box cornice and a stepped parapet embellished with wood moldings. The minimally altered building appears to be in good condition. The building is also part of a row of eighteen related dwellings including 1223, 1227, 1231, 1235, 1239, 1243, 1247, 1251, 1255, 1259, 1265, 1267, 1271, 1275, 1279, 1283, 1287, and 1293 37th Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8780.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1913, Assessor's Office

*P7. Owner and Address:
Etta Chinn Tsai Trust
Penelope Tsai, Trustee
3203 Judah St
San Francisco Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
12.11.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

*D3. Detailed Description (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.):

Introduction



Figure 1. Map showing location of the J.F. Rappale 43rd Avenue District on the east side of 43rd Avenue between Lincoln Way and Irving Street
 Source: San Francisco Department of the Assessor/Recorder
 Annotated by KVP Consulting

In 2008, SPEAK/SAHRIC retained Kelley & VerPlanck Historical Resources Consulting (KVP) to survey the Oceanside neighborhood, a section of the Outer Sunset District that developed independently from the rest of the district as a distinctive community until it was engulfed by rows of speculative rowhouses during the 1920s. This DPR 523 D (District) form is one of five prepared by KVP to document potentially significant districts within the Oceanside survey area, an area roughly bounded by Lincoln Avenue, 37th Avenue, Sloat Boulevard, and the Great Highway. KVP also prepared DPR 523 B forms for an additional 60 individual properties. These were submitted along with the DPR 523 D forms.

The potential J.W. Rappale 43rd Avenue Rowhouse District is a small cluster of four distinctive Craftsman-style rowhouses on the east side of 43rd Avenue between Lincoln Way and Irving Street. Built in 1912, the row is one of the best surviving residential enclaves in the Outer Sunset District – an area historically known as Oceanside. It was developed by a little-known residential builder named J.W. Rappale. The boundaries of the potential district, which are illustrated in **Figure 1**, encompass four three-story, wood-frame, single-family houses designed in variations of the Craftsman style. In regard to their façade materials, the rowhouses range from rough-textured stucco to brick and wood lapped siding. All four are designed in the Craftsman style, although their individual detailing is quite varied to avoid monotony, with the central two composed as a pair of mirrored L-shaped dwellings with recessed entries. The outer two dwellings act as bookends to this central element; they both feature gambrel roofs. All four: 1234, 1238, 1242, and 1246 43rd Avenue were built in one campaign in 1912.

Description

Developed in the building boom that occurred in the Oceanside neighborhood before the First World War, the potential J.W. Rapple 43rd Avenue Rowhouse District was built when the Craftsman style was popular for speculative, middle-class housing in San Francisco's western neighborhoods. The small row of four houses stands in contrast to its neighbors, most of which are later 1920s-era speculative rowhouse. In terms of their design, they share more in common with a handful of other pre-World War I rowhouse clusters in the area, including the Lincoln U. Grant 37th Avenue Rowhouse District and the adjoining Alonzo Harrington 42nd Avenue District (both documented on separate 523 D forms). As mentioned above, all four are three-story, wood-frame dwellings designed in the Craftsman style. All are set back from the street about 18'. The houses sit atop one-story podiums that contain a garage. Straight terrazzo stairs opposite the garage connect the sidewalk and the principal living floor at the second-story level. The stairs provide access to a recessed entry porch on one side of the second story level. The inner two houses feature mirrored, recessed plans with triangular lintels over the recessed entry porches. The corner houses have recessed entry porches that are nearly flush with the facades. The entry porches contain partially glazed wood doors, each flanked by a sidelight. Opposite the entrance on the second floor level of each house are large tripartite windows. These windows are typically divided into three sections by thick wood mullions and originally contained fixed single-lite sash windows with what appear to have been operable casements, although all but one of the houses appear to have had all of their original windows replaced. The window bays are detailed differently, with the outer two houses featuring wood planter boxes beneath the first and second-floor windows. The windows on all four houses are flanked by simple pilasters, one-story in height on the corner houses and full-height on the inner houses. The second floor level of each house typically contains a large tripartite window similar to the first floor. These originally contained wood, double-hung windows, which have been replaced on all but one (1234 43rd Avenue) of the houses. The façades of the houses terminate in two different ways depending on the stylistic vocabulary of the house; the two center houses terminate with projecting entablatures and stepped, shaped parapets. The outer two houses terminate with gambrel roofs with raking cornices supported by narrow wood brackets. Figures 2, 3, 4, 5 display each of the four contributors to the district.



Figure 2. 1234 43rd Avenue
Source: KVP Consulting



Figure 3. 1238 43rd Avenue
Source: KVP Consulting



Figure 4. 1242 43rd Avenue
Source: KVP Consulting



Figure 5. 1246 43rd Avenue
Source: KVP Consulting

***D4. Boundary Description** (Describe limits of district and attach map showing boundary and district elements.):

The potential J. W. Rapple 43rd Avenue Rowhouse District is a compact district comprising four properties on the east side of 43rd Avenue between Lincoln Way and Irving Street in San Francisco’s Outer Sunset district. The boundaries, which are illustrated in Figure 1, encompass four separate parcels on the west side of Block 1708, including lots 034, 035, 036, and 037. The complete list of properties is presented in **Table 1** below.

***D5. Boundary Justification:**

The boundaries of the potential J.W. Rapple 43rd Avenue Rowhouse District encompass an enclave of four contiguous houses built by the J.W. Rapple Investment Company in 1912 on the 1200 block of 43rd Avenue. Although a tiny district, the enclave shares some features in common with the adjoining Alonzo Harrington 42nd Avenue District to the east. All four houses are contributors to the potential district. Despite their varied design, they share similar setbacks and massing and embody the distinctive characteristics of the Craftsman style. Their relatively large size and urban scale of the row stands in contrast to the generally lower scale, 1920s-era, speculative rowhouses that characterize much of the Sunset District.

	Address	APN	Name	Construction Date	Architect	Existing Status Code	KVP Status Code(s)
1	1234 43 rd Avenue	1708037	None	1912	None	N/A	3CD
2	1238 43 rd Avenue	1708036	None	1912	None	N/A	3CD
3	1242 43 rd Avenue	1708035	None	1912	None	N/A	3CD
4	1246 43 rd Avenue	1708034	None	1912	None	N/A	3CD

Table 1-Contributors to the potential J.W. Rapple 43rd Avenue Rowhouse District

D6.	Significance: Theme	Residential Development: San Francisco	Area	Oceanside/Outer Sunset District
	Period of Significance	1912	Applicable Criteria	3

(Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

Summary Statement of Significance

The potential J.W. Rappale 43rd Avenue Rowhouse District appears eligible for listing in the California Register under Criterion 3 (Design/Construction) as an intact row of four similarly scaled and detailed, three-story, wood-frame, Craftsman-style rowhouses designed and built by the J.W. Rappale Investment Company. The period of significance is 1912, the date of construction of the potential district. The district appears eligible under Criterion 3 as an intact and highly distinctive concentration of early Craftsman-style dwellings constructed in San Francisco's Oceanside neighborhood. The row embodies the distinctive characteristics of a type (Craftsman-style rowhouse), period (post-1906), and region (Oceanside). Although none of the properties appears eligible for individual listing, such an intact row is increasingly rare within the Outer Sunset District and this particular row is one of the two most intact and architecturally significant enclaves of spec-built post-quake houses in the Oceanside survey area, an area that only became integrated into the rest of the city by virtue of the speculative rowhouse development that spread across the sand dunes of San Francisco's "Outside Lands" between the First and Second World Wars.

Historic Context

A historic context statement describing the development of the entire Oceanside survey area was prepared in 2007 by Bill Kostura under the auspices of the Sunset Architectural and Historical Resources Committee (SAHRIC), a committee of the Sunset Parkside Education and Action Committee (SPEAK). This document will summarize the highlights of the context statement, although one should refer to the 2007 context statement for a detailed account of the neighborhood's history.

According to the Oceanside Historic Context Statement, the first building constructed in what became the Oceanside neighborhood was the Ocean Side House, a roadhouse built in 1866 on Ocean Beach between what are now Ulloa and Vicente streets. This bar and restaurant remained open in this location for 35 years under several proprietors. In 1919, after being used as a house for 17 years, the former Ocean Side House became Tait's-at-the-Beach, another popular roadhouse and restaurant. Tait's closed in 1931 and the building burned in 1940.¹

Beginning around 1895, a small cluster of structures began to coalesce within an area bounded by the present-day Lincoln Way, 48th Avenue, Irving Street, and La Playa. Although steam-powered rail service was installed along H Street (Lincoln Way) by Leland Stanford as early as 1883, the line's conversion to electricity in 1898 made the trip out to the beach much quicker and cheaper. Most early structures in the area were cobbled together from surplus horse and cable cars (sold by the street railways following the conversion to electricity) that people hauled out to the beach for reuse as beach cottages, clubhouses, and businesses. Within several years this community – called Carville – began to spread south along the beach and inland along the south side of Golden Gate Park. Many of the area's residents were members of San Francisco's artistic and "Bohemian" communities. Early informal clubs in the area included the Falcons, a ladies' bicycle/social club, and The Fuzzy Bunch, a literary and artistic society that reportedly included such heavy weights as Jack London, Gelett Burgess, George Sterling, Ina Coolbrith, and Anna Strunsky.²

The area known as Carville really took off after the Spring Valley Water Company installed water mains to H Street (Lincoln Way) and 47th Avenue in 1904, launching a minor building boom that resulted in approximately 200 houses being hooked up to water service by 1905, many of them newly constructed.³ The momentum was sustained by local realtors, especially Sol Getz and Oscar Heyman, and newly formed "improvement clubs," including the Sunset District Improvement Club and the Oceanside Improvement Club. One of the primary goals of these organizations was to end the physical isolation of what many of the newcomers began calling the "Oceanside District." To that end, in 1904, these groups lobbied the City to grade and pave H Street from the Inner Sunset all the way out to the beach. Previous grading attempts along J (Judah) Street had ended in failure when sand dunes quickly covered the roadbed. H Street was thought to be more advantageous because it was level, adjacent to the park, and United Railroads maintained the central section of the right-of-way. Local boosters pointed to improvements in transportation as being necessary if the Oceanside was to attract the proposed World's Fair anticipated for San Francisco in 1915 to commemorate the completion of the Panama Canal.⁴

During the early 1900s, realtors such as Sol Getz began actively marketing land in the Oceanside District to homeowners. To that end, Getz began grading lots within an area he owned bounded by 46th Avenue, I (Irving) Street, 48th Avenue, and H Street (Lincoln Way). Although many prospective buyers rejected the idea of living so far out without very many amenities, Sol Getz began selling lots in the area in 1903.⁵

The 1906 Earthquake brought in hundreds of new residents to the Oceanside District, as refugees from the destroyed parts of the

¹ Sunset Architectural and Historical Resources Inventory Committee (SAHRIC), *Architectural and Historical Resources of the Sunset District: The Oceanside Neighborhood* (San Francisco: 2007), 2.

² Ibid.

³ Ibid., 5.

⁴ "To Open Road to the Beach," *San Francisco Chronicle* (February 3, 1904), 9.

⁵ "Midsummer Investments in City and Rural Realty," *San Francisco Chronicle* (June 27, 1903), 13.

city began moving to the once-remote beach area, some hauling simple redwood “refugee cottages” with them. According to Gibbs Adams, writing in the *Overland Monthly*: “After the 1906 earthquake, refugees made permanent homes in the clubhouses and weekend cottages. By 1908, Carville had a population of 2,000, with its own stores, restaurants, churches, hotels, its artistic settlement, its colony of prominent musicians from the city, and best of all, its quaint homes, real yet of almost nominal cost.” By 1910, the community stretched from Lincoln Way south to Moraga Street and inland to roughly 47th Avenue.⁶ However, further expansion was hobbled by the lack of water mains, sewers, and graded streets throughout much of the Outer Sunset. Expansion southward along the beach was hampered by large drifting dunes. In 1910, the Parks Commission began a major project to stop the drifting dunes by building a landscaped boulevard (the Great Highway) and a concrete retaining wall along the inland edge of the beach.⁷

Many of the newcomers did not appreciate the area’s historical “raffish” Bohemian culture, unregulated roadhouses, and ad hoc, rustic appearance. In contrast to the earlier dwellings cobbled together out of used cable cars, many new Oceanside residents built permanent cottages and even some multiple-family dwellings. They also lobbied the City for “improvements,” including closing some of the roadhouses, increased police patrols, and the extension of sewer, water, and transit lines into the inland parts of the district. Much of this work went on in the years leading up to the First World War, with sewers extended as far south as Kirkham Street in 1910.⁸ By 1912, the improvement clubs lobbied the City to extend the new Municipal Railway’s Geary Street line from its terminus at Balboa Street and 33rd Avenue through Golden Gate to Lincoln Way.⁹ They also lobbied the City to remove the existing Carville houses, although because most were on private property, it was doubtful that the City could do very much about it.¹⁰ To commemorate the Fourth of July holiday in 1913, Alexander Russell, the president of the Oceanside Improvement Club, staged a dramatic burning of many of the old Carville houses that sat on property that formerly belonged to Jacob Heyman. He stated at the ceremony: “Make clean today by sweeping and burning up the debris of yesterday.”¹¹

By the mid-1920s, the formerly distinct community of Carville/Oceanside was rapidly becoming subsumed within the vast belt of spec-built stucco rowhouses marching out into the sand dunes along transit lines. By the mid-1930s, the former Oceanside neighborhood was considered by many residents and outsiders alike to be simply part of the Outer Sunset despite the fact that many of the blocks located in the northwest corner of the district (an area roughly bounded by the Great Highway, Lincoln Way, 37th Avenue, and Lawton Street) featured a preponderance of older wood-frame beach cottages, former earthquake shacks, and a handful of remaining Carville houses. These scrappy relics stood in contrast to the neat rows of uniform Mediterranean-style rowhouse development of merchant builders like Henry Doelger and the Gellert Brothers.

The rowhouses that occupy a small section of the east side of the 1200 block of 43rd Avenue were built in 1912 by the J.W. Rapple Investment Company. This row was constructed during the earliest phase of rowhouse development in the former Oceanside neighborhood, when contractors and realtors began purchasing large tracts of undeveloped land and building rows of speculative row housing. The eastern portion of the Oceanside survey area – an area bounded by 45th Avenue to the west, Lincoln Way to the north, 37th Avenue to the east, and Lawton Street to the south – developed later than the older Carville area closer to the beach. Dependent on the streetcars running along Lincoln Way, speculators developed the blocks closest to Golden Gate Park first. According to the 1913 Sanborn maps, the J.W. Rapple row on 43rd Avenue were some of the first dwellings to be constructed within this area, although they were not as isolated as the comparable Lincoln U. Grant rowhouses built around the same time on 37th Avenue (documented on a separate 523 D form). Indeed, this tiny row adjoins the much larger Alonzo Harrington row on 42nd Avenue, the largest and finest example of Craftsman-era residential development within the Oceanside neighborhood. Nonetheless, according to the Sanborn maps, most of the blocks surrounding the combined Rapple/Harrington rows remained undeveloped until the 1920s building boom.

According to an article that appeared in the January 18, 1913 *San Francisco Chronicle*, the row built by the J.W. Rapple Investment Company on 43rd Avenue was the first in a wave of development expected to overtake the first two blocks of land between Lincoln Way and Judah Street as the City graded and paved the avenues west of 12th Avenue and the United Railroads Co. replaced the rails along Lincoln Way with modern grooved rails which allowed for faster rail service to downtown.¹² The appeal of the still-isolated area was explained in the article in the real estate section in the *Chronicle*:

People who have bought new residences between Lincoln Way and Irving Street express themselves as delighted with their homes and the location. They have the city’s pleasure ground at home, and the invigorating climate is a source of constant surprise and pleasure, bringing improved health to the children and adults alike. And they have become “boosters” for Sunset and the Park. A local spirit has already been created and it is contagious among visitors, who, in turn, are buying homes there.¹³

⁶ Sunset Architectural and Historical Resources Inventory Committee (SAHRIC), *Architectural and Historical Resources of the Sunset District: The Oceanside Neighborhood* (San Francisco: 2007), 3.

⁷ “Ocean Boulevard Plans Progress,” *San Francisco Chronicle* (January 26, 1910), 9.

⁸ “To Rush Work on New Sewer,” *San Francisco Chronicle* (March 2, 1910), 9.

⁹ “Sunset District Growing Apace,” *San Francisco Chronicle* (June 15, 1912), 11.

¹⁰ Sunset Architectural and Historical Resources Inventory Committee (SAHRIC), *Architectural and Historical Resources of the Sunset District: The Oceanside Neighborhood* (San Francisco: 2007), 4.

¹¹ “Burn the Car Out of Carville,” *San Francisco Chronicle* (July 6, 1913), 38.

¹² “Sunset Fast Becoming Beautiful Residence Suburb,” *San Francisco Chronicle* (January 18, 1913), 9.

¹³ Sunset Architectural and Historical Resources Inventory Committee (SAHRIC), *Architectural and Historical Resources of the Sunset District*:

The article describes in some detail the rowhouse built by Harrington on the 1200 block of 42nd Avenue:

The J.W. Rapple Investment Company is erecting four very pretty homes on Forty-third avenue, fronting westward, with a fine outlook over the ocean. The designs are attractive, varying from English colonial to plaster finish Spanish style.¹⁴

Advertisements for this row indicate that each of the houses contained six rooms, a sun room, garage, and a furnace. All this could be had for prices within the \$4,350 to \$4,450 range.

Gradually, over the next two decades, the area surrounding this early development by J.W. Rapple filled up with later rowhouses by better-known merchant builders such as Henry Doelger and the Gellert Brothers. Mostly built during the 1920s building boom, these later stucco, Mediterranean-style rowhouses do not resemble those built by the Rapple Investment Company, which are larger and designed in more elaborate Craftsman, Mission, Classical, and Period Revival styles. Indeed, Rapple's row on 43rd Avenue is idiosyncratic for the Outer Sunset. Their larger scale gives the row a more urban character than its smaller, two-story neighbors. This characteristic, combined with their Craftsman styling, more closely resembles contemporary suburban development in the nearby Inner Sunset and Richmond districts.

Very little is known about the J.W. Rapple Investment Company. A search of contemporary newspaper articles and real estate journals reveals few listings beyond this row along 43rd Avenue.

Significance

The California Register of Historical Resources (California Register) is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-eligible properties are automatically listed in the California Register.¹⁵ Properties can also be nominated to the California Register by local governments, private organizations, or citizens. This includes properties identified in historical resource surveys with Status Codes of "1" to "5," and resources designated as local landmarks through city or county ordinances. The evaluative criteria used by the California Register for determining eligibility are closely based on those developed by the National Park Service for the National Register of Historic Places.

In order for a property to be eligible for listing in the California Register, it must be found significant under one or more of the following criteria:

- *Criterion 1 (Events):* Resources that are associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
- *Criterion 2 (Persons):* Resources that are associated with the lives of persons important to local, California, or national history.
- *Criterion 3 (Architecture):* Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values.
- *Criterion 4 (Information Potential):* Resources or sites that have yielded or have the potential to yield information important to the prehistory or history of the local area, California, or the nation.

As discussed above, the potential J.W. Rapple 43rd Avenue Rowhouse District appears eligible for listing in the California Register under Criterion 3 (Design/Construction) on the basis of its significance as an early, highly intact, row of Craftsman-style houses built in the Oceanside neighborhood for middle-class residents on the eve of World War I. Built in 1912 amongst sand dunes and largely ungraded streets, the J.W. Rapple Investment Company's development stood alone and isolated from its nearest neighbors for several blocks in any direction. It was soon joined by the Alonzo Harrington row on 42nd Avenue but after that neither rows were not joined by further development until the 1920s. In regard to their plan, massing, scale, and style, these three-story Craftsman rowhouses more closely resemble equivalent single-family and multiple-family housing being erected around the same time in the Inner Sunset and Richmond districts. The slow pace of sewer construction, water mains, and street grading delayed the build-out of the surrounding blocks, making this urban block face an idiosyncratic island of development until the two-story, stucco rowhouses of the merchant builders began to engulf it in the 1920s. The materials and diverse stylistic detailing of these houses – not to mention the distinctive siting of its individual members to break up the potential monotony of the surrounding belt of speculative rowhouses – distinguishes this outstanding row from most of its neighbors, and indeed, from most speculative row housing built in the Outer Sunset District.

The Oceanside Neighborhood (San Francisco: 2007).

¹⁴ Ibid.

¹⁵ National Register-eligible properties include properties that have been listed on the National Register and properties that have formally been found eligible for listing.

Integrity

Once a resource has been identified as being potentially eligible for listing in the California Register, its historic integrity must be evaluated. The California Register recognizes seven aspects or qualities that, in various combinations, define integrity. These aspects are: location, design, setting, materials, workmanship, feeling and association. In order to be determined eligible for listing, these aspects must closely relate to the resource's significance and must be intact. These aspects are defined as follows:

- *Location* is the place where the historic property was constructed.
- *Design* is the combination of elements that create the form, plans, space, structure and style of the property.
- *Setting* addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building(s).
- *Materials* refer to the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form the historic property.
- *Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history.
- *Feeling* is the property's expression of the aesthetic or historic sense of a particular period of time.
- *Association* is the direct link between an important historic event or person and a historic property.

The process of determining integrity is similar for both the California Register and the National Register, although there is a critical distinction between the two registers, and that is the degree of integrity that a property can retain and still be considered eligible for listing. According to the California Office of Historic Preservation:

It is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for listing in the California Register. A resource that has lost its historic character or appearance may still have sufficient integrity for the California Register if it maintains the potential to yield significant or historical information or specific data.

Built of durable materials and having been well-maintained, the contributors to the potential J.W. Rapple 43rd Avenue Rowhouse District retain a high degree of integrity. Alterations, where they have been performed, typically involve the replacement of wood windows with either vinyl or aluminum substitutes. This alteration has occurred on all four of the houses, with only the northernmost house retaining most of its original wood windows on the second floor. The replacement of wood windows is a typical alteration in the damp and windy climate of the area. Indeed, it is a rare building in the area that retains its original wood windows. Aside from windows, all of the houses in this subdivision retain the balance of their character-defining features, including foundation materials, height, massing, fenestration pattern, and detailing. The potential historic district retains the following aspects of integrity: location, design, setting, materials, workmanship, feeling, and association.

***D7. References** (Give full citations including the names and addresses of any informants, where possible.):

Sunset Architectural and Historical Resources Inventory Committee (SAHRIC). *Architectural and Historical Resources of the Sunset District: The Oceanside Neighborhood*. San Francisco, 2007.

San Francisco Chronicle, "Midsummer Investments in City and Rural Realty" (June 27, 1903), 13.

_____, "To Open Road to the Beach" (February 3, 1904), 9.

_____, "Ocean Boulevard Plans Progress" (January 26, 1910), 9.

_____, "to Rush Work on New Sewer" (March 2, 1910), 9.

_____, "Sunset District Growing Apace" (June 15, 1912), 11.

_____, "Sunset Fast Becoming Beautiful Residence Suburb" (January 18, 1913), 9.

_____, "Burn the Car Out of Carville" (July 6, 1913), 38.

***D8. Evaluator:** Christopher VerPlanck **Date:** September 22, 2009

Affiliation and Address Kelley & VerPlanck Historical Resources Consulting, LLC

2912 Diamond Street #330, San Francisco, CA 94131

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3CD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 1246 43rd Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1246 43rd Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one ofr large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1708034

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1246 43rd Avenue is three-story, wood-frame, Craftsman-style dwelling clad in brick, stucco, and wood shingles and capped by a cross-gambrel roof. The building is 1,500 sq ft on a 3,000 sq ft lot between Lincoln Way and Irving Street. The primary façade is set back from the front of the lot line and faces west on 43rd Avenue. The basement, clad in brick, is exposed with a wood overhead garage door on the left. A brick and terrazzo stair on the right, with stepped brick side walls, rises to a recessed entry porch on the second floor level. The entry porch contains a glazed wood door and a three-over-two wood sash window to the right of the door. Tapered brick pilasters frame the entry porch, and a matching pillar is present on the far left side of the second story. A large three-part wood sash window with wood mullions is inset on the left side of the second story, with an ornamental planter box demarcating it from the garage below. A horizontal wood molding runs along the top of the pilasters, windows, and entry porch. Scrolled brackets are set above the pilasters, visually supporting a projecting intermediate cornice. The third story, framed by the gambrel roof, is clad in shingles and contains and three wood sash windows framed and separated by pilasters. The building terminates in a molded cornice visually supported by three ornamental brackets. The minimally altered building appears to be in good condition. The building appears to be part of a row of related buildings including 1234, 1238, 1242, and 1246 43rd Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8967.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1912, Assessor's Office

*P7. Owner and Address:
Zielke Trust
% Claus E. Zielke
1246 43rd Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
10.27.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3CD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 1242 43rd Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1242 43rd Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1708035

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1242 43rd Avenue is a three-story, wood-frame, Craftsman-style dwelling finished in stucco and capped with a combination hipped/gabled roof. The building is 2,200 sq ft on a 3,000 sq ft lot between Lincoln Way and Irving Street. The primary façade is set back from the front of the lot line with a wing on the right side that faces west on 43rd Avenue. The basement is fully raised with an overhead garage door on the right. A simple molded stringcourse demarcates the basement and the second story. A straight terrazzo stair rises to a recessed entry porch on the left side of the building. A partially glazed wood door with a sidelight is located within the porch. A projecting cornice with false beam is present above the entry porch. The projecting wing on the right is defined by large full-height pilasters which bound tripartite windows on the second and third floors. The window on the second floor retains its original wood mullions and transoms but the sash have been replaced with anodized aluminum. A recessed spandrel panel divides the floors. The third floor contains a central aluminum slider flanked by double-hung aluminum windows. On the third story above the entry porch is a sliding aluminum sash window with wood sill. The building terminates in a shallow eave overhang with a simple cornice. A shaped parapet tops the facade. The minimally altered building appears to be in good condition. The building appears to be part of a row of related buildings including 1234, 1238, 1242, and 1246 43rd Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8968.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1912, Assessor's Office

*P7. Owner and Address:
Hovhannessian, Stepan & Anna
1242 43rd Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
10.27.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3CD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 1238 43rd Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1238 43rd Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1708036

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1238 43rd Avenue is a three-story, wood-frame, Craftsman-style dwelling finished in stucco and capped with a combination hipped/gabled roof. The building is 1,744 sq ft on a 3,000 sq ft lot between Lincoln Way and Irving Street. The primary façade is set back from the front of the lot line with a projecting wing on the left facing west on 43rd Avenue. The basement is fully raised with a wood garage door on the left. A simple molded stringcourse demarcates the basement from the second story. A straight terrazzo stair rises to a recessed entry porch on the right side of the second story level. The entry porch contains a glazed wood door with a side light to the right of the door. A projecting cornice with false beam ends is present above the entry porch. Above this element is a modern vinyl sliding sash window. To the left of the entry is a three-sided, canted bay window containing a vinyl sash window flanked by two wood casements. All three have fixed transoms and wood surrounds. A projecting cornice caps the bay. The third floor on the left side contains a tripartite window flush with the facade containing a pair of vinyl sliders at the center flanked by double-hung wood windows. This window assembly is capped by a horizontal molding. The facade terminates in a shallow eave overhang with a simple cornice. The minimally altered building appears to be in good condition. The building appears to be part of a row of related buildings including 1234, 1238, 1242, and 1246 43rd Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8970.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1912, Assessor's Office

*P7. Owner and Address:
Dill, Harold C. & Giseltraud
1238 43rd Ave
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
10.27.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3CD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 1234 43rd Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1234 43rd Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1708037

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

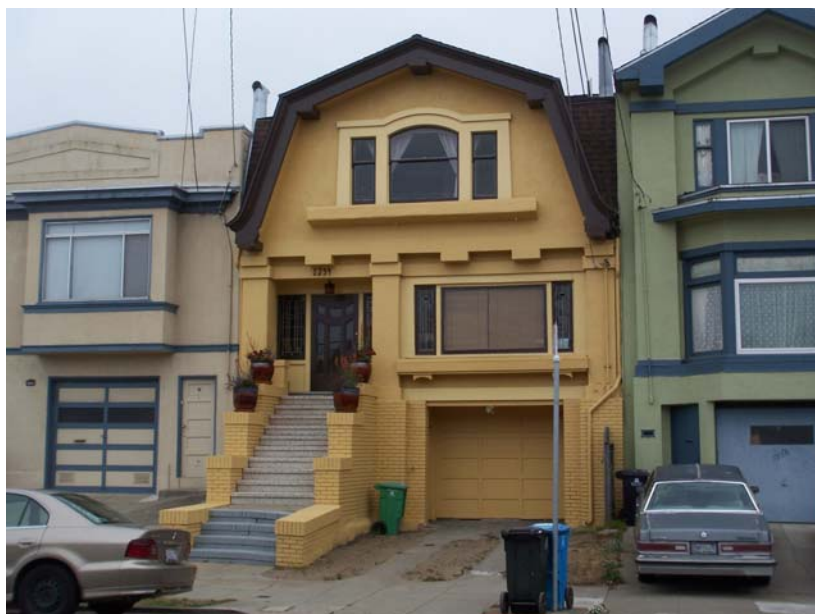
1234 43rd Avenue is a three-story, wood-frame, Craftsman-style dwelling finished in stucco and capped with a cross-gambrel roof. The building is 1,956 sq ft on a 3,000 sq ft lot between Lincoln Way and Irving Street. The primary façade is set back from the front of the lot line and faces west on 43rd Avenue. The basement is fully raised and clad in brick. A wood, overhead garage door is recessed on the right. A brick and terrazzo stair with stepped brick side walls provides access to a recessed entry porch. The entry porch, defined by heavy stucco pilasters, contains a glazed wood door with arched glass panes flanked by fixed wood sash windows with wood surrounds. A large fixed or pivot-sash wood picture window is present on the right side of the second story with stained-glass windows on either side. A heavy block cornice separates the first and second story. Three double-hung wood sash windows with wood surrounds present a Palladian-style arrangement on the third story. A wood planter box with carved ends is present beneath the windows. The building terminates in a wide eave overhang and a simple cornice with false beams. The minimally altered building appears to be in good condition. The building appears to be part of a row of related buildings including 1234, 1238, 1242, and 1246 43rd Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward east, 100_8972.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1912, Assessor's Office

*P7. Owner and Address:
Dunnigan, Daniel & Michele
1234 43rd Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
10.27.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

*D3. Detailed Description (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.):

Introduction

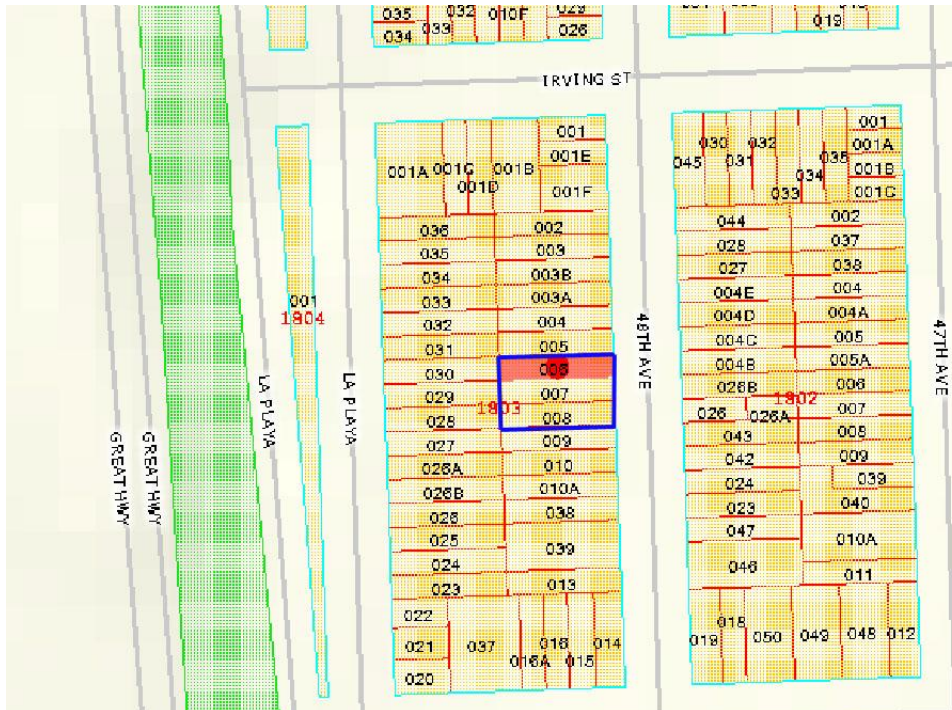


Figure 1. Map showing location of the Ida Cambridge Cottages on the west side of 48th Avenue between Irving and Judah streets

Source: San Francisco Department of the Assessor/Recorder
 Annotated by KVP Consulting

In 2008, SPEAK/SAHRIC retained Kelley & VerPlanck Historical Resources Consulting (KVP) to survey the Oceanside neighborhood, a section of the Outer Sunset District that developed independently from the rest of the district as a distinctive community until it was engulfed by rows of speculative rowhouses during the 1920s. This DPR 523 D (District) form is one of five prepared by KVP to document potentially significant districts within the Oceanside survey area an area roughly bounded by Lincoln Avenue, 37th Avenue, Sloat Boulevard, and the Great Highway. KVP also prepared DPR 523 B forms for an additional 60 individual properties. These were submitted along with the DPR 523 D forms.

The Ida Cambridge Cottages district is a cluster of six vernacular cottages located on three lots on the west side of 48th Avenue between Lincoln Way and Irving Street. Built in 1914, the cluster was constructed at the cusp of the pre-World War I-era building boom that brought the first wave of speculative mass housing to San Francisco's Oceanside/Carville neighborhood. The cluster of cottages (two per lot) appears to have been designed to function as a compound of beach rentals: three at the front of the lot and three at the rear. The boundaries of the cluster, which are illustrated in **Figure 1**, encompass six, two-story, wood-frame, single-family, freestanding cottages designed in a vernacular mode. In regard to their façade materials, the cottages all appear to be finished in stucco although it is likely that they were originally clad in wood shingles. All were built in 1914 by George McClausland for Ida Cambridge. The cottages at the front of the lots are arranged in a symmetrical grouping with a pair of mirrored hipped-roof cottages with gabled dormers flanking a side-gabled cottage with a shed-roofed dormer. The cottages at the rear of the lots appear to all be hipped-roofed with center gable-roofed dormers.

Description

Developed in 1914 during the pre-World War I building boom, the Ida Cambridge cottages on 48th Avenue adhere to a simple vernacular mode that was popular in the Oceanside neighborhood for “resort” architecture during the first decade-and-a-half of the twentieth century. This mode, frequently employed for rental beach cottages, can be characterized as one or two-story, wood-frame structures with hipped roofs and gable or hipped-roof dormers. Most have integral or covered extruded porches. Most of these cottages, which are still to be found throughout what was once the Oceanside neighborhood, were originally shingled or clad in lapped siding. The only ornament present included turned wood balustrades, spindle friezes, or carved brackets. In comparison with some well-preserved examples of this vernacular building type, the Ida Cambridge Cottages have been heavily altered. Instead of being clad in shingles or clad in lapped siding, their facades are finished in stucco. In place of their original wood double-hung windows are vinyl or aluminum sliders. Nonetheless, they are recognizable as vernacular Edwardian-era beach cottages by virtue of their small scale, hipped roofs, and integral porches. Particularly unusual is how they are clustered together as a compound. All are two-story, consisting of a living floor that sits atop a first floor garage and basement. The stairs are wood and run straight from the sidewalk to the porch. The southernmost two cottages: 1347 and 1351 48th Avenue, have stairs on the north side and the northernmost has its stairs on the south side. The balance of the first floor level on all three cottages contain a garage and a pedestrian door. The second floor level of each cottage features an integral porch in one bay and a window in the opposite bay. Originally the porches would have been open air but the northernmost two cottages have been partially enclosed. The southernmost cottage at 1351 48th Avenue still has an open porch. In addition, originally the window on the second floor would have been wood and double-hung. Presently only 1351 48th Avenue has a double-hung wood window opposite the porch. The entry porches would typically have contained a glazed wood door, although only 1351 48th Avenue appears to retain its original features. The other two: 1343 and 1347 48th Avenue have vinyl windows. All three street-facing cottages terminate with simple wood fascias. The outer two cottages have gabled dormers with raking wood cornices whereas the center cottage has a shed-roofed dormer. All three contain modern aluminum windows. The three cottages at the rear of each lot are not visible from the street. **Figures 2, 3, and 4** illustrate all three of the street-facing cottages.



Figure 2. 1343 48th Avenue
Source: KVP Consulting



Figure 3. 1347 48th Avenue
Source: KVP Consulting



Figure 4. 1351 48th Avenue
Source: KVP Consulting

***D4. Boundary Description** (Describe limits of district and attach map showing boundary and district elements.):

The Ida Cambridge cottages on 48th Avenue comprise a compact district encompassing six buildings on the west side of 48th Avenue between Irving and Judah streets in San Francisco's Outer Sunset district. The boundaries, which are illustrated in Figure 1, encompass the separate parcels on the east side of Block 1803, including lots 006, 007, and 008. The complete list of properties is presented in **Table 1** below.

***D5. Boundary Justification:**

The boundaries of the Ida Cambridge cottages district encompass an enclave of six contiguous houses on the lots built by builder George McClausland in 1914 on the 1300 block of 48th Avenue. Constructed in one campaign for a single client, the compound appears to have been built as rental housing for beach goers.

	Address	APN	Name	Construction Date	Architect	Existing Status Code	KVP Status Code(s)
1	1343 48 th Avenue	1803006	Ida Cambridge Beach Cottages	1914	None	N/A	6L
2	1345 48 th Avenue	1803006	Ida Cambridge Beach Cottages	1914	None	N/A	6L
3	1347 48 th Avenue	1803007	Ida Cambridge Beach Cottages	1914	None	N/A	6L
4	1349 48 th Avenue	1803007	Ida Cambridge Beach Cottages	1914	None	N/A	6L
5	1351 48 th Avenue	1803008	Ida Cambridge Beach Cottages	1914	None	N/A	6L
6	1353 48 th Avenue	1803008	Ida Cambridge Beach Cottages	1914	None	N/A	6L

Table 1-Elements of the Ida Cambridge Beach Cottage Compound

D6.	Significance: Theme	Residential Development: San Francisco	Area	Oceanside/Outer Sunset District
	Period of Significance	1914	Applicable Criteria	3

(Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

Summary Statement of Significance

The Ida Cambridge Beach Cottage Compound, if it retained integrity, would appear eligible for listing in the California Register under Criterion 3 (Design/Construction) as an intact enclave of six similarly scaled and detailed, two-story, wood-frame, vernacular beach cottages built by contractor George McClausland for Ida Cambridge. The period of significance is 1914, their date of construction. Leaving aside concerns over integrity, the district would appear eligible under Criterion 3 as a highly distinctive concentration of beach cottages constructed in San Francisco's Outer Sunset District (originally called Carville, and later Oceanside). The compound embodies the distinctive characteristics of a type (vernacular beach cottage), period (post-1906), and region (Outer Sunset District). Although none of the properties appears eligible for individual listing, such a large and compound is increasingly rare within the Outer Sunset District. Unfortunately this particular grouping – the largest concentration of beach cottages in the Oceanside neighborhood – is not intact, with most constituent buildings having been altered. Although the cottages at the rear of the lots are not easily visible, it is evident from aerial photographs that they have been stripped and stuccoed. In addition, what ornament they would have originally had has been stripped and most have incompatible replacement windows made of vinyl or aluminum. Although recognizable to the trained eye as an early beach cottage compound, the constituent cottages lack most of their character-defining features. Based on the overall lack of integrity present, the Ida Cambridge Beach Cottage Compound does not appear eligible for listing in the California Register.

Historic Context

A historic context statement describing the development of the entire Oceanside survey area was prepared in 2007 by Bill Kostura under the auspices of the Sunset Architectural and Historical Resources Committee (SAHRIC), a committee of the Sunset Parkside Education and Action Committee (SPEAK). This document will summarize the highlights of the context statement, although one should refer to the 2007 context statement for a detailed account of the neighborhood's history.

According to the Oceanside Historic Context Statement, the first building constructed in what became the Oceanside neighborhood was the Ocean Side House, a roadhouse built in 1866 on Ocean Beach between what are now Ulloa and Vicente streets. This bar and restaurant remained open in this location for 35 years under several proprietors. In 1919, after being used as a house for 17 years, the former Ocean Side House became Tait's-at-the-Beach, another popular roadhouse and restaurant. Tait's closed in 1931 and the building burned in 1940.¹

Beginning around 1895, a small cluster of structures began to coalesce within an area bounded by the present-day Lincoln Way, 48th Avenue, Irving Street, and La Playa. Although steam-powered rail service was installed along H Street (Lincoln Way) by Leland Stanford as early as 1883, the line's conversion to electricity in 1898 made the trip out to the beach much quicker and cheaper. Most early structures in the area were cobbled together from surplus horse and cable cars (sold by the street railways following the conversion to electricity) that people hauled out to the beach for reuse as beach cottages, clubhouses, and businesses. Within several years this community – called Carville – began to spread south along the beach and inland along the south side of Golden Gate Park. Many of the area's residents were members of San Francisco's artistic and "Bohemian" communities. Early informal clubs in the area included the Falcons, a ladies' bicycle/social club, and The Fuzzy Bunch, a literary and artistic society that reportedly included such heavy weights as Jack London, Gelett Burgess, George Sterling, Ina Coolbrith, and Anna Strunsky.²

The area known as Carville really took off after the Spring Valley Water Company installed water mains to H Street (Lincoln Way) and 47th Avenue in 1904, launching a minor building boom that resulted in approximately 200 houses being hooked up to water service by 1905, many of them newly constructed.³ The momentum was sustained by local realtors, especially Sol Getz and Oscar Heyman, and newly formed "improvement clubs," including the Sunset District Improvement Club and the Oceanside Improvement Club. One of the primary goals of these organizations was to end the physical isolation of what many of the newcomers began calling the "Oceanside District." To that end, in 1904, these groups lobbied the City to grade and pave H Street from the Inner Sunset all the way out to the beach. Previous grading attempts along J (Judah) Street had ended in failure when sand dunes quickly covered the roadbed. H Street was thought to be more advantageous because it was level, adjacent to the park, and United Railroads maintained the central section of the right-of-way. Local boosters pointed to improvements in transportation as being necessary if the Oceanside was to attract the proposed World's Fair anticipated for San Francisco in 1915 to commemorate the completion of the Panama Canal.⁴

During the early 1900s, realtors such as Sol Getz began actively marketing land in the Oceanside District to homeowners. To that end, Getz began grading lots within an area he owned bounded by 46th Avenue, I (Irving) Street, 48th Avenue, and H Street (Lincoln

¹ Sunset Architectural and Historical Resources Inventory Committee (SAHRIC), *Architectural and Historical Resources of the Sunset District: The Oceanside Neighborhood* (San Francisco: 2007), 2.

² Ibid.

³ Ibid., 5.

⁴ "To Open Road to the Beach," *San Francisco Chronicle* (February 3, 1904), 9.

Way). Although many prospective buyers rejected the idea of living so far out without very many amenities, Sol Getz began selling lots in the area in 1903.⁵

The 1906 Earthquake brought in hundreds of new residents to the Oceanside District, as refugees from the destroyed parts of the city began moving to the once-remote beach area, some hauling simple redwood “refugee cottages” with them. According to Gibbs Adams, writing in the *Overland Monthly*: “After the 1906 earthquake, refugees made permanent homes in the clubhouses and weekend cottages. By 1908, Carville had a population of 2,000, with its own stores, restaurants, churches, hotels, its artistic settlement, its colony of prominent musicians from the city, and best of all, its quaint homes, real yet of almost nominal cost.” By 1910, the community stretched from Lincoln Way south to Moraga Street and inland to roughly 47th Avenue.⁶ However, further expansion was hobbled by the lack of water mains, sewers, and graded streets throughout much of the Outer Sunset. Expansion southward along the beach was hampered by large drifting dunes. In 1910, the Parks Commission began a major project to stop the drifting dunes by building a landscaped boulevard (the Great Highway) and a concrete retaining wall along the inland edge of the beach.⁷

Many of the newcomers did not appreciate the area’s historical “raffish” Bohemian culture, unregulated roadhouses, and ad hoc, rustic appearance. In contrast to the earlier dwellings cobbled together out of used cable cars, many new Oceanside residents built permanent cottages and even some multiple-family dwellings. They also lobbied the City for “improvements,” including closing some of the roadhouses, increased police patrols, and the extension of sewer, water, and transit lines into the inland parts of the district. Much of this work went on in the years leading up to the First World War, with sewers extended as far south as Kirkham Street in 1910.⁸ By 1912, the improvement clubs lobbied the City to extend the new Municipal Railway’s Geary Street line from its terminus at Balboa Street and 33rd Avenue through Golden Gate to Lincoln Way.⁹ They also lobbied the City to remove the existing Carville houses, although because most were on private property, it was doubtful that the City could do very much about it.¹⁰ To commemorate the Fourth of July holiday in 1913, Alexander Russell, the president of the Oceanside Improvement Club, staged a dramatic burning of many of the old Carville houses that sat on property that formerly belonged to Jacob Heyman. He stated at the ceremony: “Make clean today by sweeping and burning up the debris of yesterday.”¹¹

By the mid-1920s, the formerly distinct community of Carville/Oceanside was rapidly becoming subsumed within the vast belt of spec-built stucco rowhouses marching out into the sand dunes along transit lines. By the mid-1930s, the former Oceanside neighborhood was considered by many residents and outsiders alike to be simply part of the Outer Sunset despite the fact that many of the blocks located in the northwest corner of the district (an area roughly bounded by the Great Highway, Lincoln Way, 37th Avenue, and Lawton Street) featured a preponderance of older wood-frame beach cottages, former earthquake shacks, and a handful of remaining Carville houses. These scrappy relics stood in contrast to the neat rows of uniform Mediterranean-style rowhouse development of merchant builders like Henry Doelger and the Gellert Brothers.

The Ida Cambridge beach cottages were built in 1914 for Ida Cambridge, a local landlady. Ida Cambridge had leased the land upon which the cottages sit from Oscar Heyman, a local realtor and builder who was responsible for much of the early development in the Oceanside neighborhood. Built a block from the beach, Ida Cambridge’s enclave of vernacular beach houses went up in the heart of the old Carville area. Sanborn maps from 1915 show the cottages surrounded by a mixture of other beach cottages, road houses, and various other building types, including what appear to be several Carville houses. According to census records, city directories, and contemporary newspaper articles, Ida Cambridge was a single landlady who lived at 4620 Irving Street in the Sunset District. In March 1914, she hired George McClausland to build six, two-story, wood-frame cottages on the land she had leased from Heyman. All had basements and the construction contract also called for a wood fence to keep out blowing sand.¹² In 1918, she purchased the lot upon which the cottages stand from Oscar Heyman. At an unknown time, Cambridge sold the property; the parcel was then subdivided into three separate smaller lots, each containing two cottages. Ida Cambridge had been active in property development in the Oceanside neighborhood from its earliest days. According to an article in the August 23, 1902 edition of the *San Francisco Chronicle*, Cambridge had purchased 11 lots on 48th and 49th avenues between I (Irving) and L (Lawton) streets in 1902 for the purpose of building “houses for rental purposes.”¹³

Less is known about George McClausland. According to Census records, he was born in Minnesota in 1880 and died in 1943 in Contra Costa County. Working as a contractor for most of his life, he lived at 2724 San Jose Avenue in San Francisco.

⁵ “Midsummer Investments in City and Rural Realty,” *San Francisco Chronicle* (June 27, 1903), 13.

⁶ Sunset Architectural and Historical Resources Inventory Committee (SAHRIC), *Architectural and Historical Resources of the Sunset District: The Oceanside Neighborhood* (San Francisco: 2007), 3.

⁷ “Ocean Boulevard Plans Progress,” *San Francisco Chronicle* (January 26, 1910), 9.

⁸ “To Rush Work on New Sewer,” *San Francisco Chronicle* (March 2, 1910), 9.

⁹ “Sunset District Growing Apace,” *San Francisco Chronicle* (June 15, 1912), 11.

¹⁰ Sunset Architectural and Historical Resources Inventory Committee (SAHRIC), *Architectural and Historical Resources of the Sunset District: The Oceanside Neighborhood* (San Francisco: 2007), 4.

¹¹ “Burn the Car Out of Carville,” *San Francisco Chronicle* (July 6, 1913), 38.

¹² *Building & Engineer* (March 18, 1914).

¹³ “High Prices for Realty and Increased Rentals,” *San Francisco Chronicle* (August 23, 1902), 2.

Significance

The California Register of Historical Resources (California Register) is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-eligible properties are automatically listed in the California Register¹⁴ Properties can also be nominated to the California Register by local governments, private organizations, or citizens. This includes properties identified in historical resource surveys with Status Codes of "1" to "5," and resources designated as local landmarks through city or county ordinances. The evaluative criteria used by the California Register for determining eligibility are closely based on those developed by the National Park Service for the National Register of Historic Places.

In order for a property to be eligible for listing in the California Register, it must be found significant under one or more of the following criteria:

- *Criterion 1 (Events):* Resources that are associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
- *Criterion 2 (Persons):* Resources that are associated with the lives of persons important to local, California, or national history.
- *Criterion 3 (Architecture):* Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values.
- *Criterion 4 (Information Potential):* Resources or sites that have yielded or have the potential to yield information important to the prehistory or history of the local area, California, or the nation.

As discussed above, the Ida Cambridge Beach Cottage Compound would appear eligible for listing in the California Register under Criterion 3 (Design/Construction) if it retained integrity. It is significant on the basis of its status as an enclave of early vernacular beach cottages built in the Oceanside neighborhood for rental purposes on the eve of World War I. Built in 1914 amongst the sand dunes one block from the beach, the row was located near the core of the original Carville/Oceanside settlement and Cambridge likely rented out the cottages to weekenders, tourists, or others on a short-term bases. Originally surrounded by other rental cottages and resorts, this part of the Oceanside neighborhood resisted the influx of speculative tract housing in the 1920s and 1930s, with many of the properties on the block not redeveloped until the 1960s, when large stucco-finished "dingbat" apartment buildings began to go up on the former site of Carville. In regard to their plan, massing, scale, and style, this compound of beach cottages superficially resembles a bungalow court, a semi-standardized mode of multiple-family or vacation housing popularized in Southern California before the First World War.

Integrity

Once a resource has been identified as being potentially eligible for listing in the California Register, its historic integrity must be evaluated. The California Register recognizes seven aspects or qualities that, in various combinations, define integrity. These aspects are: location, design, setting, materials, workmanship, feeling and association. In order to be determined eligible for listing, these aspects must closely relate to the resource's significance and must be intact. These aspects are defined as follows:

- *Location* is the place where the historic property was constructed.
- *Design* is the combination of elements that create the form, plans, space, structure and style of the property.
- *Setting* addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building(s).
- *Materials* refer to the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form the historic property.
- *Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history.
- *Feeling* is the property's expression of the aesthetic or historic sense of a particular period of time.
- *Association* is the direct link between an important historic event or person and a historic property.

The process of determining integrity is similar for both the California Register and the National Register, although there is a critical distinction between the two registers, and that is the degree of integrity that a property can retain and still be considered eligible for listing. According to the California Office of Historic Preservation:

It is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for listing in the California Register. A resource that has lost its

¹⁴ National Register-eligible properties include properties that have been listed on the National Register and properties that have formally been found eligible for listing.

historic character or appearance may still have sufficient integrity for the California Register if it maintains the potential to yield significant or historical information or specific data.

Although still recognizable as beach cottages by virtue of their plan, massing, and façade articulation, the Ida Cambridge Beach Cottages have been subjected to a series of incompatible alterations, many presumably required due to the often-harsh beach-side climate of the area. In addition to most of the cottages having their wood windows replaced with aluminum or vinyl – a common alteration in this area – several have had their originally open porches at least partially infilled. In addition, the majority of the cottages appear to have been stripped of their original wood siding and/or shingles and stuccoed, resulting in the loss of any original ornament. The Ida Cambridge Beach Cottages do not retain sufficient integrity to qualify them for listing in the California Register as contributors to a historic district. In summary, the cluster retains only the following aspects of integrity: location, and partial integrity of design and materials.

Although they do not appear eligible for listing in the California Register on the basis of lack of integrity, KVP believes that the cluster has some significance as an unusual cluster of speculative-build beach cottages in the old Carville/Oceanside neighborhood. This is why we have assigned them a status code of 6L, meaning that we think that they “may warrant special consideration in local planning.”

***D7. References** (Give full citations including the names and addresses of any informants, where possible.):

Building & Engineer, “Building Contracts” (March 18, 1914).

Sunset Architectural and Historical Resources Inventory Committee (SAHRIC). *Architectural and Historical Resources of the Sunset District: The Oceanside Neighborhood*. San Francisco, 2007.

San Francisco Chronicle, “High Prices for Realty and Increased Rentals” (August 23, 1902), 2.

_____, “Midsummer Investments in City and Rural Realty” (June 27, 1903), 13.

_____, “To Open Road to the Beach” (February 3, 1904), 9.

_____, “Ocean Boulevard Plans Progress” (January 26, 1910), 9.

_____, “to Rush Work on New Sewer” (March 2, 1910), 9.

_____, “Sunset District Growing Apace” (June 15, 1912), 11.

_____, “Sunset Fast Becoming Beautiful Residence Suburb” (January 18, 1913), 9.

_____, “Burn the Car Out of Carville” (July 6, 1913), 38.

***D8. Evaluator:** Christopher VerPlanck **Date:** September 22, 2009

Affiliation and Address Kelley & VerPlanck Historical Resources Consulting, LLC
2912 Diamond Street #330, San Francisco, CA 94131

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6L

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 1343 48th Ave

P1. Other Identifier 1345 48th Avenue
*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: SF North Date: 1994

*c. Address: 1343 48th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1803006

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1345 48th Avenue is a two-story, wood-frame, vernacular dwelling finished in stucco and capped with a hipped roof. The 1,282 sq ft building occupies a 3,000 sq ft lot on the west side of 48th Avenue between Irving and Judah streets. The first floor features a straight tiled stair at left, a pedestrian door at center, and a multi-panel wood garage door at right. The stair leads up to the primary entrance, which is sheltered within an enclosed entry porch at the left side of the second story. The entry porch features vinyl-sash sliding windows topped by multiple awning windows, all with wood surrounds. Other fenestration at the second story includes a pair of vinyl-sash sliding windows to the right of the entrance and a vinyl-sash sliding window at the far right. Above this is a small vinyl-sash sliding window located within the apex of the facade gable. The facade terminates with a shallow eave overhang and raking cornice. At the rear of the lot is 1343 48th Avenue, a similar two-story, wood-frame, vernacular structure with a hipped roof. The moderately altered building appears to be in good condition. The building is part of a row of related buildings including 1343, 1345, 1347, 1349, 1351 and 1353 48th Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8621.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1914, Assessor's Office

*P7. Owner and Address:
Siu Ngo & Woon Fung & Anna
1343 48th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.10.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6L

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 1347 48th Ave

P1. Other Identifier 1349 48th Avenue
*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: SF North Date: 1994

*c. Address: 1347 48th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1803007

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1349 48th Avenue is a two-story, wood-frame, vernacular dwelling finished in stucco and capped with a side-facing gable roof. The 1,282 sq ft building occupies a 3,000 sq ft lot on the west side of 48th Avenue between Irving and Judah streets. The first floor features a multi-panel garage door at left, a wood-panel pedestrian door at the center, and a straight terrazzo stair at right. The stair leads up to the primary entrance, which is sheltered within an integral entry porch at the right side of the second story. The arched entry porch features vinyl-sash sliding windows and a wood door. Other fenestration at the second story includes an aluminum-sash sliding window to the left of the porch. The facade terminates with a shallow eave overhang. The roof is capped by a shed-roofed dormer containing a pair of aluminum sliding windows. 1347 48th Avenue is located behind 1349 48th Avenue and is not visible from the street. Aerial photography reveals that it is a similar two-story, wood-frame, vernacular structure with a hipped roof. The moderately altered building appears to be in good condition. The building is part of a row of six related buildings including 1343, 1345, 1347, 1349, 1351 and 1353 48th Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8625.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1914, Assessor's Office

*P7. Owner and Address:
Yee, Jia Sheng
1349 48th Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.10.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6L

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 1351 48th Ave

P1. Other Identifier 1353 48th Avenue
*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: SF North Date: 1994

*c. Address: 1351 48th Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one ofr large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1803008

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1353 48th Avenue is a two-story, wood-frame, vernacular dwelling finished in stucco and capped with a side-facing gable roof. The 1,352 sq ft building occupies a 3,000 sq ft lot on the west side of 48th Avenue between Irving and Judah streets. The first floor features a multi-panel garage door at left, a wood-panel pedestrian door at the center, and a straight terrazzo stair at right. The stair leads up to the primary entrance, which is sheltered within an integral entry porch at the right side of the second story. The entry porch features a wood door and a double-hung wood window. Other fenestration at the second story includes a double-hung wood window to the left of the porch. 1351 48th Avenue is located behind 1353 48th Avenue and is not visible from the street. Aerial photography reveals that it is a similar two-story, wood-frame, vernacular structure with a hipped roof. The moderately altered building appears to be in good condition. The building is part of a row of six related buildings including 1343, 1345, 1347, 1349, 1351 and 1353 48th Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8627.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1914, Assessor's Office

*P7. Owner and Address:
Nicholas G. Roomel Revoc Tr
2582 Great Highway
San Francisco, Ca 94116

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, Ca 94131

*P9. Date Recorded:
01.10.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

*D3. Detailed Description (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.):

Introduction



Figure 1. Map showing location of the Alphonso Harrington District on the west side of 42nd Avenue between Lincoln Way and Irving Street
 Source: San Francisco Department of the Assessor/Recorder
 Annotated by KVP Consulting

In 2008, SPEAK/SAHRIC retained Kelley & VerPlanck Historical Resources Consulting (KVP) to survey the Oceanside neighborhood, a section of the Outer Sunset District that developed independently from the rest of the district as a distinctive community until it was engulfed by rows of speculative rowhouses during the 1920s. This DPR 523 D (District) form is one of five prepared by KVP to document potentially significant districts within the Oceanside survey area, an area roughly bounded by Lincoln Avenue, 37th Avenue, Sloat Boulevard, and the Great Highway. KVP also prepared DPR 523 B forms for an additional 60 individual properties. These were submitted along with the DPR 523 D forms.

The potential Alphonso Harrington 42nd Avenue District is a row of 15 distinctive, freestanding Craftsman-style houses on the west side of 42nd Avenue between Lincoln Way and Irving Street. Built between 1910 and 1913, the row is one of the best surviving rows in the Outer Sunset District – an area historically known as Oceanside. The row was developed by a residential builder named Alphonso Harrington. The boundaries of the potential district, which are illustrated in Figure 1, encompass 15 two- and three-story, wood-frame, single-family houses designed in variations of the Craftsman style. In regard to their façade materials, the rowhouses range from rough-textured stucco to decorative wood shingle cladding. Although all are loosely designed in the Craftsman style, their individual stylistic influences range from Mission Revival, to Classical Revival, to Period Revival/Tudor. The row appears to have been constructed in five separate but related phases, beginning with 1223 and 1227 42nd Avenue (1910), 1231, 1235, and 1239 (1911), 1243, 1247, 1251, 1255, 1279, 1283, and 1287 (1912), and 1259, 1263, and 1267 (1913). In regard to its composition, the row is articulated by several distinctive types that are periodically repeated – with minor modifications – to give the speculative

row a more organic and varied feel.

Description

Developed between 1910 and 1913, before World War I, the potential Alphonso Harrington Avenue District was built when the Craftsman, Mission Revival, Classical Revival, and Period Revival styles were simultaneously popular. Harrington's row embodies elements of several of these styles, although not as overtly as this row's closest counterpart, the Lincoln U. Grant Rowhouse District on 37th Avenue (documented on a separate 523 D form). Seven of the 15 houses are three-story (including the basement/garage). Three more: 1259, 1263, and 1267 42nd Avenue, are two-story with external driveways leading to a garage at the rear of the lot. Three others: 1279, 1283, and 1287 42nd Avenue, are two-story with a garage occupying a portion of the first floor. All are set back from the street 18', some with small lawns and/or terraced gardens. The houses are also built atop graded pads that elevate them above street level. With the exception of 1279-87 42nd Avenue, all are freestanding dwellings. The stairs are either brick or concrete painted red to match. The stairs provide access to a recessed entry porch on one side of the second story level. The entry porches typically contain a glazed wood door with an art glass window to the right. The principal entrance is commonly sheltered beneath a pent roof that may also span across the top of the tripartite window that occupies the opposite side of the first floor level of many of the houses. These windows are typically divided into three sections by thick wood mullions and contain either double-hung multi-lite windows or single-lite casements. Most are contained within rectangular bay windows supported by wood brackets or exposed beam ends and are either crowned by a pent roof or a drip molding. The second floor level of each house typically has either a large tripartite window similar to the first floor or a pair of double-hung wood windows. The façades of the houses terminate in several different ways, depending on the stylistic vocabulary of the house. Those displaying Mission Revival detailing have shaped parapets and stepped corner elements. The Period Revival rowhouses terminate with gambrel roofs with pediments finished in stucco and decorative applied half-timbering. The more heavily Craftsman style rowhouses terminate with raking eaves supported by wood struts or exposed purlin ends or they feature side-gabled roofs with large dormers at the center. The Classically influenced houses terminate in compound hipped roofs visually supported by modillions. Figures 2, 3, 4, 5 display typical examples of each of the major types.



Figure 2. Mission Revival-style house at 1287 42nd Avenue
Source: KVP Consulting



Figure 3. Period Revival-style house at 1267 42nd Avenue
Source: KVP Consulting



Figure 4. Classical Revival-style house at 1259 42nd Avenue
Source: KVP Consulting



Figure 5. Craftsman style house at 1263 42nd Avenue
Source: KVP Consulting

***D4. Boundary Description** (Describe limits of district and attach map showing boundary and district elements.):

The potential Alphonso Harrington 42nd Avenue District is a compact district comprising 15 properties on the west side of 42nd Avenue between Lincoln Way and Irving Street in San Francisco’s Outer Sunset district. The boundaries, which are illustrated in Figure 1, encompass 15 separate parcels on the east side of Block 1708, including lots 003, 004, 005, 006, 007, 008, 009, 010, 011, 012, 014, 015, 016, 017, and 018. The complete list of properties is presented in **Table 1** below.

***D5. Boundary Justification:**

The boundaries of the potential Alphonso Harrington 42nd Avenue District encompass an enclave of contiguous houses built by builder Alphonso Harrington between 1910 and 1913 on the 1200 block of 42nd Avenue. Although varied in regard to style and finish materials, all of the contributors to the potential district share similar setbacks and massing and embody the distinctive characteristics of the Craftsman style. Their relatively large size and the urban scale of the row stands in contrast to the generally lower scale, 1920s-era, speculative rowhouses that characterize much of the Sunset District.

	Address	APN	Name	Construction Date	Architect	Existing Status Code	KVP Status Code(s)
1	1223 42 nd Avenue	1708003	None	1910	None	N/A	3CD
2	1227 42 nd Avenue	1708004	None	1910	None	N/A	3CD
3	1231 42 nd Avenue	1708005	None	1911	None	N/A	3CD
4	1235 42 nd Avenue	1708006	None	1911	None	N/A	3CD
5	1239 42 nd Avenue	1708007	None	1911	None	N/A	3CD
6	1243 42 nd Avenue	1708008	None	1912	None	NA	3CD
7	1247 42 nd Avenue	1708009	None	1912	None	N/A	3CD
8	1251 42 nd Avenue	1708010	None	1912	None	N/A	3CD
9	1255 42 nd Avenue	1708011	None	1912	None	N/A	3CD
10	1259 42 nd Avenue	1708012	None	1913	None	N/A	3CD
11	1263 42 nd Avenue	1708014	None	1913	None	N/A	3CD
12	1267 42 nd Avenue	1708015	None	1913	None	N/A	3CD
13	1279 42 nd Avenue	1708016	None	1912	None	N/A	3CD
14	1283 42 nd Avenue	1708017	None	1912	None	N/A	3CD
15	1287 42 nd Avenue	1708018	None	1912	None	N/A	3CD

Table 1-Contributors to the potential Alphonso Harrington 42nd Avenue District

D6. Significance: Theme	Residential Development: San Francisco	Area	Oceanside/Outer Sunset District
Period of Significance	1910-1913	Applicable Criteria	3

(Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

Summary Statement of Significance

The potential Alphonso Harrington 42nd Avenue District appears eligible for listing in the California Register under Criterion 3 (Design/Construction) as an intact row of 15 similarly scaled and detailed, two-and-three-story, wood-frame, Craftsman-style houses designed and built by prolific Sunset District developer Alphonso Harrington. The period of significance is 1910-13, bracketing the dates of construction of the potential district. The district appears eligible under Criterion 3 as an intact and highly distinctive concentration of early Craftsman style dwellings constructed in San Francisco's Outer Sunset District (originally called Carville, and later Oceanside). The row embodies the distinctive characteristics of a type (Craftsman-style rowhouse), period (post-1906), and region (Outer Sunset District). Although none of the properties appears eligible for individual listing, such a large and intact row is increasingly rare within the Outer Sunset District and this particular row is one of the two most intact and architecturally significant enclaves of spec-built post-quake houses in the Outer Sunset District, an area that was fast becoming integrated into the rest of the city by virtue of the speculative rowhouse development that spread across the sand dunes of San Francisco's "Outside Lands" between the First and Second World Wars.

Historic Context

A historic context statement describing the development of the entire Oceanside survey area was prepared in 2007 by Bill Kostura under the auspices of the Sunset Architectural and Historical Resources Committee (SAHRIC), a committee of the Sunset Parkside Education and Action Committee (SPEAK). This document will summarize the highlights of the context statement, although one should refer to the 2007 context statement for a detailed account of the neighborhood's history.

According to the Oceanside Historic Context Statement, the first building constructed in what became the Oceanside neighborhood was the Ocean Side House, a roadhouse built in 1866 on Ocean Beach between what are now Ulloa and Vicente streets. This bar and restaurant remained open in this location for 35 years under several proprietors. In 1919, after being used as a house for 17 years, the former Ocean Side House became Tait's-at-the-Beach, another popular roadhouse and restaurant. Tait's closed in 1931 and the building burned in 1940.¹

Beginning around 1895, a small cluster of structures began to coalesce within an area bounded by the present-day Lincoln Way, 48th Avenue, Irving Street, and La Playa. Although steam-powered rail service was installed along H Street (Lincoln Way) by Leland Stanford as early as 1883, the line's conversion to electricity in 1898 made the trip out to the beach much quicker and cheaper. Most early structures in the area were cobbled together from surplus horse and cable cars (sold by the street railways following the conversion to electricity) that people hauled out to the beach for reuse as beach cottages, clubhouses, and businesses. Within several years this community – called Carville – began to spread south along the beach and inland along the south side of Golden Gate Park. Many of the area's residents were members of San Francisco's artistic and "Bohemian" communities. Early informal clubs in the area included the Falcons, a ladies' bicycle/social club, and The Fuzzy Bunch, a literary and artistic society that reportedly included such heavy weights as Jack London, Gelett Burgess, George Sterling, Ina Coolbrith, and Anna Strunsky.²

The area known as Carville really took off after the Spring Valley Water Company installed water mains to H Street (Lincoln Way) and 47th Avenue in 1904, launching a minor building boom that resulted in approximately 200 houses being hooked up to water service by 1905, many of them newly constructed.³ The momentum was sustained by local realtors, especially Sol Getz and Oscar Heyman, and newly formed "improvement clubs," including the Sunset District Improvement Club and the Oceanside Improvement Club. One of the primary goals of these organizations was to end the physical isolation of what many of the newcomers began calling the "Oceanside District." To that end, in 1904, these groups lobbied the City to grade and pave H Street from the Inner Sunset all the way out to the beach. Previous grading attempts along J (Judah) Street had ended in failure when sand dunes quickly covered the roadbed. H Street was thought to be more advantageous because it was level, adjacent to the park, and United Railroads maintained the central section of the right-of-way. Local boosters pointed to improvements in transportation as being necessary if the Oceanside was to attract the proposed World's Fair anticipated for San Francisco in 1915 to commemorate the completion of the Panama Canal.⁴

During the early 1900s, realtors such as Sol Getz began actively marketing land in the Oceanside District to homeowners. To that end, Getz began grading lots within an area he owned bounded by 46th Avenue, I (Irving) Street, 48th Avenue, and H Street (Lincoln Way). Although many prospective buyers rejected the idea of living so far out without very many amenities, Sol Getz began selling lots in the area in 1903.⁵

¹ Sunset Architectural and Historical Resources Inventory Committee (SAHRIC), *Architectural and Historical Resources of the Sunset District: The Oceanside Neighborhood* (San Francisco: 2007), 2.

² Ibid.

³ Ibid., 5.

⁴ "To Open Road to the Beach," *San Francisco Chronicle* (February 3, 1904), 9.

⁵ "Midsummer Investments in City and Rural Realty," *San Francisco Chronicle* (June 27, 1903), 13.

The 1906 Earthquake brought in hundreds of new residents to the Oceanside District, as refugees from the destroyed parts of the city began moving to the once-remote beach area, some hauling simple redwood “refugee cottages” with them. According to Gibbs Adams, writing in the *Overland Monthly*: “After the 1906 earthquake, refugees made permanent homes in the clubhouses and weekend cottages. By 1908, Carville had a population of 2,000, with its own stores, restaurants, churches, hotels, its artistic settlement, its colony of prominent musicians from the city, and best of all, its quaint homes, real yet of almost nominal cost.” By 1910, the community stretched from Lincoln Way south to Moraga Street and inland to roughly 47th Avenue.⁶ However, further expansion was hobbled by the lack of water mains, sewers, and graded streets throughout much of the Outer Sunset. Expansion southward along the beach was hampered by large drifting dunes. In 1910, the Parks Commission began a major project to stop the drifting dunes by building a landscaped boulevard (the Great Highway) and a concrete retaining wall along the inland edge of the beach.⁷

Many of the newcomers did not appreciate the area’s historical “raffish” Bohemian culture, unregulated roadhouses, and ad hoc, rustic appearance. In contrast to the earlier dwellings cobbled together out of used cable cars, many new Oceanside residents built permanent cottages and even some multiple-family dwellings. They also lobbied the City for “improvements,” including closing some of the roadhouses, increased police patrols, and the extension of sewer, water, and transit lines into the inland parts of the district. Much of this work went on in the years leading up to the First World War, with sewers extended as far south as Kirkham Street in 1910.⁸ By 1912, the improvement clubs lobbied the City to extend the new Municipal Railway’s Geary Street line from its terminus at Balboa Street and 33rd Avenue through Golden Gate to Lincoln Way.⁹ They also lobbied the City to remove the existing Carville houses, although because most were on private property, it was doubtful that the City could do very much about it.¹⁰ To commemorate the Fourth of July holiday in 1913, Alexander Russell, the president of the Oceanside Improvement Club, staged a dramatic burning of many of the old Carville houses that sat on property that formerly belonged to Jacob Heyman. He stated at the ceremony: “Make clean today by sweeping and burning up the debris of yesterday.”¹¹

By the mid-1920s, the formerly distinct community of Carville/Oceanside was rapidly becoming subsumed within the vast belt of spec-built stucco rowhouses marching out into the sand dunes along transit lines. By the mid-1930s, the former Oceanside neighborhood was considered by many residents and outsiders alike to be simply part of the Outer Sunset despite the fact that many of the blocks located in the northwest corner of the district (an area roughly bounded by the Great Highway, Lincoln Way, 37th Avenue, and Lawton Street) featured a preponderance of older wood-frame beach cottages, former earthquake shacks, and a handful of remaining Carville houses. These scrappy relics stood in contrast to the neat rows of uniform Mediterranean-style rowhouse development of merchant builders like Henry Doelger and the Gellert Brothers.

The rowhouses that occupy the majority of the west side of the 1200 block of 42nd Avenue were built in 1910-13 by a contractor named Alphonso Harrington. This row was constructed during the earliest phase of rowhouse development in the former Oceanside neighborhood, when contractors and realtors began purchasing large tracts of undeveloped land and building speculative row housing. The eastern portion of the Oceanside survey area – an area bounded by 45th Avenue to the west, Lincoln Way to the north, 37th Avenue to the east, and Lawton Street to the south – developed later than the older Carville area closer to the beach. Dependent on access provided by the streetcars running along Lincoln Way, speculators developed the blocks closest to Golden Gate Park first. According to the 1913 Sanborn maps, the Alphonso Harrington row on 42nd Avenue included some of the first dwellings to be constructed within this area, although they were not as isolated as the comparable Lincoln U. Grant rowhouses built around the same time on 37th Avenue (documented on a separate 523 D form). Nonetheless, according to the Sanborn maps, most of the blocks surrounding the Harrington row remained undeveloped until the 1920s building boom.

According to an article that appeared in the January 18, 1913 *San Francisco Chronicle*, the row built by Alphonso Harrington on 42nd Avenue was the first in a wave of development expected to overtake the first two blocks of land between Lincoln Way and Judah Street as the City graded and paved the avenues west of 12th Avenue and the United Railroads Co. replaced the rails along Lincoln Way with modern grooved rails which allowed for faster rail service to Oceanside.¹² The appeal of the still-isolated area was explained in the article in the real estate section in the *Chronicle*:

People who have bought new residences between Lincoln Way and Irving Street express themselves as delighted with their homes and the location. They have the city’s pleasure ground at home, and the invigorating climate is a source of constant surprise and pleasure, bringing improved health to the children and adults alike. And they have become “boosters” for Sunset and the Park. A local spirit has already been created and it is contagious among visitors, who, in turn, are buying homes there.¹³

⁶ Sunset Architectural and Historical Resources Inventory Committee (SAHRIC), *Architectural and Historical Resources of the Sunset District: The Oceanside Neighborhood* (San Francisco: 2007), 3.

⁷ “Ocean Boulevard Plans Progress,” *San Francisco Chronicle* (January 26, 1910), 9.

⁸ “to Rush Work on New Sewer,” *San Francisco Chronicle* (March 2, 1910), 9.

⁹ “Sunset District Growing Apace,” *San Francisco Chronicle* (June 15, 1912), 11.

¹⁰ Sunset Architectural and Historical Resources Inventory Committee (SAHRIC), *Architectural and Historical Resources of the Sunset District: The Oceanside Neighborhood* (San Francisco: 2007), 4.

¹¹ “Burn the Car Out of Carville,” *San Francisco Chronicle* (July 6, 1913), 38.

¹² “Sunset Fast Becoming Beautiful Residence Suburb,” *San Francisco Chronicle* (January 18, 1913), 9.

¹³ Sunset Architectural and Historical Resources Inventory Committee (SAHRIC), *Architectural and Historical Resources of the Sunset District: The Oceanside Neighborhood* (San Francisco: 2007).

The article describes in some detail the rowhouse built by Harrington on the 1200 block of 42nd Avenue:

A. Harrington, who has been building homes for more than twenty years in the sunset district, now has a number of new homes under construction on Forty-second avenue, between Lincoln way and I street. The pains taken by Harrington to put grass plats, palms, and flowers in front of each house give an attractive appearance to the street.¹⁴

An advertisement in the January 11, 1913 *San Francisco Chronicle* further describes the Harrington row:

Attractive, well built houses of 4 rooms and bath finished in the natural redwood. Large reception hall, glass sliding doors in the dining and living rooms, enameled bedroom and bathroom, coal grate in the living room; all large rooms; cement basement and garage; terraced lawns; houses back 18 feet from property line. Overlooking ocean and Golden Gate Park. Near car line.

All this could be had for prices within the \$4,350 to \$4,450 range.

Gradually, over the next two decades, the area surrounding this early development by Alphonso Harrington filled up with later rowhouses by merchant builders such as Henry Doelger and the Gellert Brothers. Mostly built during the 1920s building boom, these later stucco, Mediterranean-style rowhouses do not resemble those built by Harrington, which are larger and designed in more elaborate Craftsman, Mission, Classical, and Period Revival styles. Indeed, Harrington's row on 42nd Avenue is relatively idiosyncratic for the Outer Sunset. Due to their freestanding nature and generous, landscaped setbacks, as well as their Craftsman styling, they more closely resemble contemporary suburban development in East Bay cities like Oakland, Berkeley, and Alameda.

Alphonso Harrington began working as a contractor in San Francisco in 1886 and in 1892 he moved to the virtually uninhabited Sunset District to ply his trade. His business of building rows of speculative homes (most in the Craftsman style) took off after the 1906 Earthquake.

Significance

The California Register of Historical Resources (California Register) is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-eligible properties are automatically listed in the California Register.¹⁵ Properties can also be nominated to the California Register by local governments, private organizations, or citizens. This includes properties identified in historical resource surveys with Status Codes of "1" to "5," and resources designated as local landmarks through city or county ordinances. The evaluative criteria used by the California Register for determining eligibility are closely based on those developed by the National Park Service for the National Register of Historic Places.

In order for a property to be eligible for listing in the California Register, it must be found significant under one or more of the following criteria:

- *Criterion 1 (Events):* Resources that are associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
- *Criterion 2 (Persons):* Resources that are associated with the lives of persons important to local, California, or national history.
- *Criterion 3 (Architecture):* Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values.
- *Criterion 4 (Information Potential):* Resources or sites that have yielded or have the potential to yield information important to the prehistory or history of the local area, California, or the nation.

As discussed above, the potential Alphonso Harrington 42nd Avenue District appears eligible for listing in the California Register under Criterion 3 (Design/Construction) on the basis of its significance as an early, highly intact, row of Craftsman-style houses built in the Oceanside neighborhood for middle-class residents on the eve of World War I. Built 1910-13 amongst sand dunes and largely ungraded streets, Harrington's development stood virtually alone and isolated from its nearest neighbors for several blocks in any direction, with the exception of a row of four houses built by the Rapple Investment Company on the 1200 block of 43rd Avenue. In regard to their plan, massing, scale, and style, these three-story Craftsman rowhouses more closely resemble contemporary single-family and multiple-family housing being erected around the same time in the East Bay suburbs. The slow pace of completing sewers, water lines, and street grading delayed the build-out of the surrounding blocks, making this urban block face an idiosyncratic enclave when the two-story, stucco rowhouses of the merchant builders began to engulf it in the

¹⁴ Ibid.

¹⁵ National Register-eligible properties include properties that have been listed on the National Register and properties that have formally been found eligible for listing.

1920s. The materials and diverse stylistic detailing of these houses – not to mention the distinctive siting of its individual members to break up the potential monotony of the surrounding belt of speculative rowhouses – distinguishes this outstanding row from most of its neighbors, and indeed, from most speculative row housing built in the Outer Sunset District. The only comparable rows in the area include the row of 15 freestanding houses built on the west side of the 1200 block of 37th Avenue by Lincoln U. Grant in 1911-12 and the row of four rowhouses built by the Rapple Investment Company on the 1200 block of 43rd Avenue in 1912.

Integrity

Once a resource has been identified as being potentially eligible for listing in the California Register, its historic integrity must be evaluated. The California Register recognizes seven aspects or qualities that, in various combinations, define integrity. These aspects are: location, design, setting, materials, workmanship, feeling and association. In order to be determined eligible for listing, these aspects must closely relate to the resource's significance and must be intact. These aspects are defined as follows:

- *Location* is the place where the historic property was constructed.
- *Design* is the combination of elements that create the form, plans, space, structure and style of the property.
- *Setting* addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building(s).
- *Materials* refer to the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form the historic property.
- *Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history.
- *Feeling* is the property's expression of the aesthetic or historic sense of a particular period of time.
- *Association* is the direct link between an important historic event or person and a historic property.

The process of determining integrity is similar for both the California Register and the National Register, although there is a critical distinction between the two registers, and that is the degree of integrity that a property can retain and still be considered eligible for listing. According to the California Office of Historic Preservation:

It is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for listing in the California Register. A resource that has lost its historic character or appearance may still have sufficient integrity for the California Register if it maintains the potential to yield significant or historical information or specific data.

Built of durable materials and having been well-maintained, the contributors to the potential Alphonso Harrington 42nd Avenue District retain a high degree of integrity. Alterations, where they have been performed, typically involve the replacement of wood windows with either vinyl or aluminum substitutes. This alteration has occurred only sporadically (and typically only at the second floor) at 1227, 1239, 1251, and 1283 42nd Avenue. The replacement of wood windows is a typical alteration in the damp and windy climate of the area. Indeed, it is a rare building in the area that retains its original wood windows, although this potential district retains the vast majority of its wood windows. Aside from windows, all of the houses in this subdivision retain the balance of their character-defining features aside from 1251 and 1283 42nd Avenue, which have been clad in transite asbestos siding. However, these two buildings retain the majority of the rest of their character-defining features, including foundation materials, height, massing, fenestration pattern, and detailing. The potential historic district retains the following aspects of integrity: location, design, materials, setting, workmanship, feeling, and association.

***D7. References** (Give full citations including the names and addresses of any informants, where possible.):

Sunset Architectural and Historical Resources Inventory Committee (SAHRIC). *Architectural and Historical Resources of the Sunset District: The Oceanside Neighborhood*. San Francisco, 2007.

San Francisco Chronicle, "Midsummer Investments in City and Rural Realty" (June 27, 1903), 13.

_____, "To Open Road to the Beach" (February 3, 1904), 9.

_____, "Ocean Boulevard Plans Progress" (January 26, 1910), 9.

_____, "to Rush Work on New Sewer" (March 2, 1910), 9.

_____, "Sunset District Growing Apace" (June 15, 1912), 11.

_____, "Sunset Fast Becoming Beautiful Residence Suburb" (January 18, 1913), 9.

_____, "Burn the Car Out of Carville" (July 6, 1913), 38.

***D8. Evaluator:** Christopher VerPlanck **Date:** September 22, 2009
Affiliation and Address Kelley & VerPlanck Historical Resources Consulting, LLC
2912 Diamond Street #330, San Francisco, CA 94131

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3CD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 1223 42nd Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1223 42nd Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1708003

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1223 42nd Avenue is a three-story, wood-frame, Craftsman-style dwelling clad in rustic channel siding and wood shingles and capped by a gable roof with two prominent wall dormers on the right and left sides. The 1,737 sq ft building occupies a 3,622 sq ft lot on the west side of 42nd Avenue between Lincoln Way and Irving Street. The primary façade faces east on 42nd Avenue. The basement is fully raised and clad in horizontal rustic wood siding. A garage addition projects toward the street and also serves as a platform for the entry porch. To the left of the garage is a fixed wood sash window with wood surrounds. The entry porch is reached by a concrete quarter-turn stair. The stair has stepped brick walls and an iron handrail. The primary entrance is an eight-paneled wood door recessed in a bracket-framed porch on the right side of the building. To the right of the door is a fixed stained-glass window with wood sash and wood surrounds. On the left of the second story, a squared bay window, flared at the bottom, is supported with heavy brackets. The front of the bay window presents an arrangement of four-over-four fixed windows with wood sashes and wood surrounds. Both the second story bay window and porch are surmounted by a visor shed roof with exposed rafter ends supported by heavy brackets. The third story presents a single squared bay window with four wood sash casement windows with transoms and wood surrounds. The bay window is supported by brackets and capped by a shed roof with exposed rafter ends. A wide sill and brackets support a louvered vent located high in the gable. The facade terminates in a wide eave overhang and a raking vergeboard supported by exposed beams. The minimally altered building appears to be in good condition. The building is also part of a row of fifteen related dwellings including

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_9005.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1910, Assessor's Office

*P7. Owner and Address:
Bustamante, James A & Dorothy
1223 42nd Ave
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
10.24.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3CD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 1227 42nd Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1227 42nd Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1708004

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1227 42nd Avenue is three-story, wood-frame, Craftsman-style dwelling clad in wood shingles and capped by a side-facing gable roof with a prominent front-facing wall dormer. The building is 1,734 sq ft set back on a 3,622 sq ft lot near Lincoln Way. The primary façade presents a flared side gable and faces east on 42nd Avenue. The basement is fully raised and clad in horizontal rustic wood siding. A projecting garage addition stands at the right side of the basement level, serving also as the platform for the entry porch. The garage contains two swinging solid wood doors and the addition is surmounted by a wrought-iron fence. To the left of the garage is a fixed wood sash window with wood surrounds. The entry porch is reached by a quarter-turn brick stair. The stair has stepped brick walls and an iron handrail. The primary entrance is a solid wood door recessed in a porch on the right side of the second-floor level. On the right of the door is a fixed window with wood sash and wood surrounds. On the left of the second story, a squared bay is supported with heavy brackets. The front of the bay presents an arrangement of three-over-three fixed windows with wood sashes and wood surrounds. Both the bay window and the porch are surmounted by a shed visor roof supported by heavy brackets. The third story presents a large wall dormer capped by a gable roof with a raking cornice and flared vergeboard supported by decorative beam ends. Two double-hung vinyl sash windows with wood surrounds are present in the dormer and are supported by a prominent boxed sill, cutaway end verge board and triangular knee braces. The building terminates in a wide eave overhang, and exposed rafter ends. The minimally altered building appears to be in good condition. The building appears to be a twin of 1263 42nd Avenue. The building

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_9009.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1910, Assessor's Office

*P7. Owner and Address:
Nicholas & Svetlana Chronis
Chronis Svetlana N Trustee
1551 33rd Ave
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
10.24.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3CD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 1231 42nd Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1231 42nd Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1708005

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1231 42nd Avenue is a three-story, wood-frame, Craftsman-style dwelling clad in horizontal wood siding, and capped with a compound hipped roof. The building is 1,025 sq ft on a 3,622 sq ft lot between Lincoln Way and Irving Street. The primary façade is set back from the front of the lot line and faces east on 42nd Avenue. The basement is fully raised with a pair of glazed, wood panel hinged doors on the left. A straight brick stair leads to a recessed entry porch on the right side of the second story. The primary entrance is a wood door with a large glass pane surmounted by a crown with brackets. To the right of the door is a fixed stained glass window with wood sash and wood surrounds. A rectangular bay projects on the left side of the second story, sheltering the garage entrance. The bay is supported by two beam ends and it is clad in lapped wood siding. The bay encloses a large wood sash window with wood surrounds flanked by two narrower windows with wood surrounds. Each is surmounted by a transom light. A visor roof, supported by brackets, and with a molded cornice, overhangs the bay and entry porch. A horizontal wood molding defines the base of the third story. The third story presents a large hipped-roof wall dormer. A pair of wood sash windows with wood surrounds extend into the dormer. A planter box with projected cutaway ends, supported by brackets, is positioned beneath the windows. Two dormers are evident on the right and left sides of the roof. The building terminates with a wide molded cornice, and a wide boxed eave overhang. The minimally altered building appears to be in good condition. The building appears to be a twin of 1259 42nd Avenue. The building is also part of a row of fifteen related dwellings including 1223, 1227, 1231, 1235, 1239, 1243, 1247, 1251, 1255, 1259, 1263, 1267, 1279, 1283, and

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_9014.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1911, Assessor's Office

*P7. Owner and Address:
Botta Loretta
1231 42nd Ave
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
10.24.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3CD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 1235 42nd Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1235 42nd Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1708006

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1235 42nd Avenue is a three-story, wood-frame, Craftsman-style dwelling clad in "California Novelty" siding and wood shingles, and capped with a compound gable/jerkinhead roof. The building is 1,163 sq ft on a 3,622 sq ft lot between Lincoln Way and Irving Street. The primary façade is set back from the front of the lot line and faces east on 42nd Avenue. The basement is fully raised and clad in California Novelty wood siding. A wood panel garage door is on the left at the basement level. A straight brick and concrete stair leads to a recessed and pointed-arched entry porch on the right side of the second story. The primary entrance contains a glazed wood panel door. A fixed wood sash window with wood surrounds is set to the right of the door. A plain wood belt course defines the bottom of the second story. To the left of the entry porch is a tripartite wood window surmounted by transoms. The window is sheltered beneath a visor roof supported by brackets. The third floor level is housed partially within a raking gable supported by knee braces. The gable encloses a pair of wood double-hung windows. Located above and recessed slightly behind the ranking gable is a section of the facade capped by a jerkinhead gable roof. It contains a wood double-hung window and a louvered vent. The minimally altered building appears to be in good condition. The building is also part of a row of fifteen related dwellings including 1223, 1227, 1231, 1235, 1239, 1243, 1247, 1251, 1255, 1259, 1263, 1267, 1279, 1283, and 1287 42nd Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_9016.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1911, Assessor's Office

*P7. Owner and Address:
Mallia, Alfred F.
1235 42nd Ave
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
10.24.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3CD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 1239 42nd Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1239 42nd Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one ofr large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1708007

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1239 42nd Avenue is a three-story, wood-frame, Craftsman-style dwelling clad in wood shingles and "California Novelty" wood siding, and capped with a gabled roof. The building is 1,575 sq ft on a 3,622 sq ft lot between Lincoln Way and Irving Street. The primary façade is set back from the front of the lot line and faces east on 42nd Avenue. The basement is fully raised with a pair of glazed wood panel garage on the left. A straight brick and concrete stairway leads to a recessed entry porch on the right side of the second story. The primary entrance is a glazed wood panel door. To the right of the door is a fixed glass window with wood sash and wood surrounds. A squared bay projects on the left of the second story, sheltering the garage entrance. The bay's windows consist of a tripartite arrangement of wood windows surmounted by transoms. A visor roof, supported by brackets, and with a molded cornice, overhangs the bay and entry porch. The third story is clad in shingles. The third story presents a large wall dormer capped by a gabled roof supported by brackets. A planting box is located at the lower portion of the dormer. The dormer presents two pairs of vinyl sash windows surmounted by a shallow visor roof with molded cornice. Two dormers are evident on the right and left side elevations of the roof. The building terminates with a simple cornice, and a wide, exposed-rafter, eave overhang. The minimally altered building appears to be in good condition. The building is also part of a row of fifteen related dwellings including 1223, 1227, 1231, 1235, 1239, 1243, 1247, 1251, 1255, 1259, 1263, 1267, 1279, 1283, and 1287 42nd Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_9018.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1911, Assessor's Office

*P7. Owner and Address:
Suekama James Miller Mary A.
1239 42nd Ave
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
10.24.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3CD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 1243 42nd Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1243 42nd Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1708008

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

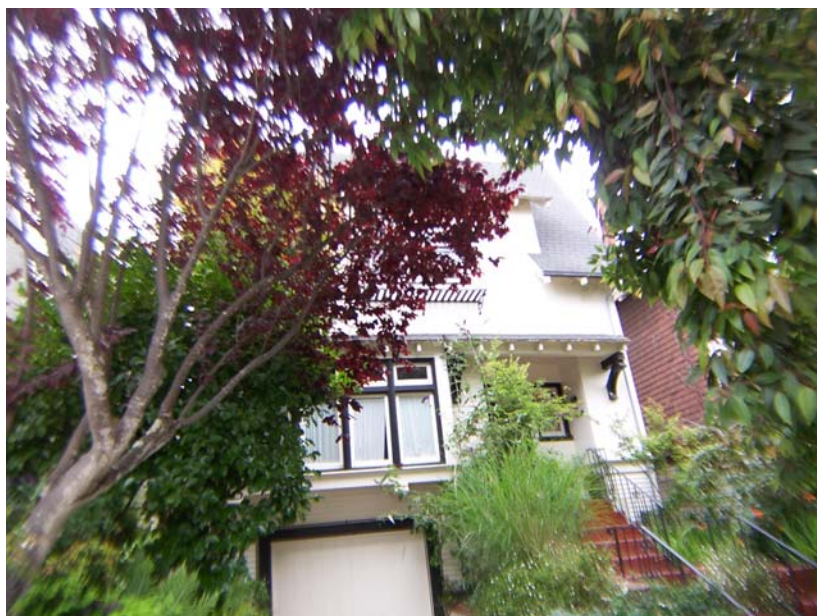
1243 42nd Avenue is a three-story, wood-frame, Craftsman-style dwelling finished in stucco capped with a cross-gable roof. The building is 1,794 sq ft set back on a 3,622 sq ft lot between Lincoln Way and Irving Street. The primary façade presents a flared side gable and faces east on 42nd Avenue. The basement is fully raised and clad in horizontal rustic wood siding. A solid wood garage door is on the left. A straight concrete staircase with iron railings leads to a recessed entry porch on the right side of the second story. On the right of the primary entrance door is a double-hung window with wood sash and wood surrounds. On the left of the second story, a rectangular bay window is supported with brackets. The front of the bay presents an arrangement of three-over-three fixed windows with wood sashes and wood surrounds. Both the first level bay and porch are surmounted by a shed visor supported by brackets. The third story presents a large gable-roofed wall dormer capped by a shed roof with exposed rafters. Two double-hung vinyl sash windows with wood surrounds are present in the dormer center. A wood sash hopper window with wood surrounds is present on the left elevation of the third story. The building terminates in a wide eave overhang, and exposed rafter ends. The minimally altered building appears to be in good condition. The building is also part of a row of fifteen related dwellings including 1223, 1227, 1231, 1235, 1239, 1243, 1247, 1251, 1255, 1259, 1263, 1267, 1279, 1283, and 1287 42nd Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_9019.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1912, Assessor's Office

*P7. Owner and Address:
Fairchild, Derek & Kristie
1243 42nd Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
10.24.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3CD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 1247 42nd Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1247 42nd Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1708009

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1247 42nd Avenue is a three-story, wood-frame, Craftsman-style dwelling clad in a mixture of California Novelty and flush wood siding and rough-cast stucco, and capped by a gambrel roof. The building is 1,575 sq ft on a 3,622 sq ft lot between Lincoln Way and Irving Street. The primary façade is set back from the front of the lot line, and faces east on 42nd Avenue. The basement is fully raised and clad in California Novelty siding. A wood overhead garage door is slightly recessed on the left side of the basement level. A straight brick and wood stair on the right leads to an entry porch on the second story. The primary entrance contains a glazed wood panel door with decorative cornice molding. On the right of the door is a twelve-light fixed window with wood surrounds. A shed roof visor, with exposed rafters and supported by heavy brackets, shelters the entry porch. A rectangular bay is present to the left of the entry porch, and displays three six-over-one double-hung wood sash windows with wood surrounds. The bay has a projecting molded cornice and is supported by heavy brackets. A molded horizontal band defines the bottom of the second story. The third story presents two sliding vinyl sash windows with wood surrounds. Decorative half-timbering extends from the windows to a wide eave overhang. The building terminates with wide vergeboard elaborated with false beams. Large wall dormers are present on the right and left elevations of the building. The minimally altered building appears to be in good condition. The building appears to be a twin of 1255 42nd Avenue. The building is also part of a row of fifteen related dwellings including 1223, 1227, 1231, 1235, 1239, 1243, 1247, 1251, 1255, 1259, 1263, 1267, 1279, 1283, and 1287 42nd Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_9022.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1912, Assessor's Office

*P7. Owner and Address:
2000 Tuller-rutzick Fmly Tr
1247 42nd Ave
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
10.24.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3CD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 1251 42nd Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1251 42nd Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1708010

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1251 42nd Avenue is a three-story, wood-frame, Craftsman-style dwelling clad in transite siding, and capped by a gabled roof. The building is 1,487 sq ft on a 3,622 sq ft lot between Lincoln Way and Irving Street. The primary façade is set back from the front of the lot line, and faces east on 42nd Avenue. The basement is semi-exposed. A right-side projecting garage on this level also serves as an entry porch, with a wood overhead garage door to the right. To the left of the garage on the basement level is a fixed wood sash window with wood surrounds. A brick staircase that turns 90 degrees halfway from the street reaches the entry porch on the right side of the first story. The primary entrance is a paneled wood door recessed in an porch on the right side of the building. On the right of the door is a fixed window with wood sash and wood surrounds. On the left of the first story, a rectangular bay presents a sliding three-part aluminum sash window. A shed visor roof surmounts both the first level bay and porch with exposed rafter. The second story presents a single squared bay with two sliding aluminum sash windows with wood surrounds. A shed roof with exposed rafter ends caps the bay. The building terminates in a wide eave overhang, and a simple vergeboard above exposed beams. The moderately altered building appears to be in good condition. The building is also part of a row of fifteen related dwellings including 1223, 1227, 1231, 1235, 1239, 1243, 1247, 1251, 1255, 1259, 1263, 1267, 1279, 1283, and 1287 42nd Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_9023.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1912, Assessor's Office

*P7. Owner and Address:
Seto, Peter & Luu, Julie
2121 Kirkham St.
San Francisco Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
10.24.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3CD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 1255 42nd Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1255 42nd Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1708011

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1255 42nd Avenue is a three-story, wood-frame, Craftsman-style dwelling clad in California Novelty wood siding and stucco and capped by a gambrel roof. The building is 1,558 sq ft on a 3,622 sq ft lot between Lincoln Way and Irving Street. The primary façade is set back from the front of the lot line, and faces east on 42nd Avenue. The basement is fully raised and clad in California novelty wood siding. A wood overhead garage door with diagonal scoring is on the left side of the basement level. A straight brick staircase on the right leads to an entry porch on the second story. The primary entrance is a non-historic wood panel door with fanlight glass. On the right of the door is a diamond-paned wood sash window with wood surrounds. A shed roof visor, with exposed rafters and supported by heavy brackets, shelters the entry porch. A rectangular bay is present to the left of the entry porch, and displays an eight-over one double-hung wood sash widow flanked by six-over-one double-hung wood sash windows with wood surrounds. The bay has a projecting molded cornice and is supported by heavy brackets. A horizontal band defines the bottom of the second story. The third story presents an eight-over one double-hung wood sash widow flanked by four-over-one double-hung wood sash windows with wood surrounds. A wood planter box supported by triangular knee braces is set below the third story fenestration. Decorative half-timbering extends from the windows to a wide eave overhang. The building terminates with wide vergeboard elaborated with false beams. Large wall dormers are present on the right and left elevations of the building. The minimally altered building appears to be in good condition. The building appears to be a twin to 1247 42nd Avenue. The building is also part of a row of fifteen related dwellings including 1223, 1227, 1231,

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_9030.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1912, Assessor's Office

*P7. Owner and Address:
Tauber, Mark A & Roley, Julie
1255 42nd Ave
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
10.24.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3CD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 1259 42nd Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1259 42nd Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1708012

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1259 42nd Avenue is a two-story, wood-frame, Craftsman-style dwelling clad in a combination of California Novelty and rustic wood siding and stucco and capped with a compound hipped roof. The building occupies a 4,033 sf lot on the west side of 42nd Avenue between Lincoln Way and Irving Street. The building is 1,531 sq ft and the primary façade faces east on 42nd Avenue. The building sits atop a partially raised basement, clad in horizontal California Novelty siding, that features a small sliding window at left at a straight brick and concrete stair at right that leads to the primary entrance. The primary entrance contains a multi-panel wood and glass door located in a recessed porch at the right of the first story. Other fenestration at the first story includes a fixed window side at the right of the primary entrance, and a projecting rectangular bay at left with a triple set of fixed wood sash windows with fixed transom windows. The first story terminates with a bracketed shed visor roof supported by triangular knee braces. At the second story, a large, low hipped wall dormer encompasses a tripartite band of double-hung wood sash windows. The building terminates with a modillioned cornice and a moderate eave overhang. The minimally altered building appears to be in good condition. The building appears to be a twin of 1231 42nd Avenue. The building is also part of a row of fifteen related dwellings including 1223, 1227, 1231, 1235, 1239, 1243, 1247, 1251, 1255, 1259, 1263, 1267, 1279, 1283, and 1287 42nd Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_9034.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1913, Assessor's Office

*P7. Owner and Address:
Dale E. & Mary M. Hall 1987 T
1444 6th Ave
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
10.24.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3CD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 1263 42nd Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1263 42nd Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one ofr large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1708014

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1263 42nd Avenue is a two-story, wood-frame, Craftsman-style dwelling clad in stucco and capped with a cross gabled roof. The building occupies a 4,033 sf lot on the west side of 42nd Avenue between Lincoln Way and Irving Street. The building is 1,458 sq ft and the primary façade faces east on 42nd Avenue. The building sits atop a partially exposed basement, and a short stair at the right leads up to the primary entrance. The primary entrance is a multi-panel wood and glass door in a slightly recessed entry porch at the right of the first story. Other fenestration at the first story consists of a multi-light fixed window at the right of the entrance, and a bracketed, projecting rectangular bay at the left with a tripartite arrangement of three six-over-one double-hung wood sash windows with wood surrounds. The first story terminates with a bracketed visor with exposed rafters. A large gabled wall dormer on the second floor features a tripartite arrangement of wood double-hung windows; the central window is eight-over-one, flanked by six-over-one windows. A wood planter box is located beneath the windows. The dormer has a boxed cornice and exposed beam ends. The building terminates with flared eaves with exposed rafters. The minimally altered building appears to be in good condition. The building is also part of a row of fifteen related dwellings including 1223, 1227, 1231, 1235, 1239, 1243, 1247, 1251, 1255, 1259, 1263, 1267, 1279, 1283, and 1287 42nd Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_9037.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1913, Assessor's Office

*P7. Owner and Address:
Koniuk Trust
Koniuk, Walter & Wanda A Trust
1263 42nd Ave
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
10.24.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3CD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 1267 42nd Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1267 42nd Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1708015

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1267 42nd Avenue is a two-story, wood-frame, Craftsman-style dwelling clad in a combination of California Novelty and rustic channel wood siding and rough-cast stucco and capped with a gambrel roof. The building occupies a 4,033 sf lot on the west side of 42nd Avenue between Lincoln Way and Irving Street. The building is 1,602 sq ft and the primary façade faces east on 42nd Avenue. The building sits atop a partially raised basement, clad in beveled California Novelty siding, with a small fixed pane window at left and a straight brick stair at right leads up to the entry porch. The entry porch contains a multi-light wood and glass door located at the right side of the first story. Other fenestration at the first story includes a fixed single-pane window to the right of the door and a projecting rectangular bay window punctuated by a tripartite arrangement of fixed wood windows surmounted by transoms. A molded pent cornice provides the roof of the projecting bay window and is supported by brackets as a portico over the entry porch. The second story features decorative half-timbering, with a centrally located tripartite arrangement of nine-over-one, double-hung wood sash windows with wide wood surrounds. The building terminates with a boxed raking cornice and exposed beam ends. The building is also part of a row of fifteen related dwellings including 1223, 1227, 1231, 1235, 1239, 1243, 1247, 1251, 1255, 1259, 1263, 1267, 1279, 1283, and 1287 42nd Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_9040.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1913, Assessor's Office

*P7. Owner and Address:
Bowen, Robert E. & Mary Catherine
1267 42nd Ave.
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
10.24.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3CD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 1279 42nd Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1279 42nd Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1708016

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1279 42nd Avenue is a two-story, wood-frame, Craftsman-style dwelling clad in decorative wood shingling and capped with a side-facing gabled roof. The building is 1,209 sq ft on a 2,393 sq ft lot between Lincoln Way and Irving Street. The primary façade is set back from the front of the lot line, and faces east on 42nd Avenue. The basement is fully raised with a wood overhead garage door on the right, and the primary entrance recessed in an porch on the left. The building is slightly elevated from the street and a short brick stair leads to the primary entrance, which appears to contain a solid wood door. The second story has side-by-side rectangular bay windows elaborated with horizontal molding at the bottoms. Each bay presents a pair of double-hung wood sash six-over-one windows with wood surrounds. The building terminates with a wide eave overhang and exposed rafter ends on a half-gabled parapet. Above, a gabled dormer is present, with wide eaves and a vergeboard with carved ends supported by exposed beams. A fixed six-over-six wood sash window with wood surrounds is set in the dormer. The minimally altered building appears to be in good condition. The building is also part of a row of fifteen related dwellings including 1223, 1227, 1231, 1235, 1239, 1243, 1247, 1251, 1255, 1259, 1263, 1267, 1279, 1283, and 1287 42nd Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_9047.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1912, Assessor's Office

*P7. Owner and Address:
Villalobos, Gus & Jennifer
1279 42nd Ave
San Francisco, Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
10.24.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3CD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 1283 42nd Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1283 42nd Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone _____; _____mE/ _____mN

e. Other Locational Data: Assessor's Parcel Number: 1708017

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1283 42nd Avenue is a two-story, wood-frame, Craftsman-style dwelling clad in transite and capped by a cross-gabled roof. The building is 2,003 sq ft on a 2,393 sq ft lot between Lincoln Way and Irving Street. The primary façade is set back from the front of the lot line, and faces east on 42nd Avenue. The basement is fully raised with an overhead wood garage door with glass panels on the right. The primary entrance is recessed on the left, reached by a short brick stair and an open porch sheltered beneath what appears to be a historic pergola. The primary entrance contains a historic wood panel door with three lights at top. Flanking the door within the recess are two side lights. The second story presents two pairs of double-hung vinyl sash windows with wood surrounds. A five-light wood sash hopper window with wood surrounds is set above within the gable. A decorative louvered vent is present in the peak of the gable. The building terminates in a wide eave overhang. A vergeboard with carved ends and supported by carved purlin ends extends beyond the front gable. The moderately altered building appears to be in fair condition. The building is also part of a row of fifteen related dwellings including 1223, 1227, 1231, 1235, 1239, 1243, 1247, 1251, 1255, 1259, 1263, 1267, 1279, 1283, and 1287 42nd Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_9048.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1912, Assessor's Office

*P7. Owner and Address:
George A Poon & Maria Sing A L
575 Acacia Avenue
San Bruno, Ca 94066

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
10.24.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3CD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 1287 42nd Ave

P1. Other Identifier None
*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: SF North Date: 1994

*c. Address: 1287 42nd Ave City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone ____; ____mE/ ____mN

e. Other Locational Data: Assessor's Parcel Number: 1708018

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1287 42nd Avenue is a two-story, wood-frame, Mission Revival-style dwelling finished in stucco and capped with a gabled roof. The building is 1,045 sq ft on a 2,393 sq ft lot between Lincoln Way and Irving Street. The primary façade is set back from the front of the lot line, and faces east on 42nd Avenue. The basement is fully raised with a garage door entry, framed by pilasters and wood reliefs with carved ends, on the right. The primary entrance is recessed on the left, reached by a short brick stair sheltered beneath a wood pergola with carved ends. The primary entrance door is recessed behind the porch and flanked by two fixed wood sash windows with wood surrounds. The second story presents two pairs of wood casement sash windows with wood surrounds surmounted by transoms. A decorative wood molding with notched ends is set under the windows. A visor roof of Spanish clay tiles supported by three heavy brackets shelters the second story fenestration. A sliding vinyl sash window with wood surrounds is present above. The building terminates in a shaped parapet with a molded cornice. The minimally altered building appears to be in good condition. The building is also part of a row of fifteen related dwellings including 1223, 1227, 1231, 1235, 1239, 1243, 1247, 1251, 1255, 1259, 1263, 1267, 1279, 1283, and 1287 42nd Avenue.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_9049.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
1912, Assessor's Office

*P7. Owner and Address:
Kelly, Sean
1287 42nd Ave.
San Francisco Ca 94122

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
10.24.08

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

Attachment E

Updated *Oceanside Historic Context Statement*
&
SPEAK documentation of revisions

Historic Context Statement of the Oceanside A Neighborhood of the Sunset District San Francisco

Commissioned by SPEAK
(Sunset Parkside Education and Action Committee)
and generously funded by
the Wallace Alexander Gerbode Foundation, San Francisco, California,
the Historic Preservation Fund Committee,
and San Francisco Beautiful



1247-49 46th Avenue

Based on a Report by
William Kostura, architectural historian,
with contributions from
Chris Duderstadt, Greg Gaar, Inge Horton, Mary Anne Miller, and Chris VerPlanck
and members of the
Sunset Architectural and Historic Resource Inventory Committee (SAHRIC):
Catherine Bauman, F. Joseph Butler, Marc Duffett, Inge S. Horton, Stephen "Woody" LaBounty,
Mary Anne Miller, Susan Snyder, Lorri Ungaretti, Megan Allison Wade, and
Kathy Smiley (donor)

Maps by Stephen "Woody" LaBounty
Layout by Chris Duderstadt and Lorri Ungaretti
May 2007 and updated March 2010

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I. Historical Context

The name Oceanside
The limits of Oceanside
The time frame of Oceanside

The first permanent settlement in the western reaches of San Francisco, other than those of Native Americans, grew gradually in the most inhospitable part of the outside lands near Ocean Beach and was called "Oceanside."

Various archival sources indicate that the Oceanside neighborhood was that portion of the Sunset District lying west of 37th Avenue, between Lincoln Way and Sloat Boulevard, and that the name was used by residents of the area from the early 1900s until about 1930. After the initial development of the Inner Sunset in the 1880s, the Oceanside was the next area of the Sunset to be developed, bypassing the great, sandy expanses of the middle Sunset. Because the Oceanside was geographically isolated, its early history was distinct from that of the rest of the Sunset, and during its first two decades the neighborhood developed its own character and architectural style. Beginning during the mid-1920s and continuing through the mid-1950s, new rowhouse development gradually linked the Oceanside with the rest of the Sunset, and the area, no longer isolated, lost its distinct identity. Its character has been further eroded by the replacement of many of the Oceanside's early houses by new development.

The oldest houses with high integrity, especially small houses and cottages, have the ability to evoke the Oceanside's early years as a weekend beach retreat and Bohemian community. Dwellings dating from the early period of the Oceanside neighborhood's development (1900-1914) are rare survivors, for only about ten percent of those houses that appear on the 1915 Sanborn maps still stand today, have been relatively little altered, and therefore still retain a high degree of integrity.

Many of these dwellings embody historical patterns, events, and people associated with the artistic, literary, and cultural history of San Francisco. Accordingly, by the criteria of the California Register of Historic Places, these houses possess historical significance.

This Historical Context Statement will present the early history of the Oceanside and its distinctive characteristics as a San Francisco neighborhood. In the evaluations of individual houses in this survey, mention will be made of broad patterns of history, and of how the houses relate to these patterns.

II. Synthesis of Information

A. THE SUNSET DISTRICT

Before relating the history of the Oceanside, it is useful to discuss the larger Sunset District and its development. The Sunset District is, geographically, one of the largest neighborhoods in San Francisco. It is bounded by Lincoln Way and Golden Gate Park on the north; by Sloat Boulevard and the Lake Merced area on the south; by the Parnassus Heights, Mount Sutro, Forest Hill, and West Portal neighborhoods on the east, and by the Pacific Ocean on the west.

The Sunset District is one of the San Francisco neighborhoods in that is farthest from downtown. It is separated from the central and eastern parts of the city by the San Miguel Hills, a mountainous ridge formed by Mount Sutro, Twin Peaks, and Mount Davidson. Due to its remoteness and its wandering sand dunes, it developed comparatively late in San Francisco's history. One or two dozen Queen-Anne style houses from the 1890s can be found in the Sunset, and many houses and flats exist from the early 20th century. By and large, however, the great bulk of the Sunset was developed later, from the 1920s through the 1950s by merchant builders such as Henry Doelger, Ray Galli, the Gellert Brothers, and others.



Sand Dunes of the Sunset.

lakes. For example, there were fourteen native lakes in the 1000 acres of dunes that now make up Golden Gate Park. The Chain of Lakes and Elk Glen Lake are altered remnants of the once large inter-dune lake system. These inter-dune lakes supported a great diversity of wildlife including grizzly bears, mountain lions, grey foxes, and jackrabbits, as well as migrating and resident birds and waterfowl.

Topography and Natural History of the Sunset District¹

At the edge of the Pacific Ocean, where wind batters the coast in winter and shifts the sand dunes so that nothing but temporary settlement seemed possible, a small portion of what is now called the Sunset District of San Francisco grew up gradually in the midst of a plant community that held the dunes in place.

The sand dunes characteristic of the area which became the Sunset District were either drifting dunes or stabilized dunes. The drifting dunes lacked vegetation, and the sand was blown from west to east by prevailing winds. The stabilized dunes were covered by deeply rooted dune vegetation such as monkey flower, lizard tail, dune tansy, seaside daisy, and San Francisco wallflower, which stopped the dunes from advancing. In protected gullies among the dunes could be found coast live oaks, arroyo willows, wax myrtle, and California buckeyes.

As late as 15,000 years ago, the sea level was 350 feet lower than it is today. The shoreline of the Pacific Ocean was then near the Farallon Islands. As the climate warmed and the glaciers and polar icecaps melted, the sea level rose. The dunes advanced farther inland and eventually extended all the way across the tip of the peninsula on which San Francisco now sits. The advancing sand dammed rivers and creeks, creating many inter-dune ponds and

Early Residents of the Sunset

The first known residents of the Sunset were George Greene (also spelled "Green") and his family, who claimed land around Stern Grove in the 1850s.² In the 1860s several dairy ranches and a pair of gunpowder works were established in the Sunset.³ For these first residents, the availability of large areas of cheap land, and elbow room between neighbors, was more important than proximity to downtown. Many were squatters who claimed land through pre-emption, although their informal titles were ratified by acts of the state legislature in the mid-1860s. The term "Outside Lands," applied to this large undeveloped western part of the future city, was not just a colorful term; it was the legal description of unplatted ex-Rancho lands post 1856.

A few more residents arrived in the 1870s, when Golden Gate Park was developed. Some of the workers who planted trees in the park, and others who worked at grading H Street (now Lincoln Way), chose to settle in the Sunset.

The 1894 Midwinter Fair in Golden Gate Park attracted substantial numbers of residents to the Sunset district for the first time. The main entrance to the fair was via Ninth Avenue at Lincoln Way, in today's Inner

Sunset neighborhood. A few businesses were founded at this intersection to cater to fair-goers. Some home-seekers became acquainted with the Sunset district and, by 1900, about 100 houses had been built in the Inner Sunset area according to the 1900 Sanborn maps.⁴

Some historians assume that a real estate speculator named Aurelius E. Buckingham gave the Sunset its name in the 1880s. Others believe that developer Sol Getz may have named the area, or that a group of builders who met one day at the Little Shamrock bar on Lincoln Way and 9th Avenue may have come up with it. According to Angus McFarlane,⁵ a group of early residents formed a new community organization in 1895 and one of the members, Gus Fox, came up with the name *Sunset District Improvement Club*. On October 1, 1895, the name "Sunset" appeared for the first time in a newspaper.⁶

In 1889 Carl Larsen, the owner of the Tivoli Café in downtown San Francisco, bought land on 17th Avenue and started a chicken ranch in order to supply his restaurant with fresh eggs. As his business expanded, he kept buying more chickens and land, becoming by the 1920s one of the largest landowners in the district. He lobbied tirelessly for civic improvements and streetcar service to the Sunset, and donated land for city parks.⁷

By 1910, three distinct communities had formed in the Sunset district: the Inner Sunset, Oceanside, and the Parkside. In the vast area between these three neighborhoods, there existed only a few scattered dwellings and a great expanse of sand. Not until the 1920s -1950s was this area filled in and settled.

Tracks Laid and Streets Paved

The development of the Sunset is closely linked to the grading or pavement of streets and construction of public transit. Due to the natural barrier formed by the San Miguel Hills, streets from downtown to the Sunset were routed around the northern and southern

edge of the high ground, skirting the mountains. Around the turn of the century, the Inner Sunset was accessible from downtown only via the Haight District and then by H Street (now Lincoln Way), Parnassus Avenue, and I (Irving) Street. Several dirt roads ran through Golden Gate Park, all the way to Ocean Beach. They connected with the Great Highway which skirted the Sunset along Ocean Beach from H Street to Sloat Boulevard. Prior to the grading of H Street (Lincoln Way) in 1911, residents of Oceanside had to travel along the beach to the Cliff House and then east along either Pt. Lobos or California Street to Downtown San Francisco.⁸

As early as the 1890s, J (Judah) Street had been graded through to the beach, but after a couple of storms the sand dunes had engulfed it. In 1904, residents of the Oceanside neighborhood lobbied the Board of Supervisors to grade and open H Street (Lincoln Way) from the Inner Sunset to Ocean Beach. Factors in favor of H Street included the fact that Golden Gate Park bordered it to the north and the City would thereby be required to pay for a third of the cost as an adjoining landowner. In addition, because the United Railroads Company maintained tracks in the center of the right-of-way, the company would be required to pay another third of the cost.⁹ Nevertheless, it was not until 1911-13 that H Street was paved, connecting the Oceanside with the rest of the city and spurring further development. On the south side of the Sunset, Sloat Boulevard and Ocean Avenue provided access to downtown and to the peninsula via Mission Street.

The first public transit came to the Sunset neighborhood in 1883, when the Central Pacific Railroad built a steam railroad along H Street (Lincoln Way), from Stanyan Street to Ocean Beach. This route was electrified in 1898 and subsequently operated by the United Railroads Company (a Southern Pacific subsidiary) using standard electric streetcars. From H Street near the Great Highway, the line extended north along the western edge of Golden Gate Park on an elevated trestle to B (now Balboa) Street in the Richmond District. The line also hosted "street sweeping cars,"



Steam train along H Street.

that is, electric gondolas that carried “street dirt” (mostly horse manure) to fill in sandy gullies in Golden Gate Park, thus allowing the verdant growth seen there today.

In 1893, a major corporate consolidation of San Francisco’s street railways brought together five cable-car lines and most of the city’s horse-car lines under the aegis of the Market Street Railway, which, like the later United

Railroads Company, was a subsidiary of the Southern Pacific Railroad. Within the next few years, most of San Francisco’s original horse-car lines were converted to electric streetcars. Market Street Railway sold many of the retired horse-car bodies to private individuals. Eventually, many of the car bodies ended up at Ocean Beach, where they were converted to residences, clubhouses, and businesses.

Around 1902, the Market Street Railway started service to the south side of

the Sunset district by establishing the No.12 line which ran from the Ferry Building along Mission Street, Ocean Avenue, and Sloat Boulevard, ending near the beach. In 1907, a cross connection between H Street and Sloat Boulevard was created by the No.17 Line, which ran along 20th Avenue, looped around the just emerging Parkside District, and continued along Sloat Boulevard to the ocean. The developers of the Parkside had heavily



Car bodies awaiting reuse at what is now 48th Avenue and Judah Street.



The Ocean Side House at 2550 Great Highway.

lobbied for this line which was essential for the growth of that new district.

In 1909, the voters of San Francisco approved a bond issue that marked the beginning of the city-owned Municipal Railway (Muni). Eventually, Muni established several streetcar and bus lines in the Sunset district. The opening of the Twin Peaks Tunnel in 1918 created direct access from downtown to West of Twin Peaks neighborhoods such as St. Francis Wood, Forest Hill, Westwood Park, and Ingleside Terrace with the K and M lines, as well as to the Sunset via the L (Taraval) streetcar line. However, the L line initially ended at 20th Avenue, and it was not until the “Taraval Street Agreement” between United Railroads (the privately owned successor to the Market Street Railway) and Muni that it was extended to 33rd Avenue. The L line became fully operational in early 1923 and went all the way to 46th Avenue.

A second tunnel—the Duboce or Sunset Tunnel, under Buena Vista Park—opened in 1928. The new N line that ran through the tunnel made the commute between the northern part of the Sunset and downtown much faster than the parallel line on Lincoln

Way, which was not as convenient because it required a transfer at Stanyan Street.

“Expansion of Muni to the Sunset was a deliberate act of public policy,” stated Mike Burns, Phillip V. Hoffman, and Rick Laubscher in their article on streetcars in the Sunset. “The investment in tunnels was made knowing Muni’s private competitors couldn’t afford to match it, and would lose competitive advantage.”

B. THE OCEANSIDE NEIGHBORHOOD

The Early Oceanside Community

The first building, and namesake for the future community, was the Ocean Side House,¹⁰ a roadhouse built in 1866 on the Great Highway between what are now Ulloa and Vicente streets. The U. S. Coast Survey map of 1869 shows it surrounded by sand dunes, almost a mile from the nearest building, within an area as isolated as any in San Francisco. It was built by Mr. B.S. Brooks, a land attorney and major landowner in the Sunset who at one point owned 52 blocks of sand dune-covered land near the beach. Convinced that San Francisco’s Ocean Beach was bound to become a lavish seaside resort, Brooks spared no expense on

building the Ocean Side House, borrowing \$40,000 from the Savings and Loan Society to build it. A historic photograph shows that this was a building two stories in height and massive in its footprint, measuring about 155 feet by 115 feet, plus attached wings. A deep, covered porch with Gothic stickwork wrapped around the front of the building.

The Ocean Side House operated more or less continuously for 35 years under a series of proprietors. Brooks lost the Ocean Side House, as well as his 52 acres of beach property, to foreclosure before his death in 1879. Two subsequent owners, Clifton E. Mayne of Los Angeles and George Rayfield of Tucson, Arizona Territory, also had a go but the business hemorrhaged money. In 1902, Rayfield's widow sold the property to Alexander and Ida Russell, who converted it to a residence.¹¹

Alexander Russell was a salesman for the Bowers Rubber Company, and later made a living from mining and investments. Ida Russell was known for her interest in Eastern religions. As a result, the Russells became the hosts of Soyen Shaku, a Japanese Zen Buddhist teacher, for nine months in 1905. The lectures he gave on Buddhism in this house may have been the first ever given on a regular basis in the United States. Probably between 1915 and 1919, the Russells built a pagoda south of their house as shown on the 1929 Sanborn Maps. In 1919, after Ida Russell's mysterious death, the main building returned to commercial use as Tait's-at-the-Beach, a popular restaurant and bar. After Tait's closed in 1931 and efforts to revitalize the restaurant were unsuccessful, the building burned in 1940.¹²

Ocean Side House was notable for a number of reasons: it was the first known building in the Oceanside neighborhood; it was the first of several road houses in the area; it played an interesting role in American Buddhist history; and it gave its name to the future Oceanside neighborhood.

Carville

During the 1890s, a small community began to develop at the western end of the railroad line on H Street, near Ocean Beach. It was known at first as Carville but soon was called Oceanside.

After the Ocean Side House, the next documented dwelling in the Oceanside area was the shack of Col. Charles E. Dailey.¹³ Dailey was a Civil War veteran and afterward a government agent in the Arizona Territory, but by 1893 he was in San Francisco and in poor health. In that year, businessman, property owner, and future San Francisco mayor, Adolph Sutro, allowed Dailey to move onto his land at the corner of Lincoln Way and Great Highway. By one report the Colonel lived in an abandoned real estate office; by another, he built his house out of driftwood. Here he lived the last ten years of his life.

By 1895 a cluster of buildings began to form around Dailey's cabin, in the block owned by Adolph Sutro, who was then San Francisco's mayor. Bounded by H Street (Lincoln Way), I (Irving) Street, 48th Avenue, and 49th Avenue (La Playa), this block contained several cast-off horse and cable car bodies that had been sold by the streetcar companies and hauled out to the beach. For \$20 a buyer could have a sturdy streetcar body suitable for any number of reuses. This former rolling stock was adapted by Carville residents in a number of ways, including a women's bicycling clubhouse, an artists' hangout, a vacation cottage for rent, and as permanent residences. Col. Dailey acquired one for use as a refreshment stand and began selling candies, soft drinks, doughnuts, coffee, and cigarettes to beachcombers and bicyclists.

Within a few years, this nascent community spread to other blocks near the ocean. In 1898 the builder Jacob Heyman assembled a number of streetcars into a permanent residence for a client of his. Others followed his example, placing streetcars side-by-side and opening the walls between them, placing them end-to-end to form T-, L-, U-, or even W-shaped houses; and stacking them on top of

each other to make two- and even three-story dwellings. Those who had ambitions as landlords arranged streetcars in neat rows, renting them out. Owners constructed porches and fences to enhance the impression of domesticity and to block the wind-blown sand. If a house was located in a protected hollow amid the dunes, a garden was also possible. If it was located on top of a dune, residents could enjoy a fine view of the ocean, but wind-blown sands swiftly buried any garden. People found that they could have a garden or a view, but not both. Sometimes dwelling exteriors were clad with siding or shingles to disguise their streetcar origins and to protect them from the wind and salt.

In reference to its streetcar origins, the community became known as “Carville,”¹⁴ and attracted a number of residents who enjoyed a “Bohemian” lifestyle. A women’s bicycling club, the Falcons,¹⁵ started with one streetcar as a clubhouse and, when membership increased, added a second. Here the seven married women hosted many social events.¹⁶ Sometimes, reported the *San Francisco Chronicle*,¹⁷ they waded in the ocean, “choosing a moment when the beach is deserted.” Their car, noted the *Chronicle* reporter, “was admirably adapted for entertaining.” Another clubhouse, that of the Fuzzy Bunch, attracted more artists and writers, including the writer Jack London and other notables such as Gelett

Burgess, George Sterling, Ina Coolbrith, and Anna Strunsky.¹⁸

A few years after Col. Dailey’s death, his refreshment stand became a clubhouse named “La Boheme” for musicians who congregated there. A group of professional men who liked to walk on the beach, the ‘Barefoot Club,’ had a streetcar clubhouse at 46th Avenue and L (Lawton) Street. While the first streetcar houses of 1895 were located near Col. Dailey’s shack on Mayor Sutro’s land, subsequent streetcar houses were built as far south as M (Moraga) Street. All in all, these Carville structures ranged from makeshift to substantial and reflected the unconventional preferences of their Bohemian inhabitants.¹⁹

The fame of “Carville” was not only spread by local newspapers but was also newsworthy for national publications like *Scientific American*.²⁰ It was, by all accounts, a singularly eccentric and picturesque place.

The earthquake and fire of 1906 brought the addition of more streetcar houses to Carville. After the disaster, transit companies converted many of their lines from cable cars to electric streetcars, making much of their old rolling stock surplus. Some people who had lost their homes bought the old cable cars and moved them out to Carville, swelling the number of such residences. By about 1910, the



View of Carville.

community stretched from H Street (Lincoln Way) south to M (Moraga) Street. The community also had an Episcopal church called St. Andrews-by-the-Sea. Consisting of three streetcars, it was located on 47th Avenue near I (Irving) Street.

“After the 1906 San Francisco earthquake, refugees made permanent homes in the clubhouses and weekend cottages,” wrote Gibbs Adams in the *Overland Monthly*, a literary magazine of the period.²¹ “By 1908, Carville had a population of 2,000, as well as “its own stores, restaurants, churches, hotels, its artistic settlement, its colony of prominent musicians from the city, and best of all, its quaint homes, real yet of almost nominal cost.”

Even before the earthquake, however, it was clear that Carville’s days were numbered. Shortly after 1900, people who were attracted to the outer Sunset built conventional wood frame houses amid the converted streetcars. Residents of these houses had another name for the neighborhood, “Oceanside.” Their houses represented a greater financial investment than did the streetcar houses, and perhaps because of this, they were more likely to lobby for street improvements, utilities, and schools. They regarded the streetcar residences as an embarrassment and an impediment to progress. In contrast to the earlier Bohemian residents who enjoyed the area’s isolation and raffish air, the newcomers embraced “progress” in all its guises. A passage from the realty column in the August 16, 1902 edition of the *San Francisco Chronicle* summarizes the speculative bent of the realtors and many of their customers:

There is no reason why magnificent villas should not be built there, surrounded by beautiful grounds. The sand is no insurmountable obstacle. It is merely a question of supplying the requisite quantities of nitrogen, phosphoric acid, and potash. . . . The leveling and seeding of these blocks and the grading and macadamizing of the streets within the area must, however, be done simultaneously to render its reclamation completely effective. It is thought that the opening up of Twenty-fourth avenue through

the district and the grading and macadamizing of J Street from Eleventh avenue to the ocean will be the first steps toward utilizing this section of the city for residential purposes.²²

Although not mentioned in the article quoted above, a primary aim of many of the newcomers was to eliminate the converted car houses in order to raise property values and make way for middle-class tract housing. To this end, in 1913, Alexander Russell, president of the Oceanside Improvement Club, secured the permission of Adolph Sutro’s daughter, Emma Sutro Merritt, to clear away the original cluster of Carville houses on her land at Lincoln Way and the Great Highway. As part of the Fourth of July celebration that year, the group torched the houses and trumpeted: “We have taken the car out of Carville” and “Make clean today by sweeping and burning up the debris of yesterday.”²³

Many other Carville houses still stood in 1915, but few were left by the end of the 1920s. Today only one house made of streetcars, at 1632 Great Highway, is known to remain. Built in 1908 for Minnie Collins, a notary public and photo-journalist,²⁴ it consists of two streetcars and one horse car raised to a second story level.

A three-story building at 1415-1417 47th Avenue, which originally belonged to early Carville residents Robert and Ida Fitzgerald, once had streetcars within an upper story, but these were removed when the building was remodeled. As Carville historian Natalie Jahraus Cowan has written, “Today, the observer in the old Oceanside district is tempted to see a streetcar in every long, narrow structure and to imagine lines of them hidden in backyards.”²⁵ It is unknown, however, whether any exist today other than the one at 1632 Great Highway.

Earthquake Refugee Shacks

The 1906 earthquake and fire left about two-thirds of the population of San Francisco homeless. With private donations, the Red Cross established a relief fund to build about

5,600 small cottages to house many of the homeless. The cottages were placed in parks and open spaces around the city. There was a camp in the Richmond District but none in the Sunset or Oceanside.

By the end of 1906, the City determined that it would no longer maintain the refugee camps, and made the earthquake refugee cottages available for sale, to be removed to privately owned lots. Since the Sunset had plenty of available lots, dozens of refugee shacks were brought there. Often several of these small cottages, which measured only 10 by 14 or 14 by 18 feet, were combined into one dwelling. Such structures provided modest and affordable housing for many years. For example, four shacks at 4329-4331 Kirkham Street survived until 2005, when the property was proposed to be redeveloped.²⁶ As a result of a community effort led by Woody LaBounty and volunteers from the Western Neighborhoods Project, the cottages were saved and moved to a temporary location at the Zoo. One of the cottages was restored and went on display in downtown San Francisco for the centennial commemoration of the 1906 earthquake and fire. Several dwellings within the Oceanside neighborhood appear to be made up of at least one earthquake cottage and one that has been confirmed as such is the Nels Hagerup Residence at 1218-24 46th Avenue. Built by an accomplished Norwegian-born stevedore and painter, the dwelling was assembled from two cottages in 1907.

The Oceanside Neighborhood Name

Oceanside was widely used as a neighborhood name from at least 1903 until the 1920s, although the Carville name continued to be used to refer to the informal conglomeration of car houses at the beach. The first school was named the Oceanside Primary School and began instruction in 1903. A newspaper article from October 1903 referred to the neighborhood as “what was once Carville, but is now known by the more dignified title of Oceanside.”²⁷ The old roadhouse, the Ocean Side House, still stood at Great Highway and Vicente, and it may have inspired the neighborhood name. It is also possible that by

moving into the roadhouse in 1902, Alexander and Ida Russell—well-known in the community by then—promoted the use of the name Oceanside.

The number of businesses that were named “Oceanside” attests to the popularity of the name for the neighborhood. In 1905 the Oceanside Electric Light Company built a plant on 47th Avenue near Kirkham Street. In the same year the *Oceanside and Park News* was operating at 48th Avenue and Judah Street. In 1906 or 1907 the Oceanside Pharmacy, owned by Matilda Burns, opened at the northwest corner of 48th Avenue and Judah.²⁸ In 1908, the Ocean Side Bakery and Ocean Side Realty Company came to the neighborhood. At about this time Harry D. Rupp named his butcher shop at 1446 48th Avenue the Oceanside Market. From 1909 to 1921 the Oceanside Fuel and Transfer Company provided the neighborhood with hay, grain, wood, and coal, and with storage, and teaming services. The Spring Valley Water Company’s water tower, on 41st Avenue near Lincoln Way, was called the “Oceanside tank” in 1915. Today, only the Oceanside Heating & Furnace Company at 2331 Taraval Street retains the name *Oceanside*.

Street Names

Ever since the Sunset District had been laid out during the middle of the 19th century, the north-south thoroughfares had been numbered avenues (from 1st to 49th), while the east-west streets were known by the letters of the alphabet, beginning with H Street (Lincoln Way) in the north to X Street in the south. To the annoyance of postal carriers, the South San Francisco district (today’s Bayview-Hunters Point district) used a similar street-naming convention. To avoid confusion, the Street Naming Commission of the San Francisco Board of Supervisors voted in 1909 to assign new street names to both districts.²⁹





In the Sunset District, 1st Avenue became known as Arguello and 49th Avenue became known as La Playa. Meanwhile, H Street was renamed Lincoln Way. Initially the commission intended to change all of the numbered avenues to Spanish names. Although

The Oceanside in 1915

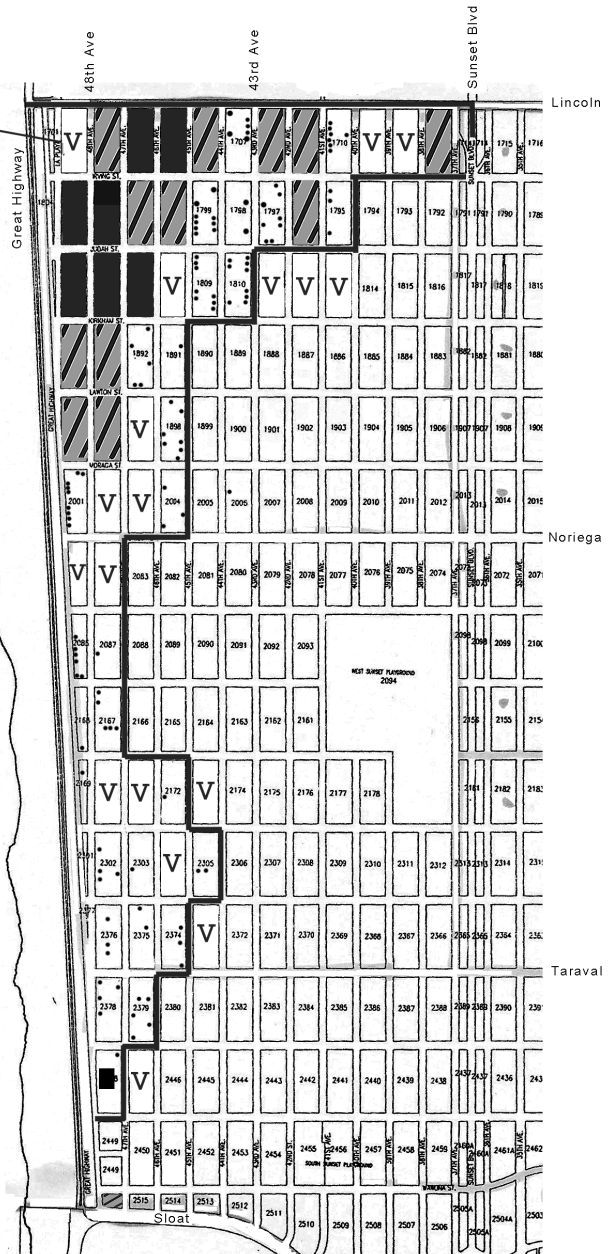
Original location of Carville
(demolished; site vacant in 1915)



Key

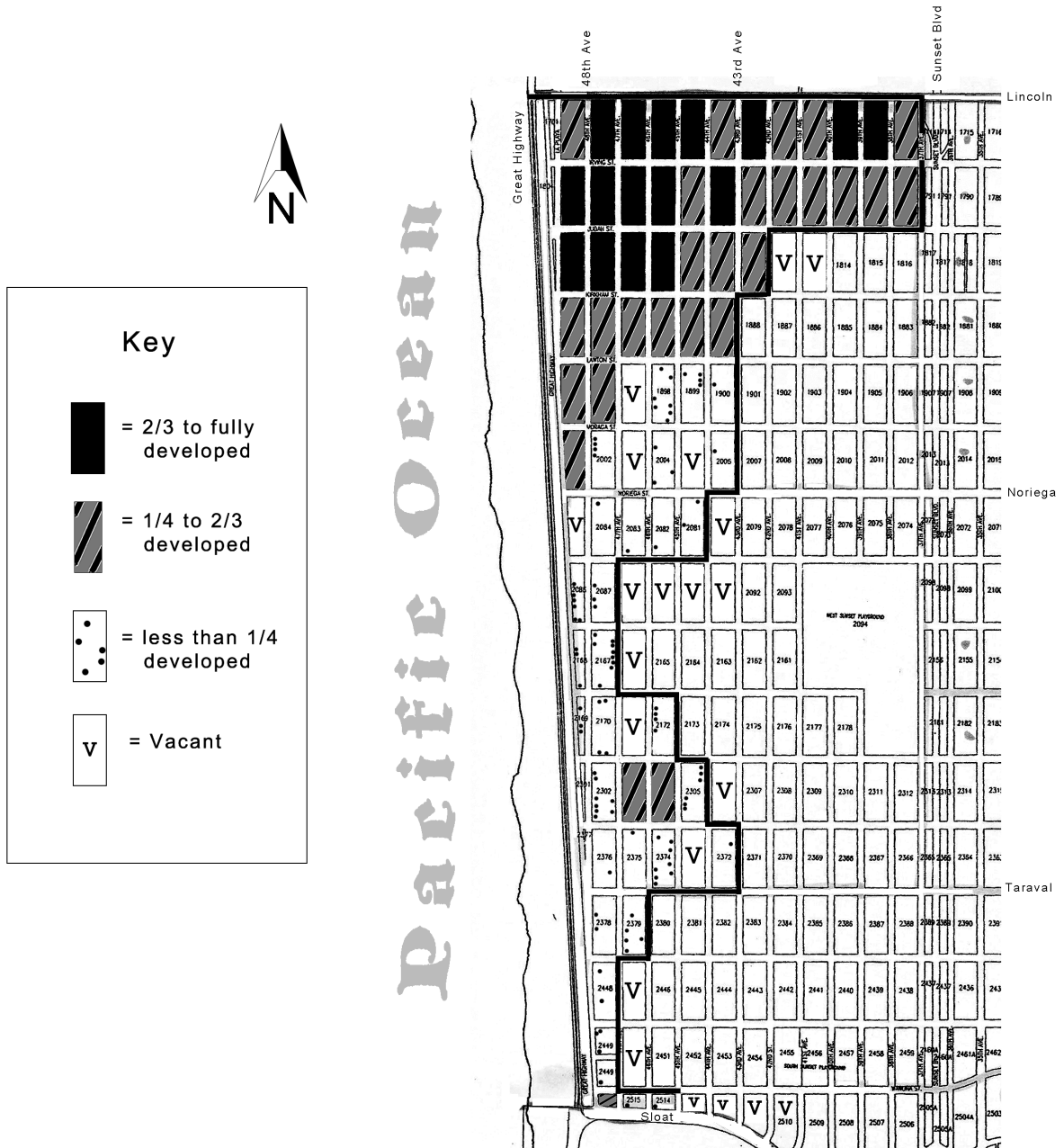
-  = 2/3 to fully developed
-  = 1/4 to 2/3 developed
-  = less than 1/4 developed
-  = Vacant

Pacific Ocean



This map shows the extent of development in 1915.
Research by William Kostura from 1915 Sanborn maps.
Illustration by S.W. LaBounty.

The Oceanside in 1929



This map shows the extent of development January 1929.
 Research by William Kostura from 1929 Sanborn maps.
 Illustration by S.W. LaBounty.

approved by the Board of Supervisors, this effort was successfully resisted by residents of the Richmond and Sunset districts, who worried that many of the names were difficult to pronounce and that the western part of the city would become known as "Spanish Town." The commission did end up renaming the east-west streets south of Lincoln Way, preserving the alphabetical arrangement, beginning with Irving (I) Street, Judah (J) Street, Kirkham (K) Street, Lawton (L) Street, Moraga (M) Street, Noriega (N) Street, Ortega (O) Street and Pacheco (P) Street. South of Pacheco was the Parkside District, whose promoters had already assigned the names Quintara, Rivera, Santiago, Taraval, Ulloa, Vicente, Wawona streets. X was changed to Y and became Yporba.³⁰

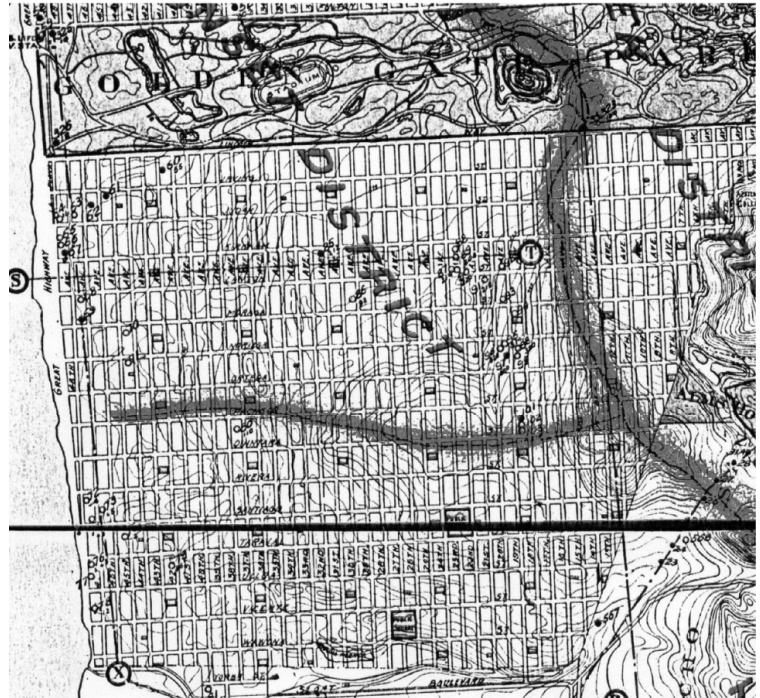
Carville Melds with Oceanside

The boundaries of Oceanside were never formally defined, and for residents of the time, they did not need to be. Those who lived within eight blocks of the beach considered themselves residents of the Oceanside, during a period when hardly a resident could be found between the Oceanside and the Inner Sunset. The 1915 Sanborn map reveals that, even by that year, very few houses could be found from the 20s to the 40s blocks of the avenues.

Today, a number of blocks still have the feel of the transitional period during which Carville became Oceanside—the 1500 block of 45th Avenue, the 1600 block of the Great Highway, and the 1700 block of the Great Highway all contain the informal and vernacular architecture which reflects the range from makeshift and self-built cottages to fully realized Craftsman houses.

Well Water and Piped Water

During the early days in Carville and Oceanside, people made do with water from wells, roads of sand, and lanterns instead of electric lights. By 1904, however, the population of the neighborhood was



Section of "Map of the City and County of San Francisco showing the Location of Wells," prepared by M. J. Bartell, Hydraulic Eng. under the direction of M. M. O'Shaughnessy, City Eng., May, 1913, source: San Francisco History Center, SF Public Library
Small squares indicate the wells; the shaded lines are water main routes.

sufficiently large to induce the Spring Valley Water Company to begin laying water mains through the neighborhood. The result was an immediate population explosion. Eighty-four lots were connected with water in 1904, and another ninety-one were connected the following year.³¹ The largest numbers of these were on streets closest to the ocean and to Golden Gate Park—the area corresponding to what had been known as Carville. Meanwhile, the streets east of 46th Avenue and south of Moraga were much less populous, many because most streets remained ungraded and infrastructure scanty. While some of these connections were for houses that already stood in 1904, the vast majority were for new houses. Since many lots contained more than one house (as evident from Sanborn maps of Blocks 1703, 1704, 1801, 1802, 1803, 1805, 1894, 1895, 1896, just to name a few examples) and since some houses probably continued to use well water, it is safe to say that over 200 houses stood in Oceanside by the end of 1905.

Because of the earthquake and fire of 1906, more people moved to Oceanside, and the community continued to grow, until by 1908, Oceanside had a population of 2,000 people.³²



A surviving water tower behind house at 1468 47th Avenue.

A city map from 1913 (above) shows the location of water wells and the underground supply line that piped water via Pacheco Street and Quintara Street almost to the beach. Although the Spring Valley Water Company's water tower on 41st Avenue near Lincoln Way no longer exists, a few individual well houses remain, notably one at 2274-45th Avenue, and a water tower at 1468-47th Avenue.

Proper sewage treatment was also necessary if the Oceanside neighborhood was going to grow. When there were only a few dozen people living in Carville, sewage was typically disposed of in latrines dug into the sand dunes or in leach fields. As the number of houses in the area grew after the 1906 Earthquake, it was discovered that sewage was leaking into the

underground aquifers that people depended on for drinking water. In addition, sewage began leaking into a pool in Golden Gate Park at 21st Avenue and Lincoln Way. In response to these unsanitary conditions, the Board of Supervisors passed a resolution in March 1910 to build a new sewer line from 45th Avenue and Vicente Street to 48th Avenue and Kirkham Street. This line would join the existing line recently completed on Lincoln Way, providing sewer connections to most of the houses in the more densely populated sections of the Oceanside neighborhood.³³ However, the reality was that the connection of the two sewers took several more years, as evidenced by a request from the Oceanside Neighborhood Club to build a temporary septic tank on Lincoln Way in 1912.³⁴

Other Improvements and Neighborhood Amenities

Sol Getz and Sons, a realty firm, was responsible for some of Oceanside's early growth, beginning in 1902 when they bought a block of land and graded it flat. Sol Getz continued to buy, grade, and sell Oceanside lots for many years. The firm opened a branch office at 47th Avenue and Lincoln Way and promoted the Oceanside from there. In later years, Jules Getz recalled that most prospective home-buyers who drove their buggies out to look over the empty lots "would scoff at us and tell us to peddle our sand somewhere else." Getz and Sons encouraged the building of streetcar houses and "any kind of building" in the early years, "just to get someone out there."³⁵

Because subsurface water was plentiful in the area, the most challenging aspect of developing property in the Oceanside neighborhood was the presence of large sand dunes. Understanding that the grading of streets, blocks, and lots would be essential to selling property in the area, Sol Getz would frequently hire teams to level large tracts of land that he had purchased. In June 1903, Getz hired Edward Malley to grade two blocks bounded by 46th Avenue, H Street (Lincoln Way), 48th Avenue, and I (Irving) Street.³⁶

After grading a block, it appears that Getz would lease the level lots to prospective buyers on favorable terms with the understanding that the occupant would build on the property within a specified period of time. Once the property was developed, Getz typically sold it to his former tenant within the year. In this way it appears that Getz oversaw the urbanization of much of the northwestern corner of the Oceanside neighborhood. Of the 60 individual properties studied in depth during Part Two/Phase Two of the Oceanside Survey, over one-third had been owned at one time by Sol Getz, and in most cases Getz appears to have been instrumental in developing the lot. In some cases, such as 1224 45th Avenue (which was built for Getz's son, Jules), it appears that Sol Getz may have actually developed the property himself. The Saturday Real estate sections of the *San Francisco Chronicle* and *San Francisco Call* throughout the first decade and a half of the twentieth century contain hundreds of listings for properties bought and sold by Sol Getz's company, Sol Getz & Son Real Estate.

In addition to the real estate speculators, neighborhood "improvement" clubs played a major role in boosting the Oceanside neighborhood. The main purpose of these clubs was to lobby the City and private transit and utility providers to extend service and improve infrastructure in the neighborhood. Other related functions included the elimination of nuisances such as crime and blight and publicizing the district to residents citywide with the hope of increasing property values. The first such club formed in 1903.³⁷ City directories first list an Oceanside Improvement Club in 1909. The various improvement clubs changed names, merged with, or succeeded one another. There was an Oceanside Promotion Association in 1910-1911, an Oceanside Improvement Association in 1911-1913, an Oceanside Club in 1914-1916, an Oceanside Improvement Club in 1918, and the Oceanside Community Council in the 1920s.

They met in the Oceanside Hall at 1315 48th Avenue (extant—converted to a dwelling) during 1909-1923 and in the Oceanside

Community Hall at 4131 Kirkham during 1924-1930 (extant but heavily remodeled). The same general goals inspired them all: to bring sewage lines and electric streetlights to the area, to grade and pave the streets, to build a firehouse, to improve school facilities, and to increase police protection. When the Panama-Pacific International Exposition was being planned in 1911, the Promotion Association lobbied for it to be built in Golden Gate Park, close to the neighborhood, hoping it would increase property values and compel the City to improve infrastructure.³⁸

Devised as a measure to enhance the value of the Oceanside and Golden Gate Park as the site of the upcoming world's fair, the Oceanside Improvement Club lobbied the City to construct the Great Highway from the Beach Chalet south to Sloat Boulevard in 1910. The work entailed grading away the sand dunes that occupied the ground between the right-of-way and Ocean Beach and the construction of a concrete retaining wall and multi-lane parkway consisting of vehicle lanes, a commercial street, foot paths, and landscaped medians.³⁹

Although the Oceanside Improvement Association and associated neighborhood groups favored the construction of the Panama Pacific International Exposition in their neighborhood, they were adamantly opposed to the expansion in the number of seaside resorts along the Great Highway. Opposing existing establishments almost as fiercely as proposed roadhouses, saloons, and dance halls, local residents blamed such establishments for the proliferation of crime, noise, and unseemly behavior on the beach.⁴⁰

The Oceanside Improvement Association was also concerned with beautification efforts. Well aware that shifting sand dunes presented a huge obstacle to the literal stability of their community, the association led a campaign to plant trees throughout the neighborhood, beginning with a shipment of 1,400 palms and shrubs planted in April 1910.⁴¹

By the end of 1912, the Oceanside Improvement Association had accomplished much, but a significant amount of work remained. Association president Alexander Russell created a series of committees to address the following areas where infrastructure was still lagging behind residential development: street lighting, water supply and pressure, sewage, transit, and improved access to Golden Gate Park. In addition to securing promises by the City to erect more light standards and by the Spring Valley Water Company to provide a larger inlet pipe to improve water pressure, the association had made it a top priority to lobby the City to extend the new Municipal Railway Geary line through Golden Gate Park to Lincoln Way to provide an alternative to the

extortionate and ever-unpopular Market Street Railway.⁴² Much of the lobbying by the Oceanside Improvement Association was evidently effective because by the end of 1913, Geary Street Muni cars were running to the beach, Lincoln Way was paved from end-to-end for vehicular traffic, and additional improvements to the Great Highway were anticipated.⁴³

The membership of the Oceanside Improvement Association was limited to men. Aware that there was much to be done and annoyed by their exclusion, Oceanside women founded their own association in 1913.⁴⁴ Initially called the Oceanside Women's Club, it soon split into two feuding factions, one of which was named the Campbellites (probably



Aerial view of the Oceanside, looking east.

a reference to the Disciples of Christ Church, known for being morally rigorous and strict). This group felt that the morals of the neighborhood were entirely too loose (largely as a result of the road houses and dance halls on the beach) and should be cleaned up. The other faction, the anti-Campbellites, disagreed with this view.

The first school in Oceanside was founded in 1903 and met beneath a grocery store on 48th Avenue. In 1908, a large, new Oceanside Primary School was built on 43rd Avenue, between Irving and Judah. Two stories and a basement in height, and covered with wooden shingles, it was a substantial addition to the neighborhood. This school building was demolished and rebuilt in 1913; the name was subsequently changed to the Francis Scott Key School. In the late 1910s or early 1920s, a large, wooden half-timbered Francis Scott Key School Annex, its first story clad in 12-inch wide redwood planks, was built at 1351 42nd Avenue, and still exists today.

Churches were also established in the Oceanside. In addition to the before-mentioned Episcopal Church St. Andrews-by-the-Sea in Carville, the first permanent church was probably St. Paul's Presbyterian Church on Kirkham Street between 46th and 47th Avenue. The brown shingled building was dedicated on September 9, 1906, and was soon expanded with a gymnasium named the Oceanside Boys Club which offered a much needed recreational service for youth. The growth of the congregation necessitated a new facility and, in 1923, the new church with an adjoining gym was built at the corner of 43rd Avenue and Judah Street where it still stands today. The new church was designed by Thomas A. Cuthbertson.



Francis Scott Key School Annex.

III. Property Types **Makeshift Houses, Family Houses,** **Vacation Houses**

Many houses built in the Carville/Oceanside period are cottage-type buildings. However, there were also a few large single-family residences and apartment buildings. Some houses were built at the front of a lot, and some were built at the back of a lot. Sometimes two houses were built on the same lot, one at the front and one at the rear. This pattern can still be seen in some of the outermost blocks and particularly in Block 1895, bounded by Great Highway, Lawton Street, 48th Avenue, and Moraga Street.

Almost all of the houses built in the early Carville/Oceanside period were small, low in height, and built of materials that could stand up to conditions imposed by the environment of wind, fog, and salt. Even the makeshift houses that were constructed around the shells of discarded horse cars and trolley cars, as described above, appeared as cottages covered in shingles.

Roadhouses, Bars, and Restaurants

In addition to residences of various classes, shops, a school, a church, a movie theater, and clubs, the Oceanside was home to roadhouses, restaurants, and saloons as well. The Ocean Side House was the first of these, preceding other by many years. As access to the rest of the city improved after the turn of the century, many other roadhouses, dance halls, and saloons began to open along the beach, often much to the consternation of neighborhood residents. There were three liquor establishments in 1901, five in 1910, and seven in 1914. During the 1920s, Prohibition was in effect, so an establishment could not advertise that it served liquor, but since it was remote, the Oceanside may have been a favored location for restaurants that skirted the strictest interpretations of the law. The 1929 Sanborn insurance map (four years before the repeal of Prohibition) shows ten buildings containing thirteen restaurants in the Oceanside, although it says nothing about what they served.

Some of the roadhouses, saloons, and restaurants were large and attracted a clientele from throughout San Francisco. The first of the famous roadhouses was Ocean Side House, as mentioned earlier. "Shorty Roberts" or



Commercial architecture in the Oceanside: 3655 Vicente Street.

Dominic F. Roberts in full, was the first "Shorty", who owned one of the three saloons in 1901. About 1909, he built a large establishment at 2200 Great Highway. It still stood in 1929, and was by that time operated by his sons Richard (the second "Shorty") and Wilfred. The business never really ended, and there is still a Roberts Motel on Sloat Boulevard, founded by the same family.

Another famous restaurant was Tait's-at-the-Beach, located from 1919 to 1931 in the former Ocean Side House. It was owned by John Tait, who was already renowned as manager of the

Tait-Zink restaurant and night club downtown. For Tait's-at-the-Beach, he purchased many of the Asian artworks and furnishings which Ida and Alexander Russell had once used to create an elegant atmosphere at their house. Tait's restaurant was very popular, surviving Prohibition but succumbing to the Depression.



Commercial architecture in the Oceanside: 50 Cutler Street.

Other large establishments were Sandy McNaughton's The Breakers (later known as The Crest), at 1534 Great Highway (extant but heavily remodeled); Hopkins' Restaurant and Saloon, at 1938 Great Highway (demolished); Dibble's at 2400 Great Highway (demolished); and the Lodge, a roadhouse and dance hall at 1300-1304 La Playa (demolished). The latter was a multi-story structure, suggesting that one could stay the night as well as dance, drink, and dine, a point that might have been of special concern to the Campbellites.⁴⁵ Also two stories in height were restaurant buildings at 50 Cutler (extant) and 3655 Vicente (extant). The former is Spanish in style and made of reinforced-concrete, while the latter is made of hollow clay tile, with a clay tile roof overhanging wooden balconies. Both were built before 1928, and still stand today.

Residential Architecture of the 1900s-1910s

The houses in Oceanside varied widely in appearance, ranging in size from the tiniest cottages, of which there were many, to rather large houses of one-and-one-half to two stories, of which there were about a dozen. A few buildings were built as flats, duplexes, or multi-story apartments, but the great majority was single-family houses. As stated above, sometimes two or more houses were built on the same lot. The most common pattern was for one house to be located behind another, but sometimes houses could be found side-by-side on a single lot. Three or four houses on a single lot also occurred. In one case, eight houses were built on a fifty-foot wide lot that stretched through Block 1895 from Great Highway to 48th Avenue. One of these was a former streetcar, and the rest were small, wood-framed cottages. When multiple houses were built on one lot, most or all of them were occupied by renters. One of the most active developers of multiple speculative rental cottages was a woman named Ida Cambridge who, among other projects, erected a cluster of six, nearly identical cottages on three lots on the west side of 48th Avenue between Irving and Judah streets (1343-1353 48th Avenue) in 1914. In this way Oceanside was much like Carville. Some of the frame dwellings were

even smaller than the residences made out of former streetcars.

Among the Oceanside houses that still stand today and pre-date 1920, one architectural theme predominates: the use of wooden shingles to cover the exterior of the house. Weather conditions are harsh at the ocean's edge, over time breaking down conventional materials such as wood, paint, and metal. Shingles, however, can stand up to the wind and salt air without paint, commonly survive 80 or more years without replacement, and grow more attractive as they weather. The simplest example of the shingled cottage type is a small, pitched or hipped-roof building with an integral porch—cheap to build—which can be added to over time. This non-stylistic cottage type merges practicality with the picturesque. Such houses were studied and celebrated in the East by A.J. Downing. Later, the hand-built, economical cottage type became rendered in the Arts and Crafts style, often called the Craftsman Style. These small cottages are once again desirable today and in



Example of the Shingle Style: Detail of Theodore Henn house, 1468 47th Avenue

demand for those who want to live at the edge of the City, close to the sound and smell of the ocean, and away from the noises and crowding of the central city.

Wooden shingles had also been used to cover the exterior of many streetcar houses, giving the neighborhood a rustic as well as bohemian flavor. The use of shingles was a motif that connected the Carville and Oceanside eras. Shingles were common on both small and large houses. In 1908 a San Francisco *Chronicle* reporter, Emmett M. O'Brien,⁴⁶ wrote of the "diminutive cottage and the two-story pretentious home, all a-shingle," that were supplanting the streetcar houses. This description is accurate for most of the Oceanside houses with high integrity that still stand today.

Architectural Styles of Residential Structures

Shingled houses in the Oceanside can be classified as "Shingle style," "Craftsman style," or "Shingled Colonial Revival style." The Shingle style uses shingles to wrap around corners and form a continuous, fluid surface. Ornamentation is minimal in these houses,

and visual interest is created by the use of curved surfaces such as eyebrow dormers and flared eaves. Sometimes the shingles vary in size and pattern. While uncommon in the Oceanside, there are two notable examples of this style. One is the two-story, Theodore Henn house at 1468 47th Avenue (ca. 1901). It is also the oldest known house in the Oceanside area.⁴⁷ The Dennis Sullivan house at 1984 Great Highway (1905), built for the city's fire chief, is also a fine example.

The "Craftsman style" derived from the Arts and Crafts style and is noted for carved wooden ornament such as at the ends of exposed beams and on rafter tails. A fine example of this style still stands at 4641 Lincoln Way, and a complete row of fifteen Craftsman houses are found on the 1200 block of 42nd Avenue. This row was built by Alonzo Harrington between 1911 and 1913. Another good example is the row of 18 Craftsman rowhouses on the 1200 block of 37th Avenue, constructed by Lincoln U. Grant between 1912 and 1913.



Examples of Craftsman Style: 1231, 1227, 1223 42nd Avenue

The third style that employs wooden shingles is the “Shingled Colonial Revival style.” These are one-story houses, sometimes with hipped roofs that extend forward to cover a full-width front porch. Most have a hipped-roof dormer projecting from the middle of the roof. The form of these houses is derived from the Colonial Revival style, but they lack the classical ornament common to that style. Instead of ornament, they employ wooden shingles to give the house texture. Shingled Colonial Revival houses are the most common type of shingled house in the Oceanside, and they are quite rare elsewhere in San Francisco, although a few exist in the East Bay.⁴⁸

Other styles that can be found in the Oceanside are the Classical Revival, with its columns, pilasters, pediments, and layered window moldings, and the pure Colonial Revival. These styles are very common elsewhere in San Francisco but are less so in the Oceanside. A very fine example of the Classical Revival in Oceanside is the Joseph Keith residence at 1648 Great Highway (1908).

Very few Oceanside houses were designed by architects. Instead, the designers were the builders, carpenters, and contractors. It seems that many carpenters moved to the Oceanside in 1904, attracted by the sudden boom, and built their own houses in addition to houses for others. Some of the builders active in the 1900s-1910s were Peter Leonard, Lawson Fenn, Clarence Judson, Carl Wengard, Alonzo Harrington, Lincoln U. Grant, William W. Thayer, Carl Carlsen, Walter Percival, and James L. Smith. Each of these men lived in the Oceanside or elsewhere in the Sunset, and built attractive houses that still stand today. Except perhaps for Harrington, none of these can be considered a major builder. Most built houses one or two at a time, instead of in rows or tracts. As mentioned earlier, only two long rows constructed before 1915 can be found in the Oceanside, the row of fifteen Craftsman houses on the 1200 block of 42nd Avenue, between Lincoln and Irving, built during the years of 1911-1913 by Harrington and Lincoln U. Grant’s row of 18 rowhouses on the 1200



*Example of the Shingled Colonial Revival Style
1231-33 47th Avenue*

block of 37th Avenue. Of the former, all are largely intact, with new owners reversing previous inappropriate modernizations and restoring elements such as windows, doors, and building details that had been lost.⁴⁹ Several other clusters of four houses or more still stand from those built in the Oceanside before 1915, among them the row of six in the 1200 block of 41st Avenue and the row of five in the 1600 block of the Great Highway. In general, large-scale residential development did not really take off in the Oceanside neighborhood until the mid-1920s.

Whatever the style, houses from the 1900s-1910s in the Oceanside are few in number. Although a trend for preservation of the best examples is on the rise, a large number were demolished when older houses were underappreciated in the 1950s through the 1990s. Of the 549 residential buildings that stood in Oceanside in 1915,⁵⁰ by some counts only about fifty or sixty houses, or 10% of what once stood here in 1915, remain with high integrity. Even these have, as a rule, undergone some alterations. Nearly all have replacement front steps, and most have had garages inserted into the basement level.



Example of the Classical Revival Style: Joseph Keith House, 1647 Great Highway

Another sixty or so houses have undergone greater alterations but still retain enough integrity to be identifiable as houses from the early period.

Fading of the Oceanside as the New Sunset Emerges

At the beginning of the 1920s, large areas of the Oceanside still remained undeveloped. But from that decade through the 1950s, the empty spaces were gradually filled in with stucco-clad houses, most of which were built in rows by speculative builders such as Oscar Heyman, the Rousseau and Gellert Brothers, and Henry Doelger. In contrast to the wood-based, freestanding, simplified Craftsman aesthetic of many of the earlier Carville/Oceanside houses, the speculative dwellings of the 1920s onward tended to be erected in rows of nearly identical rowhouses with Mediterranean, Spanish Colonial Revival, Period Revival, or Moderne stylistic features.

The 1920s through the 1950s were also the decades that the middle Sunset filled in with stucco-clad houses, joining the Oceanside neighborhood and the Inner Sunset and blurring Oceanside's visible boundary. In terms of appearance, these later houses represent a sharp break with the houses of the 1900s to 1920s.

The name *Oceanside* seems also to have faded from use during the 1920s. One improvement club, and the hall in which it met, used the name

"Oceanside" during the 1920s, but only one business, Oceanside Heating and Furnaces, used the name after 1921. The last year that the Oceanside Community Hall was listed in city directories, 1930, could be considered the last year the Oceanside was a distinct community.⁵¹ As one resident commented in 1947, "Now it's not Carville or Oceanside, but the Sunset, an integral part of San Francisco." If the blocks west of 40th Avenue had their own name after 1930, it was simply the "outer Sunset" or "out at the Beach."

IV. SPEAK's Goals and Priorities of the Oceanside Survey

Goals

Goal #1: to inventory, for eventual adoption by the City and County of San Francisco or State of California, the existing residential structures associated with the formation and expansion of the Oceanside settlement of San Francisco; determine the timeframe of Oceanside neighborhood; enumerate and describe the residential types (such as vacation houses, converted streetcars, permanent residential cottages), the structures associated with them (wells and water towers, for example); and describe the buildings' architectural forms and styles. Part One of the survey was limited by financial constraints to approximately twenty residential buildings with no more than 1800 square feet in area; in Part Two, remaining buildings will be surveyed.

Goal #2: to evaluate the significance of these sites and the persons and events associated with the small residential structures of Oceanside and document them using California Register criteria in a context statement and on DPR forms.

Goal #3: to explore whether the potential for a discontinuous historic district exists or whether individual buildings qualify as "historic resources" under CEQA. Whether or not a discontinuous district is pursued by the buildings' owners, the goal of the inventory is to delineate the location of historic resources in the Oceanside district; to prepare maps that locate the buildings showing the greatest intensity of extant buildings; and to describe the overall historic context that contributes to the district's character, for use by the Planning Department and the public.

Goal #4: to promote the appreciation and enjoyment of this generally vernacular residential type by creating booklets that illustrate and explain the history and appearance of the former Oceanside area; to support the creation of self-guided or guided walking tours highlighting the best examples of original extant buildings that remain; and to celebrate the origins of the Oceanside settlement with presentations at civic events from time to time, using the photographs, text, and maps prepared for the study.

Goal #5: to advance to Part Two of the inventory and perform the same research of additional buildings and, when more funds are available, to pursue Part Three.

Priorities

Priority #1: to perform the above goals more or less in the sequence listed;

Priority #2: to inform City officials of the importance of sensitive alterations and new contextual construction in the Oceanside district;

Priority #3: to determine whether the simple cottage residence found in this study area exemplifies a modern definition of "small house character" as well, and whether it has possible significance as an affordable housing type today.

V. Methodology

Part One (William Kostura)

Outline

1. Describe pre-European development setting of the western lands.
2. Examine Sanborn maps of 1915 and 1929.
3. Conduct walking field visits to all blocks to see what remains today and take photographs that will comprise an overall reconnaissance study of historic resources.
4. Determine integrity of these survivors.
5. Identify uses, architectural style, materials.
6. Photograph buildings that retain highest integrity.
7. Find similar buildings in the area that do not appear in the 1915 Sanborn map, indicating they were later than 1915.
8. Conduct archival research to determine history of each building, to establish date of construction, builder, and original owners and occupants, using records such as water hookups, sales ledgers, published building contracts, and city directories.
9. Set forth criteria for inclusion of buildings in the survey of the Oceanside.
10. Determine the period of significance.

Description of Methodology

As mentioned above, archival research showed that the Sunset District west of 40th Avenue was a distinct neighborhood known as the Oceanside from the early 1900s to about 1930. A number of tasks were performed to identify the oldest and most architecturally intact houses within this area. First, the earliest Sanborn map for the Oceanside area was examined. It dates from 1915 and covers blocks west of 40th Avenue that had been built upon by that year. A field survey was performed to determine whether each house on the 1915 Sanborn map still stands, and whether it retains architectural integrity. This survey also revealed that a large proportion of the surviving houses have a rustic quality, i.e., they are clad in wooden shingles or possess Craftsman-style decorative features. Another common theme was the one-story Colonial Revival style house, many of which are shingled, and many of which have full-width front porches. Those that are shingled can be considered an architectural type distinct to the Oceanside area.

Of the houses that appear on the 1915 Sanborn map, photographs were taken of many extant buildings that retain the highest integrity. Photos were also taken of similar-looking houses that are not shown on the Sanborn map; research later showed that these were built shortly after 1915. It became clear that shingled, Craftsman, and

Colonial Revival style houses in the Oceanside date from the period 1900-1920, whereas stucco-clad houses, as a rule, date from the 1920s and later.

Archival research was performed on most houses with high integrity from the 1900s and 1910s. These sources revealed the date of construction of each house, the builder of most of the houses, and the owners and occupants from the time of construction through about 1930. That year was considered to be the end of the Period of Significance, as the Oceanside name was rarely used after then.

For the most part, houses from the 1920s were not considered for evaluation in this Part One of the survey. One reason is that the use of the term "Oceanside" was winding down during this decade. Thus, houses from the 1920s cannot be said to represent the origins of the Oceanside neighborhood, or, for that matter, of the Sunset District. Finally, most houses from this decade look similar to innumerable stucco houses elsewhere in San Francisco, and therefore lack distinction.

Houses from the 1930s on post-date the Oceanside period. While it is possible that some of them may possess historic significance, these were not researched or investigated in this study.

Part Two (Kelley and VerPlanck)

Kelley and VerPlanck LLC (KVP) contracted with SPEAK/SAHRIC in July 2008 and Chris VerPlanck began working on Part Two/Phase One, which consisted of creating a survey application and a field survey methodology which was used to inventory every property within the survey area boundaries with a recorded construction date of 1924 or earlier. Most of the houses built before 1925 were erected individually or as part of small clusters, in contrast to the speculative rowhouse product erected by merchant builders beginning in the mid-1920s. More than 500 properties were surveyed within the survey area, which was expanded from the area considered in Part One to include the 1200 blocks from 40th Avenue to 37th Avenue. The field survey work made use of Geographical Information System (GIS) software loaded onto handheld devices to synchronize the photographs and survey notes with Standard Assessor Parcel Data. Following the completion of the fieldwork, KVP prepared official California Department of Parks and Recreation (DPR) 523 A (Primary) forms for 511 individual properties. These forms include basic information about each property, including a description and a photograph. These A forms were presented to the Historic Preservation Fund Committee in February 2009.

The second phase of the project consisted of documenting and evaluating a subset of properties culled from the 511 DPR 523 A forms. KVP documented the properties on DPR 523 B (Building, Structure, & Object) forms. In cooperation with SPEAK/SAHRIC, VerPlanck developed six criteria for selecting B form candidates. Numerical values were

assigned to each criterion ranging from 1 to 3 points. The criteria for the Oceanside Survey are as follows:

Criterion 1: Does the property contain a building or structure that is clearly architecturally significant: i.e.; does it rise above the general level of the surrounding properties in regard to its construction, detailing, stylistic vocabulary? If so, add 3 points.

Criterion 2: Does the property contain an example of an unusual building or structural type: i.e.; earthquake refugee shack, Carville house, tank house, commercial building, etcetera? If so, add 2 points.

Criterion 3: Does the property contain a building or structure that predates the 1906 Earthquake? If so, add 2 points.

Does it contain a building or structure that predates the First World War (1914)? If so, add 1.5 points.

Criterion 4: Does the property contain a building or structure that is an example of a recurring type in the Oceanside Survey Area: i.e.; is it a one-story, hipped-roof cottage, side-facing gable-roofed Dutch Colonial cottage, Craftsman row house, etcetera? If so, add 1 point.

Criterion 5: Does the property contain a building that occupies less than 50 percent of the lot's square footage, making it vulnerable to redevelopment? If so, add 1 point.

Criterion 6: Does the property contain a building or structure that retains a high level of integrity? If so, add 1.5 points.

After criteria were applied, the scores were totaled. A top-scoring property could potentially garner a maximum of 10.5 points. All properties that scored 6.5 or higher were selected to receive additional documentation, yielding a total of 60 properties. Kelley & VerPlanck conducted in-depth research of these properties at local government repositories and libraries in advance of preparing 523 B forms.

Upon completion of the DPR 523 B forms for all 60 properties, Kelley & VerPlanck prepared DPR 523 D (District) forms for five potential historic districts identified during the field survey. These districts contain a total of 48 properties.

The DPR 523 B and D forms were completed in November 2009, reviewed by SPEAK, and revised and finalized in February 2010.

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⁴ William Kostura's count of houses in the Inner Sunset is based on 1900 Sanborn Maps.

⁵ McFarlane, Angus, "How the Sunset became 'The Sunset,'" Western Neighborhoods Project Newsletter (Spring 2005), 2, 6, and 7, <http://www.outsidelands.org/sunset-name.php> and Newsletter (Winter 2007), 1-3.

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⁸ "To Open Road to the Beach," *San Francisco Chronicle* (February 3, 1904), 9.

⁹ "To Open Road to the Beach," *San Francisco Chronicle* (February 3, 1904), 9.

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¹² "Tait's-at-the-Beach, S.F. Landmark, Goes Down in Flames," *San Francisco News* (December 2, 1940), 3.

¹³ Older, Cora M. "People who live in cars." *San Francisco Bulletin* (July 11, 1896), 9;
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¹⁵ Gilliams, Leslie, "Cartown," *Strand* (XXII, November 1901), 575.

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¹⁷ "Quaint village of condemned street railway cars on the ocean beach," *San Francisco Chronicle* (October 4, 1896), Sunday magazine, p.1.

¹⁸ Cowan, op. cit.

¹⁹ Reese, Jennifer. "Streetcar Suburbs," *Preservation* (January-February 1999).

²⁰ "Methods of Utilizing Old Street Cars," *Scientific American* (LXXXIV, June 29, 1901), 409.

²¹ Adams, Gibbs, "A City of Cars," *Overland Monthly* (LII, November 1908), 399.

²² "Half Million in Realty Sales Closes the Week," *San Francisco Chronicle* (August 16, 1902), 7.

²³ "Burn the Car Out of Carville," *San Francisco Chronicle* (July 6, 1913), 38.

²⁴ Gerald D. Adams, "A streetcar named home," *San Francisco Examiner* (January 20, 1998), 1 shows photographs and a schematic plan of the second floor interior. Tap records at the San Francisco History Center, San Francisco Public Library, give the date of construction and first owner. See also Herb Caen's column, *San Francisco Chronicle* (April 10, 1983).

²⁵ Cowan, op. cit., p. 319

²⁶ Nolte, Carl. "Cottages Looking for a Home," *San Francisco Chronicle* (December 2, 2002) <http://www.sfgate.com/cgi-bin/article.cgi?f=/c/a/2002/12/02/BA72910.DTL>;

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²⁷ "Roar of Waves Is His Requiem," *Daily Morning Call* (October 15, 1903), 3.

²⁸ This business lasted about a decade. The building still stands but has been altered.

Notes (continued)

²⁹ “Finally Adopt Street Names,” *San Francisco Call* (December 7, 1909).

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³² Adams, op. cit.

³³ “To Rush Work on New Sewer,” *San Francisco Chronicle* (March 2, 1910), 9.

³⁴ “Sunset District Growing Apace,” *San Francisco Chronicle* (June 15, 1912), 11.

³⁵ Jane Sudekum. “Peddle Your Land Somewhere Else,” *San Francisco News* (April 10, 1947), 13.

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³⁷ Cowan, op. cit., 316.

³⁸ “Oceanside Out for Exposition,” *San Francisco Chronicle* (February 21, 1910), 5.

³⁹ “Ocean Boulevard Plans Progress,” *San Francisco Chronicle* (January 26, 1910), 9.

⁴⁰ “Entertainment at Oceanside,” *San Francisco Chronicle* (April 6, 1910), 9.

⁴¹ “Hetch-Hetchy Mass Meeting,” *San Francisco Chronicle* (April 15, 1910), 9.

⁴² “Oceanside Women Want Betterments,” *San Francisco Chronicle* (July 13, 1912), 5.

⁴³ “Improvements Assured Oceanside District,” *San Francisco Chronicle* (July 12, 1913), 15.

⁴⁴ “Oceanside Women Want Betterments,” *San Francisco Chronicle* (July 13, 1912), 5.

⁴⁵ This building was converted to apartments, and doubled in size, before 1929. It still stands.

⁴⁶ O’Brien, Emmet M. “Passing of Carville,” *San Francisco Chronicle* (March 15, 1908), 12.

⁴⁷ The oldest, that is, except for a Stick-Eastlake style Victorian cottage at 1575 48th Avenue. That house was moved to this lot from an unknown location in 1924.

⁴⁸ Shingled Colonial Revival houses are also reminiscent of French Colonial style houses that were built in Louisiana in the 18th and early 19th centuries, and of 19th century British-built bungalows in India. No evidence has emerged; however, that Oceanside builders were familiar with these styles, and could have been influenced by them.

⁴⁹ Houses at 1231 42nd Avenue and 1255 42nd Avenue were recently restored to original conditions.

⁵⁰ William Kostura’s count of houses is based on the 1915 Sanborn maps, which are the earliest available for this area.

⁵¹ There was an Oceanside Riding Club, presided over by Mrs. Grace Hamilton from her home, 1370 48th Avenue, during 1930-1933. As far as is known, this is the last time that the name Oceanside was used to denote a business, group, or institution.

Historic Context Statement Revisions

A Comparison of Changes from May 2007 to February 2010 Compiled by Sunset Parkside Education and Action Committee (SPEAK)

The work program for Part Two of the Oceanside Survey included potential revisions to the Oceanside Historic Context Statement to be written by the preservation consultant Chris VerPlanck, of Kelley and VerPlanck, who received the contract for conducting the survey. In general, the Oceanside Context Statement as published in May 2007 was retained in its overall structure and contents in the updated version of February 2010. The text was edited in some places and expanded with additional details and new insights. This necessitated that the inside pages of the front and rear cover be used in order not to add a whole sheet of paper with four pages and keep the cost down. The map titled *The Location of the Oceanside Neighborhood in the Sunset District of San Francisco* was moved from across of Page 1 to the inside of the front cover and the *List of Illustrations* was moved to inside of rear cover. Photos were moved and one photo showing the *Electrified Streetcar over South Drive, Golden Gate Park* was deleted to allow space for the expanded text.

In detail Chris VerPlanck made the following changes:

Front Cover Page: addition of *Updated February 2010*;

Title Page: Addition of the Historic Preservation Fund Committee and San Francisco Beautiful as funders, addition of *Updated March 2010*;

The Table of Contents was expanded reflecting changes in text. Under II. B. a section on *Street Names* was added. Under V. Methodology, the Methodology for *Part Two* by Kelley and VerPlanck was added;

Page 1, *I. Historical Context* was edited and slightly expanded.

Pages 1-5, *II. Synthesis of Information* was edited and slightly expanded.

Pages 5-21 *B. The Oceanside Neighborhood* was edited and slightly expanded. On Page 9 a new section *Street Names* was added and the section *Other Improvements and Neighborhood Amenities* was significantly expanded with a discussion of the projects undertaken by the Oceanside Improvement Association. Section III. *Property Types* was only minimally edited.

Pages 10 and 11 showing maps of the development of the Oceanside in 1915 and in 1929 were enlarged to include the 1200 and 1300 blocks west of Sunset Boulevard to reflect the expansion of the survey area.

Pages 22-23 with a discussion of the Methodology were significantly expanded with a description of the Methodology applied by Kelley and VerPlanck. Chris VerPlanck started with a systematic assessment of all properties in the survey area which were developed before 1925 and recorded more than 500 properties on DPR 523 A forms. For phase two a set of criteria with numerical values were applied to select about 60 properties which warranted further research and documentation on DPR 523 B forms. Then 48 properties were identified as contributors to potential Historic Districts and documented on DPR 523 D forms. Not all of the properties on B forms and D forms had sufficient integrity to be eligible.

The Bibliography (Page 24) and Notes (Page 25-26) were amended as necessary.

Attachment F

Written Public Comment

Mary Brown, Preservation Planner
San Francisco Planning Department
1650 Mission Street
San Francisco, CA 94103

March 20, 2012

Dear Mike, Courtney, Robert, and Mary,

On behalf of the members of Sunset Parkside Architectural and Historic Resource Inventory Committee (SAHRIC) of SPEAK, I would like to thank you for your efforts in reviewing the Oceanside Survey and preparing it for a hearing before the Historic Preservation Commission.

Members of SAHRIC met on March 10, 2012 and discussed the results as they are currently available. We were surprised to see the high rate of 35% of properties found to be not eligible. While we appreciate the Survey Advisors Group's and staff's expertise, we would like to offer a few comments.

We feel that once a property is classified as appearing "not eligible", 6N or 6Z, the owner might take this decision as an invitation to a major alteration, or to demolish and redevelop the property with a new structure. For some of the buildings classified as 6N or 6Z, a restoration or rehabilitation to the original state undertaken by the present or a future owner, could qualify them as eligible at a later point of time. For example, there are two properties in the 1200 block of 42nd Avenue where the asbestos siding and aluminum windows were removed and the facades handsomely restored. For some of the properties listed below, a final determination should not be made due to the lack of visibility from the street ROW of the main building or a second building in the rear yard. Thus we would like you to consider changing the evaluation code of several properties from 6L or 6Z to 7N or 7N1.

Address	Current Code	Proposed Code	Comments
1276 42 nd Ave	6L	7N or 7N1	Asbestos shingles can be removed; building in rear not visible; house of renowned carpenter.
1425 43 rd Ave	6L	7N	Possible Earthquake Shack needs further evaluation which is beyond the scope of Survey
1271 46 th Ave	6L	7N	Four aspects of Integrity are retained
1255 47 th Ave	6L	3CS or 7N	Four aspects of Integrity are retained
1783 45 th Ave	6Z	3CS or 7N	Four aspects of Integrity are retained
2120 Great Highway	6Z	7N	Four aspects of Integrity are retained, most changes are reversible
4509 Lincoln Way	6L	7N	Five aspects of Integrity are retained, most changes are reversible

We also found that two properties with three buildings (1542 47th Ave and 4429-4431 Kirkham Street) seem to be examples of transition between the small cottages/houses of the Oceanside and the row houses of the Sunset and are worth to be retained as such. At least they should not receive the Code 6Z.

Thank you for your attention to our concerns. We are aware that the survey cannot save every building related to the former Oceanside neighborhood, but we do not want to encourage major alteration or demolition and replacement of those surveyed buildings which retain character defining features of the humble architecture and neighborhood character of the Oceanside.

Sincerely,
Inge Horton, Chairperson of SAHRIC

CC: Chris VerPlanck

S. F. April 10 - 12

Dear Mrs Brown:

About a week ago I received a letter from your office letting me know that my property at 1411-15 47th Ave. was among 68 other properties eligible for some kind of historic resources. I don't know if the Action Committee (Speak) know that this property has had many changes in the past both inside and outside. There are so many of the changes, that I believe the original owners would not believe it is the same house they used to live in.

I know my property has been in papers, defenders and even the Preservation Magazine on account of rumors that the original owners use to have a cable car in the house. Nobody ever saw that famous old relic if it ever existed. I honestly feel that my property should be among the ones to be considered during the Hearing of May 2. With thanks for any attention given these lines,
Sincerely,
Francis H. Lemus

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) 1411 47th Ave

P1. Other Identifier None
 *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: SF North Date: 1994
 *c. Address: 1411 47th Ave City: San Francisco Zip: 94122
 d. UTM: (Give more than one ofr large and/or linear resources) Zone _____; _____ mE/ _____ mN
 e. Other Locational Data: Assessor's Parcel Number: 1806001A

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1411 47th Avenue is a three-story, wood-frame, Craftsman-style multiple-family dwelling clad in lapped wood and vinyl siding and capped with a compound flat and hipped roof. The 2,770 sq ft building occupies a 1,825 sq ft lot on the west side of 47th Avenue between Judah and Kirkham streets. The first floor level features a wood panel pedestrian door and paneled garage door on the left, two recessed pedestrian wood doors at the center, and a wood and glass paneled garage door on the right. The second floor level features a deck with a wood railing on the left, a small aluminum slider window and a band of aluminum and vinyl slider windows at the center, and a tripartite window composed of three double-hung wood windows with the upper sashes divided into smaller lights. The third floor level, which sits atop the left half of the building, features four aluminum slider windows occupying the center of larger fixed, multi-light wood sash windows. The facade terminates with rain gutters on the left and a stepped parapet on the right. The moderately altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

*P5b. Photo (view, date, accession #
View toward west, 100_8303.JPG



*P6. Date Constructed/Age and Sources
 Historic Prehistoric Both
 1900, Assessor's Office

*P7. Owner and Address:
 Francisco R. Lemus Revoc Tr
 1415 47th Ave.
 San Francisco, Ca 94122

*P8. Recorded by
 Kelley & VerPlanck, LLC
 2912 Diamond Street, #330
 San Francisco, CA 94131

*P9. Date Recorded:
 06.07.09

*P10. Survey Type: (Describe)
 Reconnaissance-level survey:
 Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments BSOR Photograph Record Continuation Sheet
 Archaeological Record NONE Location Map Other...
 Artifact Record District Record Linear Feature Record

Attachment G

California Historical Resource Status Codes

California Historical Resource Status Codes

1 Properties listed in the National Register (NR) or the California Register (CR)

- 1D Contributor to a district or multiple resource property listed in NR by the Keeper. Listed in the CR.
- 1S Individual property listed in NR by the Keeper. Listed in the CR.

- 1CD Listed in the CR as a contributor to a district or multiple resource property by the SHRC
- 1CS Listed in the CR as individual property by the SHRC.
- 1CL Automatically listed in the California Register – Includes State Historical Landmarks 770 and above and Points of Historical Interest nominated after December 1997 and recommended for listing by the SHRC.

2 Properties determined eligible for listing in the National Register (NR) or the California Register (CR)

- 2B Determined eligible for NR as an individual property and as a contributor to an eligible district in a federal regulatory process. Listed in the CR.
- 2D Contributor to a district determined eligible for NR by the Keeper. Listed in the CR.
- 2D2 Contributor to a district determined eligible for NR by consensus through Section 106 process. Listed in the CR.
- 2D3 Contributor to a district determined eligible for NR by Part I Tax Certification. Listed in the CR.
- 2D4 Contributor to a district determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in the CR.
- 2S Individual property determined eligible for NR by the Keeper. Listed in the CR.
- 2S2 Individual property determined eligible for NR by a consensus through Section 106 process. Listed in the CR.
- 2S3 Individual property determined eligible for NR by Part I Tax Certification. Listed in the CR.
- 2S4 Individual property determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in the CR.

- 2CB Determined eligible for CR as an individual property and as a contributor to an eligible district by the SHRC.
- 2CD Contributor to a district determined eligible for listing in the CR by the SHRC.
- 2CS Individual property determined eligible for listing in the CR by the SHRC.

3 Appears eligible for National Register (NR) or California Register (CR) through Survey Evaluation

- 3B Appears eligible for NR both individually and as a contributor to a NR eligible district through survey evaluation.
- 3D Appears eligible for NR as a contributor to a NR eligible district through survey evaluation.
- 3S Appears eligible for NR as an individual property through survey evaluation.

- 3CB Appears eligible for CR both individually and as a contributor to a CR eligible district through a survey evaluation.
- 3CD Appears eligible for CR as a contributor to a CR eligible district through a survey evaluation.
- 3CS Appears eligible for CR as an individual property through survey evaluation.

4 Appears eligible for National Register (NR) or California Register (CR) through other evaluation

- 4CM Master List - State Owned Properties – PRC §5024.

5 Properties Recognized as Historically Significant by Local Government

- 5D1 Contributor to a district that is listed or designated locally.
- 5D2 Contributor to a district that is eligible for local listing or designation.
- 5D3 Appears to be a contributor to a district that appears eligible for local listing or designation through survey evaluation.

- 5S1 Individual property that is listed or designated locally.
- 5S2 Individual property that is eligible for local listing or designation.
- 5S3 Appears to be individually eligible for local listing or designation through survey evaluation.

- 5B Locally significant both individually (listed, eligible, or appears eligible) and as a contributor to a district that is locally listed, designated, determined eligible or appears eligible through survey evaluation.

6 Not Eligible for Listing or Designation as specified

- 6C Determined ineligible for or removed from California Register by SHRC.
- 6J Landmarks or Points of Interest found ineligible for designation by SHRC.
- 6L Determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning.
- 6T Determined ineligible for NR through Part I Tax Certification process.
- 6U Determined ineligible for NR pursuant to Section 106 without review by SHPO.
- 6W Removed from NR by the Keeper.
- 6X Determined ineligible for the NR by SHRC or Keeper.
- 6Y Determined ineligible for NR by consensus through Section 106 process – Not evaluated for CR or Local Listing.
- 6Z Found ineligible for NR, CR or Local designation through survey evaluation.

7 Not Evaluated for National Register (NR) or California Register (CR) or Needs Reevaluation

- 7J Received by OHP for evaluation or action but not yet evaluated.
- 7K Resubmitted to OHP for action but not reevaluated.
- 7L State Historical Landmarks 1-769 and Points of Historical Interest designated prior to January 1998 – Needs to be reevaluated using current standards.
- 7M Submitted to OHP but not evaluated - referred to NPS.
- 7N Needs to be reevaluated (Formerly NR Status Code 4)
- 7N1 Needs to be reevaluated (Formerly NR SC4) – may become eligible for NR w/restoration or when meets other specific conditions.
- 7R Identified in Reconnaissance Level Survey: Not evaluated.
- 7W Submitted to OHP for action – withdrawn.

Attachment H

Notification & Outreach Materials



SAN FRANCISCO PLANNING DEPARTMENT

FREQUENTLY ASKED QUESTIONS

Community-Sponsored Survey: Oceanside

Where is Oceanside?

Oceanside is the historic name for the turn-of-the-century beachside community that developed in the area roughly bounded by Golden Gate Park, 37th Avenue, and Sloat Boulevard. This distinct neighborhood of small houses and beach cottages – with strong ties to early artistic and bohemian communities – was referred to as the Oceanside from approximately 1900 into the 1920s. Dwellings dating from the early period of the Oceanside neighborhood's development (1900-1914) are rare survivors; fewer than 10% have survived relatively intact. By the 1930s, with the advent of mass construction of residential tracts, the area was considered part of the larger Sunset District and its original moniker dropped.

Why was this neighborhood surveyed?

In 2008, the Sunset Parkside Education and Action Committee (SPEAK) initiated Phase II of an architectural study of the surviving Oceanside buildings. Founded in 1969, SPEAK is an active neighborhood organization with a long history of involvement in neighborhood-based planning, architecture, and historic preservation issues.

SPEAK commissioned the Oceanside Survey in order to assemble historic information about the buildings within the study area and to determine which of those buildings have some special historic, cultural, or architectural significance. SPEAK was awarded grants from the San Francisco Historic Preservation Fund Committee and San Francisco Beautiful to hire a qualified architectural historian consultant firm to conduct the survey.

In May 2010 and in March 2012, SPEAK hosted informational community meetings related to the survey and its findings. Planning Department staff was on hand to provide additional information regarding the survey process. Property owners were notified of these meetings, as was the wider Sunset District community.

What building documentation is produced during a typical survey?

Most properties within a survey receive DPR 523-A Primary Record form documentation. This *Reconnaissance* level survey form includes a description of the building and alterations, a photograph, and documentation of the building's age. A smaller number of properties also receive more intensive documentation and evaluation in the form of a DPR 523-B Building, Structure, & Object Record. These *Intensive* level survey forms include an assessment of the building's historic context, significance, construction history, integrity, and eligibility for listing in local, California, or National registries. A [California Historical Resources Status Code](#) is assigned to each DPR 523-B form. These status codes were developed by the [California Office of Historic Preservation](#) to document a property's eligibility (or ineligibility) to local, California, or National registries.

Finally, DPR 523-D District Record forms are used to document and evaluate significant groupings of buildings. Individual buildings within a proposed district are identified, evaluated, and assigned a California Historical Resources Status Code.

Can property owners opt out of a survey?

Survey activity is conducted from public rights-of-way. Individual property owners can not opt out of a survey.

How many properties were surveyed and how many were found to be historic?

The consultant firm, Kelley & VerPlanck Architectural Consulting, evaluated 57 individual properties on DPR 523-AB forms and made the following determinations:

- 31 properties qualify as eligible historic resources.
- 23 properties do not qualify as eligible historic resources.
- 3 properties require further research in order to make a determination as to historic status.

The consultants also evaluated five clusters of buildings on DPR 523-D forms for potential eligibility as historic districts and made the following determinations:

- 3 small clusters qualify as eligible historic districts. These three eligible historic districts contain a total of 37 properties.
- 2 small clusters do not qualify as eligible historic districts. These two non-eligible clusters contain a total of 11 properties.

Due to budget constraints, the consultant firm did not evaluate all properties included in the Oceanside survey. Instead, the consultant firm provided *Reconnaissance* level written documentation (without evaluation) of 403 buildings on DPR 523-A forms. No determination as to historic status was made for these 403 properties.

What is the role of the Planning Department in this survey?

Although the Oceanside survey was initiated, funded, and managed by SPEAK, the Planning Department (Department) and the Department's Survey Advisor's Group were closely involved in the review of the consultant's survey findings. The Department is also tasked with providing recommendations for adoption to the Historic Preservation Commission at a noticed public hearing and transmitting survey findings to the California Office of Historic Preservation. If the survey is adopted, the Department will add the survey findings to its property database.

Does the survey mean that my property is a Landmark?

No, the results of a survey are not a Landmark designation of a building. A survey is an information gathering tool. Landmark designation is a completely separate process that requires additional property owner notification and several public hearings at the Historic Preservation Commission and Board of Supervisors.

As a property owner, what are the potential benefits of the survey?

Owners, tenants, and prospective buyers generally see an advantage to a completed survey evaluation because knowing a building's historic status ahead of time brings more certainty to any future permitting processes. Without a survey evaluation, the building permit applicant is usually responsible for providing historic background information on a building. Obtaining this information can increase the time or costs associated with any proposed alterations to a building that was constructed over 50 years ago. A survey is beneficial because the qualified consultant has already completed this part of the review process.

To be clear, although over 400 buildings were identified as part of the Oceanside Survey and *documented* on DPR 523-A forms, far fewer properties were *evaluated* on DPR 523-B and DPR 523-D forms. Only those properties that were *evaluated* and determined to be eligible (or not eligible) historic resources receive this benefit.

Surveys also identify properties that can be designated. There are three separate levels of designation of historic resources: Local (Article 10 & 11), State (California Register of Historical Resources), and Federal (National

Register of Historic Places). All three designations qualify buildings to use California's State Historical Building Code. Designations at the Local or National level may qualify to apply for federal tax credits or a property tax reduction provided by the Mills Act.

As a property owner, what are the potential disadvantages of the survey?

The determination of whether a property is of historic, cultural or architectural value is based on factual documentation. While there will always be some owners or tenants that do not agree with the final determination, a survey strives to evaluate each property within the study area in a balanced and objective manner. If there is a factual error in survey documentation or you have additional information regarding a property, please let us know.

While some may see a historic survey determination as a disadvantage, the truth is that the permit review process is identical for all properties regardless of whether or not a survey has been completed. With or without a survey, California State regulations require the Planning Department to make a determination on the historic status of a property when many types of building permit applications are submitted for review. A survey provides the needed information to complete that review and facilitates the Department's permit review process.

Will the survey make it harder to remodel the interior of my property, such as remodel my kitchen or bathroom?

No. Historic resource surveys focus only on the exterior of a building. There is no change in the manner in which the Department reviews building permit applications to remodel the *interior* of a residential building or commercial space. There are no additional fees, extended review periods, or delays in the processing of a permit application for interior work to a surveyed property.

Will the survey make it harder to change the exterior of my property, such as replace my windows?

A common misconception is that a historic building cannot be altered and is "frozen in time." While the Planning Department is generally concerned with exterior work that is visible from the surrounding public right-of-way, such as the street or the sidewalk, the survey results do not prohibit one from making alterations to the exterior.

Obtaining a permit to make exterior alterations on a historic property can be accomplished as quickly as any other permit. Larger projects, such as visible additions, or projects that do not meet the Secretary of the Interior Standards for Rehabilitation, may require additional design review. Understanding a building's historic status ahead of time brings more certainty to the permitting process and will facilitate the Planning Department's review of any proposed exterior changes.

In regards to windows, the Planning Department has developed [window replacement standards](#) that apply across San Francisco to all properties, surveyed or not.

For more information, contact Mary Brown, Preservation Planner, at 415-575-9074 or mary.brown@sfgov.org.

For a detailed explanation about the types of documents produced for a survey, visit:
<http://www.sfplanning.org/index.aspx?page=1835#explain>.

To view PDFs of all Oceanside survey DPR 523-A, 523-B, or 523-D forms, visit:
<http://www.sf-planning.org/index.aspx?page=3071>

你的物業列入社區贊助歷史資源調查。包括在此
郵件中，或中文資訊，請致電 558-6476.

Your property was included in a community-sponsored historic resource survey. For translation of materials included in this mailing or to speak with a Planning Department staff member fluent in Chinese, please call 558-6476.

SAN FRANCISCO
PLANNING DEPARTMENT

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SAN FRANCISCO
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SAN FRANCISCO PLANNING DEPARTMENT

March 28, 2012

Dear Property Owner,

This notice is to inform you that a public hearing will be held regarding a recently completed community-sponsored historic resource survey that includes a building that you may own. This property was evaluated by a qualified consultant and a determination as to its historic status has been made. At the public hearing, the Department will present recommendations for adoption of individually eligible historic properties and/or historic districts as described in the survey.

Historic Preservation Commission Wednesday, May 2, 2012

Hearing begins at 12:30 p.m.

City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400

The Sunset Parkside Education and Action Committee (SPEAK) initiated, funded, and managed this architectural survey of buildings located at the western edge of the Sunset District, a neighborhood originally known as Oceanside. The primary focus of the Oceanside survey was smaller-scale beach cottages associated with the earliest development of the Oceanside neighborhood.

A qualified architectural historian, hired and managed by SPEAK, documented over 500 properties as part of the survey and determined that 68 properties are eligible historic resources, either individually or as contributors to historic districts. Planning Department (Department) staff reviewed the survey findings, concurs with the consultant's final determinations, and will recommend adoption of the survey findings at the May 2, 2012 Historic Preservation Commission hearing.

To view the documentation and evaluation of your property and related survey material, including identified eligible historic resources and historic district information, DPR 523-series survey forms, the updated *Oceanside Historic Context Statement*, and Google Map-based application, please visit the Department's website at: <http://www.sf-planning.org/index.aspx?page=3071>. Survey materials are also available to the public for review at the Department office, 1650 Mission Street, 4th floor.

The Department welcomes your input on the survey materials, including factual corrections, and asks that you direct your comments to the contact person listed at the end of this notice.

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

For information regarding how surveys can be used by the Department, property owners, and the public, please see the enclosed document titled, *Community-Sponsored Survey: Oceanside Survey, Frequently Asked Questions*. There are no changes to the permitted uses or base zoning as a result of the survey.

Please contact the Department by phone, fax, email, or letter if you have questions or comments about the survey results and materials or to request more information about the review process. When leaving a message at the Department, include your name, contact information, and address of the property. Contact Preservation Planner Mary Brown at 415-575-9074 or Mary.Brown@sfgov.org. Fax comments to 415-558-6409.



SAN FRANCISCO PLANNING DEPARTMENT

March 28, 2012

Dear Property Owner,

This notice is to inform you that a public hearing will be held regarding a recently completed community-sponsored historic resource survey that includes a building that you may own. This building was documented by a qualified consultant, though no determination as to its historic status was made. At the public hearing, the Department will present recommendations for adoption of individually eligible historic properties and/or historic districts as described in the survey.

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A qualified architectural historian, hired and managed by SPEAK, documented over 500 properties as part of the survey and determined that 68 properties are eligible historic resources, either individually or as contributors to historic districts. Planning Department (Department) staff reviewed the survey findings, concurs with the consultant's final determinations, and will recommend adoption of the survey findings at the May 2, 2012 Historic Preservation Commission hearing. There are no changes to the permitted uses or base zoning as a result of the survey.

Many buildings, including yours, were documented as part of the survey, but not evaluated, and no determination as to historic status was made. To view the documentation of your property and related survey material, including identified eligible historic resources and historic district information, DPR 523-series survey forms, the updated *Oceanside Historic Context Statement*, and Google Map-based application, please visit the Department's website at: <http://www.sfplanning.org/index.aspx?page=3071>. Survey materials are also available to the public for review at the Department office, 1650 Mission Street, 4th floor.

The Department welcomes your input on the survey materials, including factual corrections. Please contact the Department by phone, fax, email, or letter if you have questions or comments about the survey results and materials or to request more information about the review process. When leaving a message at the Department, include your name, contact information, and address of the property. Contact Preservation Planner Mary Brown at 415-575-9074 or Mary.Brown@sfgov.org. Fax comments to 415-558-6409.

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SUNSET PARKSIDE EDUCATION AND ACTION COMMITTEE
1329 7th Avenue, San Francisco, CA 94122-2507
Email: speaksanfrancisco@yahoo.com

February 24, 2012

Dear Property Owner,

As a property owner in the Outer Sunset you will be interested to learn about a survey of old buildings in the Outer Sunset west of Sunset Boulevard and between Lincoln Way and Sloat Boulevard. SPEAK discovered that there were still more than 500 surviving buildings which were constructed prior to 1925 and were part of the former "Oceanside" neighborhood. This neighborhood replaced Carville-by-the-Sea (which was documented by Woody LaBounty in his book with the same title.) The purpose of the Oceanside Survey is to educate property owners and the community in general of the history of their neighborhood and to identify and evaluate buildings which have not been altered significantly and may be eligible for official designation as historic resources.

SPEAK invites you to attend a

Community Meeting
for the presentation of the Oceanside Survey
on Monday, March 19, 2012, at 7 p.m.
at Grace Lutheran Church at 3201 Ulloa Street, enter from 33rd Avenue.

After the presentation, our consultant Chris VerPlanck, members of SPEAK and the Planning Department will be on hand to answer your questions. Please be assured that being included in the Oceanside survey will **NOT** have any impact on property taxes.

In February 2010 we sent out a similar letter notifying affected property owners and held a community meeting to present the survey and answer questions. Since then, the Planning Department's Preservation Planners and Survey Advisors Group have carefully reviewed the records and amended some of the reports. Also, some properties changed ownership and the new owners will have an opportunity to be informed. Thus a second meeting seems appropriate.

Our consultant, Chris VerPlanck, studied nearly sixty properties in depth as well as identified five potential historic districts. Not all properties are found to be eligible. Your property is part of the survey and appears to be eligible as a Historic Resource. We are attaching the DPR 523 report of your property for your information.

The history and significance of your building exists independently of our survey. The SPEAK Survey team has saved you the cost of an architectural historian for researching and documenting the building's history. Also, the California Historical Building Code can be applied to alterations of identified historic resources. This Code is more flexible and sensitive to historic buildings than are the San Francisco and California Building Codes.

If you are unable to attend the Community meeting, you may send us an email with your comments to speaksanfrancisco@yahoo.com or send a letter to SPEAK, 1329-7th Avenue, San Francisco, CA 94122.

We plan to present the Oceanside Survey to the Historic Preservation Commission on May 2, 2012, for a public hearing and potential adoption.

Sincerely,

Marc Duffett, President SPEAK



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1329 7th Avenue, San Francisco, CA 94122-2507
Email: speaksanfrancisco@yahoo.com

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Our consultant, Chris VerPlanck, studied nearly sixty properties in depth as well as identified five potential historic districts. Not all properties are found to be eligible. Your property is part of the survey and appears to be eligible as a contributory building of a potential Historic District. We are attaching the DPR 523 report of your property for your information.

The history and significance of your building exists independently of our survey. The SPEAK Survey team has saved you the cost of an architectural historian for researching and documenting the building's history. Also, the California Historical Building Code can be applied to alterations of identified historic resources. This Code is more flexible and sensitive to historic buildings than are the San Francisco and California Building Codes.

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Sincerely,

Marc Duffett, President SPEAK



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-6409

NOTICE OF PUBLIC HEARING

Hearing Date: **Wednesday, May 2, 2012**
Hearing Time: **Beginning at 12:30 PM**
Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400**
Case Type: **Oceanside Historic Resource Survey**
Hearing Body: **Historic Preservation Commission**

This notice is to inform you of a public hearing to be held regarding the recently completed Oceanside Historic Resource Survey. At the public hearing, the Planning Department (Department) will present recommendations for adoption of identified eligible individual historic properties and/or historic districts as described in the survey.

The Department welcomes your input on the survey materials, including factual corrections, and asks that you direct your comments to the Department at the contact information listed below. The survey materials are available to the public for review at the Department offices and on the Department's webpage located at <http://www.sf-planning.org/index.aspx?page=3071>. To request a mailed copy of a property's survey form, please contact the planner listed below.

The Oceanside Historic Resource Survey was initiated, funded, and managed by the Sunset Parkside Education and Action Committee (SPEAK). The survey was conducted by a qualified architectural historian consultant and reviewed by the Department and the Department's Survey Advisors Group.

The purpose of a survey is to identify and evaluate properties that appear to be historic resources eligible for listing in the National and/or California Registers. Actual listing/designation is not proposed at this time and would require a separate process and notification to property owners. For information regarding how surveys can be used by the Planning Department, property owners, and the public, please see San Francisco Preservation Bulletin No. 11 on the Planning Department's webpage at: <http://www.sfplanning.org/index.aspx?page=1827>.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Mary Brown** Telephone: **(415) 575-9074** E-Mail: **Mary.Brown@sfgov.org**

SURVEY MATERIALS AND RESULTS ONLINE: The survey materials and results, including identified eligible Historic Resources and Historic District information, DPR 523-series survey forms, and Google Map-based application are available online on the Planning Department's website at <http://www.sf-planning.org/index.aspx?page=3071>

中文詢問請電 415.558.6282

Para sa impormasyon sa Tagalog tumawag sa: 415.558.6251

Para información en Español llamar al: 415.558.6307

Attachment I

Draft Historic Preservation Commission Motion



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Draft Motion 00XX

HEARING DATE: MAY 2, 2012

Hearing Date: May 2, 2012
Case Number: 2012.0490U
Staff Contact: Mary Brown – (415) 575-9074
Mary.Brown@sfgov.org
Reviewed By: Tim Frye - (415) 575-6822
Tim.Frye.@sfgov.org

1650 Mission St.
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San Francisco,
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ADOPTION OF: **Oceanside Historic Resources Survey**

PREAMBLE

WHEREAS, the Methodology for recording and evaluating historic resources contained in the Office of Historic Preservation publication *Instructions for Recording Historical Resources* of March 1995 and future editions of that publication is based on the Secretary of the Interior's Standards and National Register of Historic Places Criteria cited therein.

WHEREAS, that the *Oceanside Historic Resources Survey* consists of several elements including:

- 403 California Department of Parks and Recreation Primary Records (DPR 523-A forms),
- 57 California Department of Parks and Recreation Building, Structure, and Object Records (DPR 523-B forms) combined with related DPR 523A forms,
- 5 California Department of Parks and Recreation District Records (DPR 523-D forms) and related 48 DPR 523-A forms,
- An update (2010) to the previously endorsed *Oceanside Historic Context Statement*.

WHEREAS, that the *Oceanside Historic Resources Survey* was prepared by a qualified historian in accordance with the Secretary of the Interior's Standards and State Office of Historic Preservation Recordation Manual as outlined in Resolution No. 527 of June 7, 2000, adopted by the previous San Francisco Landmarks Preservation Advisory Board.

WHEREAS, that the *Oceanside Historic Resources Survey* was reviewed by the San Francisco Historic Preservation Commission for accuracy and adequacy and is adopted by the San Francisco Historic Preservation Commission at a public meeting agendized for this purpose.

WHEREAS, that a copy of the duly adopted *Oceanside Historic Resources Survey* will be maintained in the Planning Department Preservation Library and on the Planning Department's website.

WHEREAS, that future Landmark and Historic District Designation Reports and Nominations and Structures of Merit Nominations may demonstrate historic significance by reference to the: *Oceanside Historic Resources Survey* and the *Oceanside Historic Context Statement*.

WHEREAS, that in the future, in evaluating surveyed properties, historic significance may be demonstrated by reference to the *Oceanside Historic Context Statement* and the *Oceanside Historic Resource Survey*.

THEREFORE BE IT MOVED, that the Historic Preservation Commission hereby adopts the *Oceanside Historic Resources Survey*, including:

- All California Department of Parks and Recreation Primary Records (DPR 523-A forms),
- All California Department of Parks and Recreation Building, Structure & Object Records (DPR 523-B forms),
- All California Department of Parks and Recreation District Records (DPR 523-D forms),
- The *Oceanside Historic Context Statement*, updated February 2010.

BE IT FURTHER MOVED that the Historic Preservation Commission hereby directs its Commission Secretary to transmit a copy of the adopted survey materials and this Motion No. 00XX, to the California Office of Historic Preservation and to the Northwest Information Center at Sonoma State University for reference.

I hereby certify that the Historical Preservation Commission ADOPTED the foregoing Motion on May 2, 2012.

Linda D. Avery
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED