# 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

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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 37<sup>th</sup> Avenue to 45<sup>th</sup> 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 <a href="http://www.sf-planning.org/index.aspx?page=3071">http://www.sf-planning.org/index.aspx?page=3071</a> 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." <sup>1</sup>

Oceanside is the historic name for the turn-of-the-century beachside community that developed in the area roughly bounded by Golden Gate Park, 37<sup>th</sup> Avenue, 45<sup>th</sup> 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,

<sup>&</sup>lt;sup>1</sup> 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 37<sup>th</sup> Avenue to 45<sup>th</sup> 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."<sup>2</sup>

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

<sup>&</sup>lt;sup>2</sup> 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.	March 15, 2010	2 years+
Held at Grace Lutheran Church meeting room, 3201 Ulloa Street.		
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. <a href="http://www.sf-planning.org/index.aspx?page=3071">http://www.sf-planning.org/index.aspx?page=3071</a>	March 17, 2012	46 calendar days

NOTIFICATION, ANNOUNCEMENT, AND OUTREACH ACTIVITY	DATE	NOTICE PRIOR TO ADOPTION HEARING
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.  Held at Grace Lutheran Church meeting room, 3201 Ulloa Street.	March 19, 2012	44 calendar days
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.	March 29, 2012	34 calendar days
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.	March 29, 2012	34 calendar days
Department staff briefed Cammy Blackstone, legislative aide to District 4 Supervisor Carmen Chu on the survey process, findings and outreach.	April 2, 2012	29 calendar days
Department staff posted HPC hearing announcements on streetlamps within the survey area.	April 18, 2012	13 calendar days

#### **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 523A 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 incomeproducing 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 16<sup>th</sup> 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 <sup>nd</sup> Ave	6L	7N or 7N1	Asbestos shingles can be removed; building in rear not visible; house of renowned carpenter
Department Restructure on the integrity.	esponse: The st e lot have not be	atus code of ' een evaluated	'6L" applies only to 1276 42 <sup>nd</sup> Avenue. The rear dwelling and garage d to determine historic status. 1276 42 <sup>nd</sup> Avenue no longer retains
1425 43 <sup>rd</sup> Ave	6L	7N	Possible earthquake shack needs further evaluation which is beyond the scope of Survey
Department Re	esponse: 1425	43 <sup>rd</sup> Avenue r	no longer retains integrity.
1271 46 <sup>th</sup> Ave	6L	7N	Four aspects of Integrity are retained
			egrity – design – is lost and integrity of materials is compromised. in a lack of overall integrity.
1255 47 <sup>th</sup> Ave	6L	3CS or 7N	Four aspects of Integrity are retained
	esponse: The kults in a lack of o		integrity – design and materials – are lost. The cumulative impact of ty.
1783 45 <sup>th</sup> Ave	6Z	3CS or 7N	Four aspects of Integrity are retained
•	esponse: The kults in a lack of o	• •	integrity – design and materials – are lost. The cumulative impact of ty.
2120 Great Hwy.	6Z	7N	Four aspects of Integrity are retained, most changes are reversible

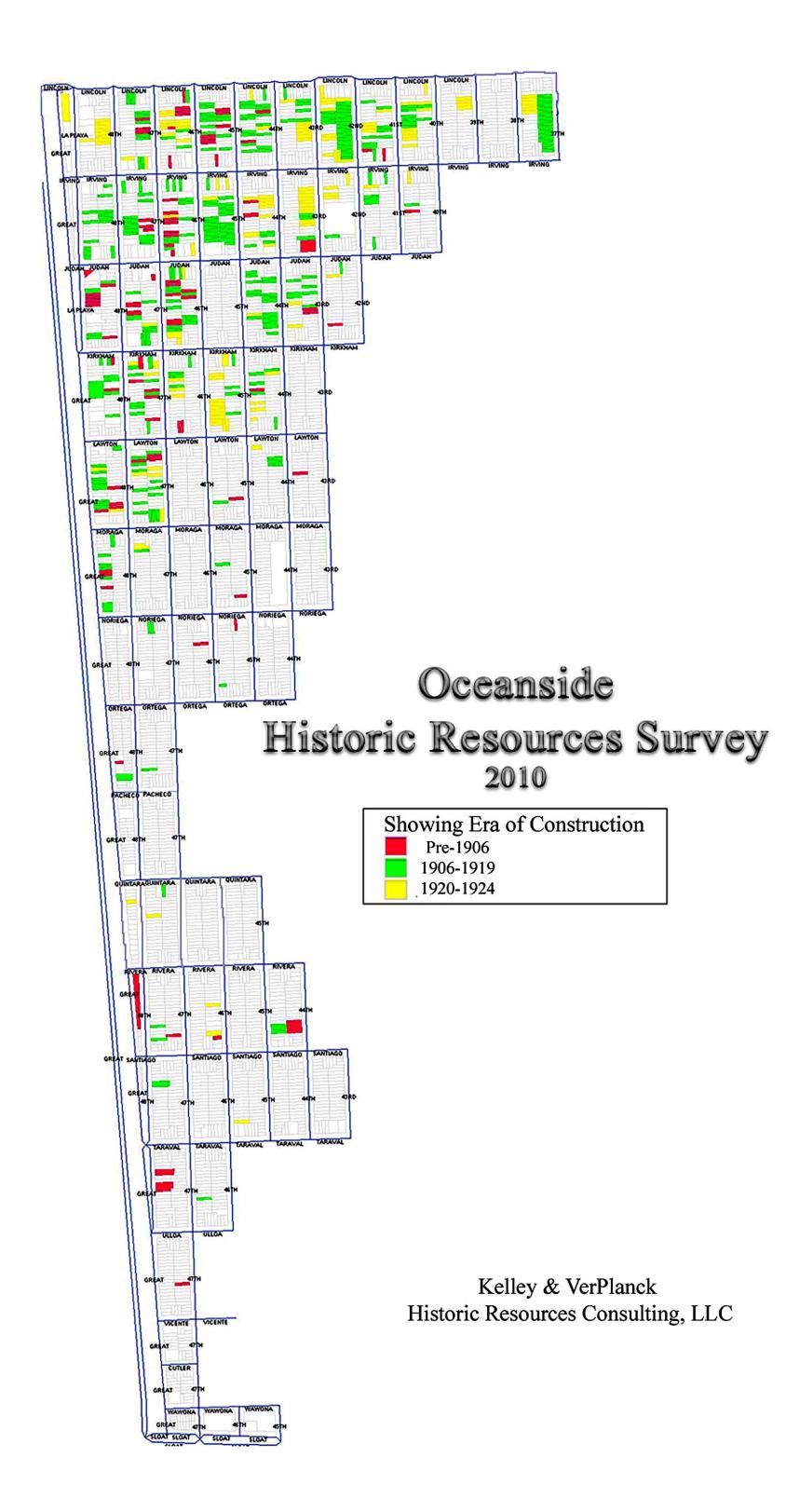
Address	Kelley & VerPlanck code	SPEAK's proposed Code	SPEAK Comments
Department Res alterations resul	•	, ,	f integrity – design and materials – are lost. The cumulative impact of ty.
4509 Lincoln Way	6L	7N	Five aspects of Integrity are retained, most changes are reversible
	tensively alter		sign. The building's secondary façade (fronting 48 <sup>th</sup> Avenue) appears ulative impact of alterations and lack of original materials results in a
1542 47 <sup>th</sup> Ave & 4429-4431 Kirkham Street	6Z	-	These buildings seem to be examples of transition between the smal 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.
represent a sign	ificant transitio	onal property	might retain physical integrity, however, it does not appear to type and does not qualify as significant under Criterion 3/C. Both we been subject to major alterations and no longer retain integrity.

#### **Attachments:**

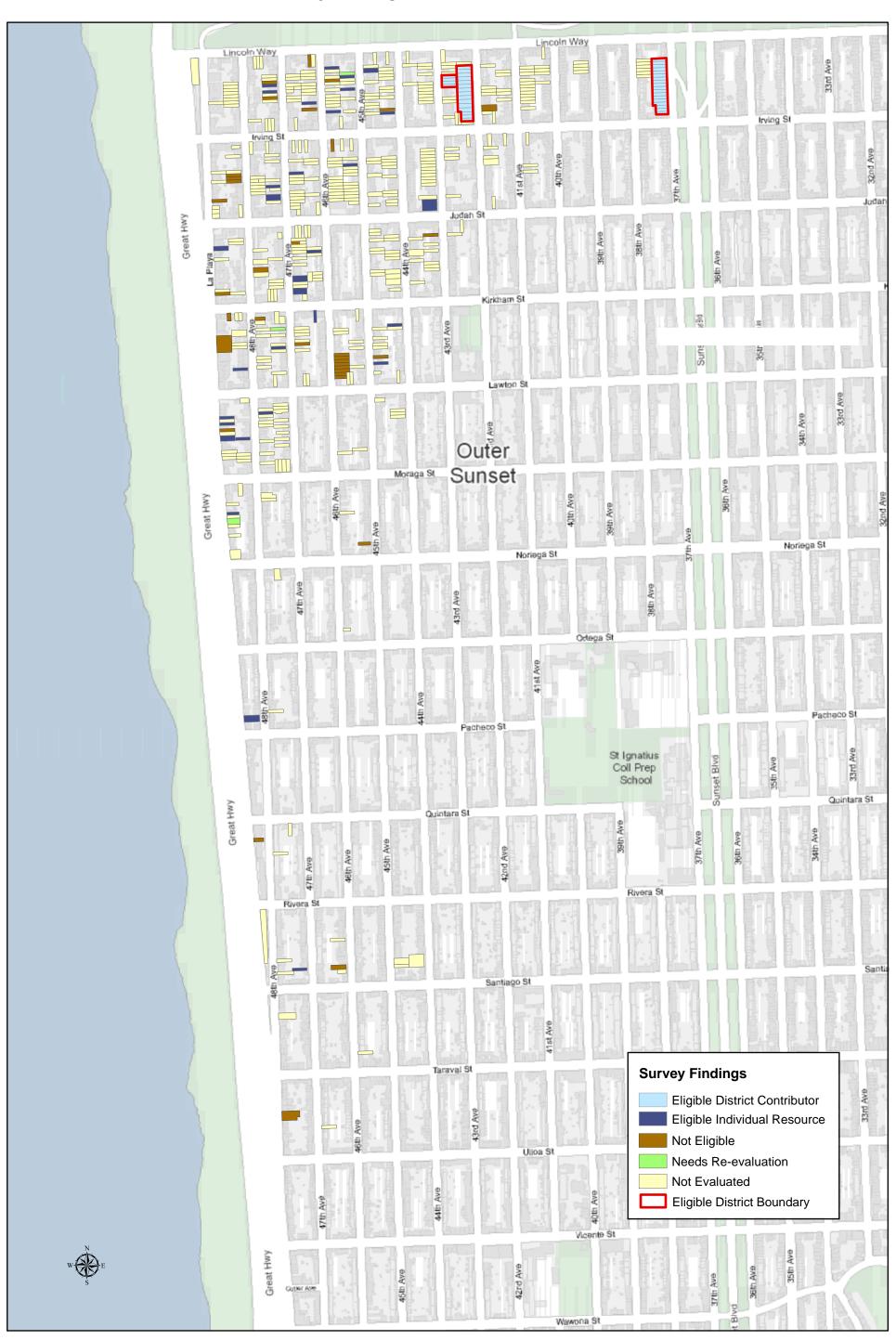
Maps of Survey Area
DPR 523-A Forms
DPR 523-AB Forms
DPR 523-D Forms with Related DPR 523-A Forms
Updated Oceanside Historic Context Statement and Documentation of Revisions
Written Public Comment
California Historical Resource Status Codes
Notification and Outreach Materials
Draft Historic Preservation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

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

# Attachment A Oceanside Survey Area Maps



### **Oceanside Historic Resources Survey Findings**



# Attachment B

# DPR 523-A Forms

(See CD folder)

Department of Parks and Recreation  PRIMARY RECORD		Primary # HRI # Trinomial NRHP Sta	tus Code		
	Other Listings Review Code		eviewer		 _ Date
*a. County: San Fi	Oceanview Morfor Publication Examples 2	Unrestricted and P2b ar	·	La Playa	Map as necessary.
d. UTM: (Give more the	ta: Assessor's Parc	d/or linear resources) Zone cel Number: 1701006		mE/	Zip: 94122 mN s, size, setting, and boundaries)
central pavilion and t La Playa, Irving Stree 1923 construction date windows, some in a gri plain horizontal wood	wo two-story wi t, and the Grea , is simply a s d-like fashion, bands. The exte	t Highway. The building, eries of linked plywood- and other in a random p	ity of a 12,511 which appears clad boxes pen pattern. The flaral pavilion t	sq ft block to be much etrated by a oor levels a erminate in	k bounded by Lincoln Way, later than the official a variety of aluminum are visually defined by a wide-eave overhang and
P4. Resources Present:	Building O Struc	codes) HP5. Hotel/mote:	District O Elem		
P5a. Photograph or Drawin	g (Pnotograpn requ	ired for buildings, structures,	and objects	View	oto (view, date, accession # toward west, 100_8610.JPG e Constructed/Age and Sources
					ic Prehistoric Both Asssessor's Office
				Surian 155 Ra	ner and Address: a, Romano M. & Doris M. avine Dr. .de, Ca 94062
				Kelle 2912 San F	orded by y & VerPlanck, LLC Diamond Street, #330 rancisco, CA 94131 e Recorded:
0-3				Recon	rvey Type: (Describe) naissance-level survey: side Survey
*P11. Report Citation: (Cite s	urvey report and ot	ther sources, or enter "none")	None		
*Attachments  Archaeological Record  Artifact Record	☐ BSOR ☑ NONE ☐ District Record	☐ Photograph Record ☐ Location Map ☐ Linear Feature Record	☐ Continuation☐ Other	Sheet	

Department of Parks and Re PRIMARY RECOR	creation	Primary # HRI # Trinomial		
	Other Listings Review Code	NRHP Status	Code	
	neview dode	Kevie	:wei	
<del></del>	*Resource name None for Publication  ancisco		der) 1235 48th Av P2c or P2d. Attach a Loca	
*c. Address: 1235	SF North 48th Ave		San Francisco	<b>Zip:</b> 94122
•	=	d/or linear resources) Zone	_;mE/ <sub>-</sub>	mN
		cel Number:    1702002 najor elements. Include design, m	naterials, condition, altera	ations, size, setting, and boundaries)
To the right of the postepped pent-roofed paltered building appeal including 1235, 1239,  *P3b. Resource Attributes: (	rch are two sli rapet supported rs to be in good 1243, 1247, 125	ding aluminum sash windows by curved wood brackets and condition. The dwelling 1, 1255, 1259, and 1261 48	with wood surrounds nd clad in red clay is part of a row of th Avenue.	eight related buildings
		ture Object Osite Obj		
Poa. Photograph or Drawing		ired for buildings, structures, and	=	<pre>b. Photo (view, date, accession # .ew toward west, 100_8585.JPG</pre>
			<b>⊠</b> 1	Date Constructed/Age and Sources Historic □ Prehistoric □ Both 224, Asssessor's Office
			Wo 15	Owner and Address: ong, Roland 95 Red Rock St. s Vegas, Nv 89146
			Ke 29 Sa * <b>P9</b> .	Recorded by Elley & VerPlanck, LLC 212 Diamond Street, #330 an Francisco, CA 94131  Date Recorded: .09.09 / Rev. 4.24.12
				O. Survey Type: (Describe) econnaissance-level survey:
*P11 Papart Citation: (Cita o	irvey report and of	ther sources, or enter "none") N	one Oc	ceanside Survey
*Attachments	II BSOR		Continuation Sheet	
	☑ B3OK ☑ NONE ☑ District Record	Location Map	Other	

State of California The	Resources Agency	Primary #	
Department of Parks and	Recreation	HRI #	
PRIMARY RECO	RD	Trinomial —————	
		NRHP Status Code	
	Other Listings	<b>D</b> :	Dete
	Review Code	Reviewer	Date
Page 1 of 1 P1. Other Identifier P2. Location: □ N	*Resource name(s) or nui	mber (assigned by recorder) 1239 48t	th Ave
_	Francisco	and P2b and P2c or P2d. Attach	a Location Man as necessary
*b. USGS 7.5' Quad:	SF North	Date: 1994	a coddion map as necessary.
	9 48th Ave	City: San Francisco	<b>Zip:</b> 94122
		ar resources) Zone;	•
· · · · · · · · · · · · · · · · · · ·	Data: Assessor's Parcel Numb	·	<del></del>
		ments. Include design, materials, condition	, alterations, size, setting, and boundaries)
aluminum sash window surrounds. The facad by exposed purlin en of a row of eight re	s with wood surrounds are terminates in a steppeds. The moderately alterlated buildings including	ft of the entry porch on the second to the right is a large sliding ed parapet composed of two shallowed building appears to be in gooding 1235, 1239, 1243, 1247, 1251, 1251, 1247, 1251,	aluminum sash window with wood -pitched raking gables supported condition. The dwelling is part
		Object O Site O District O Element	of District O Other
	_	buildings, structures, and objects	*P5b. Photo (view, date, accession #
Tour Hotograph of Bran	mg (i motographi roquirou ioi i		View toward west, 100 8586.JPG
1		Figure	*P6. Date Constructed/Age and Sources
/ HA		T NOW THE T	☑ Historic ☐ Prehistoric ☐ Both
F		PHILLIP.	1924, Asssessor'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
	AL AL		Kelley & VerPlanck, LLC
			2912 Diamond Street, #330 San Francisco, CA 94131
			*P9. Date Recorded:
	and and	NEW CONTRACTOR	01.09.09 / Rev. 4.24.12
1	1-1		*P10. Survey Type: (Describe)
	1-	<b>89</b>	Reconnaissance-level survey:
-		The second secon	Oceanside Survey

☐ Continuation Sheet

Other...

☐ Photograph Record

☐ Location Map

☐ District Record ☐ Linear Feature Record

\*P11. Report Citation: (Cite survey report and other sources, or enter "none")  $\,\,^{\text{None}}$ 

BSOR

\*Attachments

☐ Artifact Record

☐ Archaeological Record ☐ NONE

Department of Parks and Recreation  PRIMARY RECORD	HRI#  Trinomial  NRHP Status Code	
Other Listings Review Code	Reviewer	 Date
P1. Other Identifier None  *P2. Location: ☐ Not for Publication ☑ Unrestri  *a. County: San Francisco	and P2b and P2c or P2d. Atta	48th Ave
*b. USGS 7.5' Quad: SF North  *c. Address: 1243 48th Ave	Date: 1994  City: San Francis	• • • • • • • • • • • • • • • • • • •
d. UTM: (Give more than one ofr large and/or linear e. Other Locational Data: Assessor's Parcel Number		mE/ mN
*P3a. Description: (Describe resource and its major elem		ion, alterations, size, setting, and boundaries)
panel garage door at right. The stair provides shed-roofed central porch on the second level two fixed sash windows. To the left of the ensash window with wood surrounds. To the right surrounds. The facade terminates in a stepped red clay tiles. The moderately altered builds of eight related buildings including 1235, 120 of eight related buildings incl	1. The porch has a wood panel portry porch on the second floor tof the porch are two sliding dopent-roofed parapet supporteding appears to be in good condicated and the second floor. The second in the second floor fl	level is a large sliding aluminated by level is a large sliding aluminum aluminum sash windows with wood by curved wood brackets and clad in tion. The dwelling is part of a row 59, and 1261 48th Avenue.  The district Other *P5b. Photo (view, date, accession #
		*P6. Date Constructed/Age and Sources  Mistoric Prehistoric Both 1924, Asssessor'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:
*P11. Report Citation: (Cite survey report and other source	ces. or enter "none") None	Oceanside Survey
*Attachments ☐ BSOR ☐ Pho ☐ Archaeological Record ☑ NONE ☐ Loc	otograph Record	Sheet

Department of Parks and Recreation PRIMARY RECORD	HRI#  Trinomial  NRHP Status Code	
Other Listings _ Review Code	Reviewer	
P1. Other Identifier None  *P2. Location: ☐ Not for Publication ☑ Units are County: San Francisco	and P2b and P2c or P2d. Attach a Lo	
*b. USGS 7.5' Quad: SF North  *c. Address: 1247 48th Ave d. UTM: (Give more than one ofr large and/or e. Other Locational Data: Assessor's Parcel N	Date: 1994  City: San Francisco Ilinear resources) Zone;m  Number: 1702005	<b>Zip:</b> 94122 E/mN
*P3a. Description: (Describe resource and its majo	or elements. Include design, materials, condition, alt	erations, size, setting, and boundaries)
sheltered within a gable-roofed porch or illuminated by a large multi-light vinyl level are two sliding vinyl sash windows heavily altered building appears to be ibuildings including 1235, 1239, 1243, 12	e O Object O Site O District O Element of d for buildings, structures, and objects	panel pedestrian door and is y porch on the second floor tes in a straight parapet. The f a row of eight related are.
	*	P6. Date Constructed/Age and Sources  Historic Prehistoric Both  1924, Asssessor'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		
*Attachments ☐ BSOR ☐ Archaeological Record ☑ NONE ☐	☐ Photograph Record ☐ Continuation Sheet ☐ Location Map ☐ Other ☐ Continuation Sheet ☐ Co	

State of California The R Department of Parks and R PRIMARY RECOF	ecreation	Primary # HRI # Trinomial NRHP Status Code	
	Other Listings Review Code	Reviewer	
*a. County: San F *b. USGS 7.5' Quad: *c. Address: 1251 d. UTM: (Give more th e. Other Locational Da *P3a. Description: (Describ  1251 48th Avenue is a shallow-pitched gable between Lincoln Way an window at left, a brid the primary entrance, level. The porch has a the entry porch is a s	None for Publication rancisco SF North 48th Ave an one ofr large and/ ata: Assessor's Parce e resource and its m two-story, wood- roof. The 1,807 and Irving Street. ck dogleg stair a which is shelter a wood panel pede small vinyl slide	and P2b and P2c or P2d Date: 1994  City: San Fra Fra For linear resources) Zone; El Number: 1702006  ajor elements. Include design, materials, contrame, Mediterranean-style dwelling sq ft building occupies a 3,000 state center, and a vinyl garage door at the center, and a vinyl garage door at the strian door and is illuminated by the result window and at the right side of	. Attach a Location Map as necessary. ncisco Zip: 94122
P4. Resources Present:	Building O Structo	odes) HP2. Single-family properture O Object O Site O District Ored for buildings, structures, and objects	Element of District Other *P5b. Photo (view, date, accession #
			*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1924, Asssessor'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 s	survey report and oth	ner sources, or enter "none") $^{ ext{None}}$	
*Attachments  Archaeological Record  Artifact Record	☐ BSOR ☑ NONE ☐ District Record	☐ Photograph Record ☐ Continual ☐ Location Map ☐ Other ☐ Linear Feature Record	ation Sheet

Department of Parks and Recreation	Primary # HRI #	
PRIMARY RECORD	Trinomial ————————————————————————————————————	
Other Listings	NRHP Status Code	
Review Code	Reviewer	Date
Page 1 of 1 *Resource name(s) or no	umber (assigned by recorder) 1255 48t	th Ave
P1. Other Identifier None		
*P2. Location: ☐ Not for Publication ☑ Unres *a. County: San Francisco	stricted and P2b and P2c or P2d. Attach a	a Location Man as necessary
*b. USGS 7.5' Quad: SF North	Date: 1994	a Location map as necessary.
*c. Address: 1255 48th Ave	City: San Francisco	<b>Zip:</b> 94122
d. UTM: (Give more than one ofr large and/or line	ear resources) Zone;	_mE/ mN
e. Other Locational Data: Assessor's Parcel Num		-16
*P3a. Description: (Describe resource and its major el 1255 48th Avenue is a two-story, wood-frame		
shallow-pitched gable roof. The 965 sq ft is between Lincoln Way and Irving Street. The multi-light pedestrian door and wood panel entrance, which is sheltered within a shed-pedestrian door. To the left of the entry point with wood surrounds. To the right of the post facade terminates in a flat parapet with intiles. The heavily altered building appears related buildings including 1235, 1239, 124 stributes and codes)  *P3b. Resource Attributes: (list attributes and codes)  P4. Resources Present: Building Structure (P5a. Photograph or Drawing (Photograph required for	first floor level has a brick dogle garage door at right. The stair pro- roofed central porch on the second porch on the second floor level is a corch is a double-hung vinyl sash win ncised stucco detailing and a pent r s to be in good condition. The dwell 43, 1247, 1251, 1255, 1259, and 1261  HP2. Single-family property  Object OSite ODistrict OElement	eg stair at left and a glazed, ovides access to the primary level. The porch has a wood panel a large sliding vinyl sash window adow with wood surrounds. The coof section clad in red clay ling is part of a row of eight 48th Avenue.
		*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1924, Asssessor'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
ME		2912 Diamond Street, #330 San Francisco, CA 94131
		* <b>P9. Date Recorded:</b> 01.09.09 / Rev. 4.24.12
		*P10. Survey Type: (Describe)
		Reconnaissance-level survey: Oceanside Survey
*P11. Report Citation: (Cite survey report and other sou		oceanside bulvey
	urces, or enter "none") $^{ m None}$	oceanside Survey
	urces, or enter "none")  Photograph Record  Continuation Sheation Map	

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
P1. Other Identifier None  *P2. Location: ☐ Not for Publication ☑  *a. County: San Francisco	and P2b and P2c or P2d. Attach a Loc	
*b. USGS 7.5' Quad: SF North  *c. Address: 1259 48th Ave d. UTM: (Give more than one ofr large and/e. Other Locational Data: Assessor's Parce	Date: 1994  City: San Francisco  Or linear resources) Zone;mE	•
	ajor elements. Include design, materials, condition, alte	rations, size, setting, and boundaries)
shed-roofed porch on the second level. small wood double-hung windows. To the sash windows with wood surrounds and t surrounds. Above the window is a molde in a stepped parapet with a red clay t condition. The dwelling is part of a r 1255, 1259, and 1261 48th Avenue.  *P3b. Resource Attributes: (list attributes and contents of the second secon	ure Object OSite ODistrict OElement of Dred for buildings, structures, and objects *P	and is illuminated by two r level are two arched wood sliding window with wood gable. The facade terminates appears to be in good 5, 1239, 1243, 1247, 1251,
	*P *	P6. Date Constructed/Age and Sources Historic Prehistoric Both 1924, Asssessor'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: D1.09.09 / Rev. 4.24.12 P10. Survey Type: (Describe) Reconnaissance-level survey:
tP44 Parast Olistian (Oli		Oceanside Survey
*P11. Report Citation: (Cite survey report and oth  *Attachments □ BSOR □ Archaeological Record □ NONE □ Artifact Record □ District Record	□ Photograph Record □ Continuation Sheet □ Location Map □ Other	

Department of Parks and Recreation PRIMARY RECORD	Primary #	
Other Listings Review Code	Reviewer	 Date
Page 1 of 1 *Resource name P1. Other Identifier None *P2. Location: Not for Publication *a. County: San Francisco *b. USGS 7.5' Quad: SF North	e(s) or number (assigned by recorder)  1261 48th  Unrestricted  and P2b and P2c or P2d. Attach a L  Date: 1994	
*c. Address: 1261 48th Ave	City: San Francisco	
e. Other Locational Data: Assessor's Par	nd/or linear resources) Zone;n rcel Number: 1702009	nE/ mN
*P3a. Description: (Describe resource and its	major elements. Include design, materials, condition, a	terations, size, setting, and boundaries)
aluminum sliding window. To the righ sash windows with wood surrounds. The the porch clad in red clay tiles. The part of a row of eight related build Avenue.  *P3b. Resource Attributes: (list attributes and P4. Resources Present:  Building  Structure	cl. The porch has a wood panel pedestrian docut of the entry porch on the second floor level facade terminates in a stepped parapet with the heavily altered building appears to be in lings including 1235, 1239, 1243, 1247, 1251,	rel are two sliding aluminum th a shed-roofed section above good condition. The dwelling is 1255, 1259, and 1261 48th
P5a. Photograph or Drawing (Photograph req	ulred 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, Asssessor'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:
*P11. Report Citation: (Cite survey report and c	other sources or enter "none") None	Oceanside Survey
*Attachments	☐ Photograph Record ☐ Continuation Shee☐ Location Map ☐ Other	t

State of California T Department of Parks a PRIMARY REC	nd Recreation	Primary # HRI # Trinomial NRHP Status (	Code	
Other Listings . Review Code	Revie	wer	 Date	
*a. County: Sa *b. USGS 7.5' Qua *c. Address: 1	r None Not for Publication ☑ n Francisco d: SF North 258 La Playa	and P2b and P Date: 1994 City: S	<b>2c or P2d. Attach a Locatio</b> San Francisco	<b>Zip:</b> 94122
e. Other Location	al Data: Assessor's Parc			mN ons, size, setting, and boundaries)
lights at left and floor level featur wood window at cen stair, features a are present above The minimally alterated *P3b. Resource Attribute P4. Resources Present and floor	a curving concrete es a tripartite woo ter, and an enclose large fixed wood wi the left and center red building appear  utes: (list attributes and of the Building Struct	primary facade consists of stair at center. The right of window at left with decorated entry porch to the right. Indow with a decorative transplay. The porch terminates is to be in good condition.   codes) HP2. Single-family ture Object O Site O Distired for buildings, structures, and	property strict O Element of District objects  *P6. D His 1924	ind shrubbery. The second ansoms, a similar fixed accessed by the center ar stucco relief moldings et with a molded cornice.  ict Other Photo (view, date, accession # w toward east, 100_8609.JPG ate Constructed/Age and Sources storic  Prehistoric  Both 4, Asssessor's Office
			Cher 1258 San 941 *P8. R Kel: 2912 San *P9. D 01.2	Recorded by ley & VerPlanck, LLC 2 Diamond Street, #330 Francisco, CA 94131 Pate Recorded:
-				onnaissance-level survey: anside Survey
		inci doui ded, di cintai mond ,	one	
*Attachments	BSOR	☐ Photograph Record ☐	Continuation Sheet	

Other...

☐ Location Map

☐ District Record ☐ Linear Feature Record

☐ Archaeological Record ☒ NONE

☐ Artifact Record

Department of Parks and Recreation PRIMARY RECORD  Other Listin	HRI # Trinomial NRHP Sta		
Review Coo	le F	Reviewer	Date
Page 1 of 1 *Resource P1. Other Identifier None P2. Location: ☐ Not for Publicat *a. County: San Francisco *b. USGS 7.5' Quad: SF North	and P2b a	ecorder) 1227 47th A	
*c. Address: 1227 47th Ave		ty: San Francisco	<b>Zip:</b> 94122
•	rge and/or linear resources) Zone _	;mE	/ mN
e. Other Locational Data: Assessor *P3a. Description: (Describe resource at		n materials condition alte	rations size setting and boundaries)
Lincoln Way and Irving Street. To door at left and a recessed peder primary entrance, recessed in an Other fenestration at the second the right and a fixed multi-pane shallow eave overhang. There is surrounds. The minimally alteredits neighbor at 1231 47th Avenue *P3b. Resource Attributes: (list attribute P4. Resources Present: *Building** C P5a. Photograph or Drawing (Photograph)	estrian door and sliding wind nentry porch which also feat distory consists of paired do e wood sash window with wood a hipped dormer with four so dibuilding appears to be in get.  See and codes) HP2. Single-fam	dow at the right. A wood cures wooden railings, buble-hung wood sash wis surrounds at the left. Quare pivoting windows good condition. The builties are property District O Element of District O Element o El	oden staircase leads up to the posts and support posts. indows with wood surrounds at. The façade terminates with a with wood sashes and ilding appears to be a twin to
		*P:	7iew toward west, 100_8550.JPG  6. Date Constructed/Age and Sources  Historic Prehistoric Both  907, Asssessor's Office
		A 1 S	7. Owner and Address: abbaszadeh, Michelle 227 - 1229 47th Ave. an Francisco, Ca 94122
		8 8 *P	8. Recorded by Kelley & VerPlanck, LLC 2912 Diamond Street, #330 San Francisco, CA 94131 9. Date Recorded: 1.26.08
		R	10. Survey Type: (Describe) Reconnaissance-level survey: Oceanside Survey
*P11. Report Citation: (Cite survey report	and other sources, or enter "none"		
*Attachments BSOR  Archaeological Record NONE  Artifact Record District F	☐ Photograph Record☐ Location Map Record☐ Linear Feature Record	☐ Continuation Sheet ☐ Other	

State of California The R Department of Parks and R PRIMARY RECOF	ecreation	Primary # HRI # Trinomial NRHP Sta		
	Review Code	R	eviewer	Date
Page 1 of 1 P1. Other Identifier *P2. Location: ☐ Not	*Resource name(s	s) or number (assigned by re	<b>corder)</b> 1231 47th	Ave
*a. County: San F *b. USGS 7.5' Quad:	rancisco SF North	and P2b a Date: 1994	nd P2c or P2d. Attach a L	ocation Map as necessary.
	47th Ave		ty: San Francisco	•
•	_	l/or linear resources) Zone _ el Number: 1703005		ie/ min
			n, materials, condition, a	Iterations, size, setting, and boundaries)
multi-panel wood door of a multi-light slid: full-width soffit supp casement window. The hato be in good condition  *P3b. Resource Attributes: P4. Resources Present: •	located at the sing vinyl sash was ported by wooden building termination. The building (list attributes and complete the building of the build	right of the first stor indow at the left side support posts. There i tes with a shallow eave appears to be a twin t codes) HP2. Single-fam ture Object OSite C	y. Other fenestration of the façade. The factor of the factor. The factor of the modern of the moder	<sup>-</sup> District ◯ Other
P5a. Photograph or Drawin	g (Photograph requi	ired for buildings, structures,	and objects	*P5b. Photo (view, date, accession # View toward west, 100 8551.JPG
				*P6. Date Constructed/Age and Sources  Mistoric Prehistoric Both  1907, Asssessor'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:
*D44 Dancat Citations (0"		han a	None	Oceanside Survey
		her sources, or enter "none")		
*Attachments ☐ Archaeological Record ☐ Artifact Record	☐ BSOR  ☑ NONE ☐ District Record	☐ Photograph Record ☐ Location Map ☐ Linear Feature Record	☐ Continuation Shee☐ Other	

Department of Parks and Re PRIMARY RECOR	creation	Primary # HRI #  Trinomial NRHP Status Code	
	Review Code	Reviewer	Date
*a. County: San Fra	*Resource name(s) or num None or Publication Unrestrancisco	icted and P2b and P2c or P2d. Atta	47th Ave
*c. Address: 1251	SF North 17th Ave n one ofr large and/or linear	Date: 1994  City: San Francis resources) Zone;	•
	a: Assessor's Parcel Numbe resource and its major elen		ion, alterations, size, setting, and boundaries)
*P3b. Resource Attributes: (IP4. Resources Present:   *Beauty Barrow Vinylate the center and right patterned shingles, a seave overhang. The model of the model o	porch is supported by sash sliding window of the façade. The window, and rately altered building ist attributes and codes)  uilding O Structure O	y chamfered wood posts. Visible within the entry porch, and two indow at the right is topped by	the façade terminates with a shallow ion.
· our neograph or Drawing	( roog apriod a room of a		*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both
			1904, Asssessor'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 su	rvey report and other sourc	ces, or enter "none") None	
Archaeological Record	X NONE ☐ Loc	otograph Record	Sheet

Page 1 of 1	State of California The Resources Agency Department of Parks and Recreation PRIMARY RECORD	Primary # HRI # Trinomial NRHP Status Code	
P1. Other Identifier None P2. Location:			Date
*P3b. Resource Attributes: (list attributes and codes)  *P7b. Resource Attributes: (list attributes and codes)  *P5a. Photograph or Drawing (Photograph required for building, appears to be in fair condition.  *P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)  *P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)  *P5b. Resource Attributes: (list attributes and codes)  *P7b. Resource Attributes: (list	P1. Other Identifier None P2. Location: ☐ Not for Publication ☑ Ur *a. County: San Francisco	nrestricted  and P2b and P2c or P2d. Attach	
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 2,992 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 façade meets the front of the building set 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)  #P4. Resources Present:  #B Building   Structure   Object   Site   District   Element of District   Other    #P5b. 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   P6b. Date Constructed/Age and Sources   P7b. Sheroic   Pehistone   Both   1912, Assessor's Office   P7b. Sheroic Street   San Francisco, Ca 94117  *P8. Recorded   P7b. Sheroic Street   San Francisco, Ca 94131  *P9. Date Recorded: 11.28.08  *P10. Survey Type: (Describe)   Recognalissance-level survey:	*c. Address: 1259 47th Ave	City: San Francisco	•
P3b. Resource Attributes: (list attributes and codes) P3b. Resource Attributes: (list attributes and codes) P3b. Resource Attributes: (list attributes and codes) P3b. Pab. Resource Attributes: (list attributes and codes) P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects  P5b. Photograph or Drawing (Photograph required for buildings, structures, and objects  P6b. Date Constructed/Age and Sources   P6c. Date Constructed/Age and Sources	e. Other Locational Data: Assessor's Parcel N	Number: 1703012	
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  Middle Historic Prehistoric Both 1912, Asssessor'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:	door are three fixed aluminum sash windo molded cornice. The heavily altered buil	ow with thin wood surrounds. The build ding appears to be in fair condition.	
*P6. Date Constructed/Age and Sources    Historic   Prehistoric   Both	<u> </u>		
*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:			View toward west, 100_8565.JPG
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:			
Kelley & VerPlanck, LLC 2912 Diamond Street, #330 San Francisco, CA 94131  *P9. Date Recorded: 11.28.08  *P10. Survey Type: (Describe) Reconnaissance-level survey:			Nolan, James W. & Daisy A. 1658 Grove Street
11.28.08  *P10. Survey Type: (Describe) Reconnaissance-level survey:			Kelley & VerPlanck, LLC 2912 Diamond Street, #330
Reconnaissance-level survey:			*P9. Date Recorded:
*P11. Report Citation: (Cite survey report and other sources, or enter "none") None	*		

☐ Continuation Sheet

Other...

Photograph Record

☐ Location Map

☐ District Record ☐ Linear Feature Record

 $\square$ BSOR

\*Attachments ☐ BSOR ☐ Archaeological Record ☑ NONE

☐ Artifact Record

State of California The Ropepartment of Parks and R	ecreation	Primary # HRI # Trinomial NRHP Stat		
	Other Listings Review Code		viewer	 Date
*a. County: San F: *b. USGS 7.5' Quad:	*Resource name(s) None for Publication  rancisco SF North Irving St	and P2b an Date: 1994	order) 4608 Irving  d P2c or P2d. Attach a Loca	ation Map as necessary.
d. UTM: (Give more the e. Other Locational Da	=	or linear resources) Zone Number: 1703018	;mE/	mN
*P3a. Description: (Describe	e resource and its ma	jor elements. Include design	, materials, condition, altera	ations, size, setting, and boundaries)
capped with a flat root between 47th and 48th in yard and a one-stor window containing four copper brow. Other fer At the second story, to shutters. The building projecting molded corrections and the second story are shown in the second story.  *P3b. Resource Attributes: P4. Resources Present:   •	of. The 1,840 sq to avenues. The builty detached garage of six-light wood of the stration at the chere are two doubt go has wide corner nice. The moderate (list attributes and compositions) Building O Structu	ft building occupies a lding is set back from e. The first floor leve casement windows with w first story, including ple-hung wood-sash wind	2,500 sq ft lot on the the lot line, providing the lot line, providing the lot of the primary facacing tood moldings. The bay the primary entrance, lows with wood moldings and terminates with a value of the lot of the lo	
*P11. Report Citation: (Cite s	survey report and other	er sources, or enter "none")	*P8  Ke 2.9 Sa *P9 01  *P1 Re	Recorded by  an Anselmo, Ca 94960  Recorded by  alley & VerPlanck, LLC  212 Diamond Street, #330  an Francisco, CA 94131  Date Recorded:  1.22.09  O. Survey Type: (Describe)  econnaissance-level survey:  ceanside Survey
*Attachments	□BSOR	☐ Photograph Record	☐ Continuation Sheet	
☐ Archaeological Record ☐ Artifact Record		Location Map Linear Feature Record	Other	

Department of Parks and R	lecreation	HRI#		
PRIMARY RECOF	SD	Trinomial		
TRIMART RESSI	<b>\D</b>	NRHP Sta	tus Code	
	Other Listings	Milli Ota		
	Review Code	R	eviewer	 Date
		, ,	eviewei	
Page 1 of 1	*Resource name(	s) or number (assigned by re	corder) 4616 Irvin	ng St
P1. Other Identifier	None		•	
P2. Location: Not	for Publication	Unrestricted		
*a. County: San F	rancisco	and P2b a	nd P2c or P2d. Attach a L	ocation Map as necessary.
*b. USGS 7.5' Quad:	SF North	<b>Date:</b> 1994		
*c. Address: 4616	Irving St	Cit	y: San Francisco	<b>Zip:</b> 94122
	-	l/or linear resources) Zone _		<b>.</b>
· ·	=	el Number: 1703019		<del></del>
			n, materials, condition, al	terations, size, setting, and boundaries)
roof. The 1,038 sq ft 47th avenues. The firstair at center, and a second floor level. The transom. The entrance surrounds and fixed defined the second floor development of the second floor development.	dwelling occupi st floor level of a wood overhead he entrance is a is flanked by a ecorative shutte altered building	es a 2,500 sq ft lot on f the primary facade fe garage door on the righ wood panel door flanke pair of asymmetrically rs. The facade terminat appears to be in good	the north side of I atures a wood pedest t. The stair accessed by sidelights and placed sliding alumes with a shallow ea	ucco and capped with a hipped rving Street between 46th and rian door at left, a terrazzo s the primary entrance on the capped by a multi-light inum windows with wood ve overhang and a denticulated ing appears to be a twin to its
	•	codes) HP2. Single-fam		District O Other
	_	ture O Object O Site C		
P5a. Photograph or Drawin	ıg (Photograph requ	ired for buildings, structures,	and objects	<sup>*</sup> P5b. Photo (view, date, accession #
			-	View toward north, 100_8570.
	1			JPG
				*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both
				1908, Asssessor's Office
	Mr. Comment		- Inde	*P7. Owner and Address:
THE REAL PROPERTY.	-			Kustura, Anatoliy
				4616 Irving San Francisco, Ca 94122
	H			San Francisco, Ca 94122
		THE STATE OF THE S		*P8. Recorded by
	/			Kelley & VerPlanck, LLC
				2912 Diamond Street, #330
		- 7-		San Francisco, CA 94131  *P9. Date Recorded:
8 /		6 6	19	01.22.09
				3.1.2.33
				*P10. Survey Type: (Describe)
	/-/-			Reconnaissance-level survey:
-	12	The second second		Oceanside Survey
P11. Report Citation: (Cite s	survey report and ot	her sources, or enter "none")	None	
	□BSOR		☐ Continuation Sheet	
*Attachments		☐ Photograph Record	<b>=</b>	
☐ Archaeological Record ☐ Artifact Record	NONE	☐ Location Map ☐ Linear Feature Record	Other	
☐ Artilact Record	☐ District Record	☐ Linear Feature Record		

Primary #

State of California The Resources Agency

PRIMARY RECORD	Tuin auxial	
	Trinomial ——————	
	NRHP Status Code	
Other Listings		
Review Code	Reviewer Date	
***************************************	(essinged by recorder) 4000 T	
	(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.	
•	ate: 1994	
*c. Address: 4620 Irving St	City: San Francisco Zip: 94122	
d. UTM: (Give more than one ofr large and/or linear reso		
e. Other Locational Data: Assessor's Parcel Number:	1703020	
*P3a. Description: (Describe resource and its major elements	s. Include design, materials, condition, alterations, size, setting, and be	oundaries)
roof. The 1,400 sq ft dwelling occupies a 2,500 47th avenues. The first floor level of the prima tiled stair at center, and a wood pedestrian doo second floor level. The entrance is a wood panel transom. The entrance is flanked by a pair of as surrounds and fixed decorative shutters. The fac	ernacular dwelling finished in stucco and capped with a sq ft lot on the north side of Irving Street between 46 ary facade features a wood overhead garage door on the lor at right. The stair accesses the primary entrance on door flanked by sidelights and capped by a multi-light symmetrically placed sliding aluminum windows with wood cade terminates with a shallow eave overhang and a dention be in good condition. The building appears to be a twi	th and eft, a the culated
*P3b. Resource Attributes: (list attributes and codes) HP2		
P4. Resources Present:   Building   Structure   Obje	ct O Site O District O Element of District O Other	. "
P4. Resources Present:  Building Structure Objection P5a. Photograph or Drawing (Photograph required for building	ct	
-	cct O Site O District O Element of District O Other ngs, structures, and objects  *P5b. Photo (view, date, access  View toward north, 1	
-	rect O Site O District O Element of District O Other rings, structures, and objects  *P5b. Photo (view, date, access  View toward north, 1  JPG  *P6. Date Constructed/Age an	00_8571. <b>d Sources</b>
-	rct O Site O District O Element of District O Other rngs, structures, and objects  *P5b. Photo (view, date, access  View toward north, 1  JPG  *P6. Date Constructed/Age an  Historic Prehistoric B	d Sources oth
-	rect O Site O District O Element of District O Other rings, structures, and objects  *P5b. Photo (view, date, access  View toward north, 1  JPG  *P6. Date Constructed/Age an	d Sources oth
-	*P5b. Photo (view, date, accessive toward north, 1 JPG  *P6. Date Constructed/Age an Historic Prehistoric B 1908, Asssessor's Of	d Sources oth
-	*P5b. Photo (view, date, accessors, structures, and objects  *P5b. Photo (view, date, accessors, solution of District	d Sources oth
-	*P5b. Photo (view, date, accessors, structures, and objects  *P5b. Photo (view, date, accessors, structures, and objects  *P6b. Date Constructed/Age and Historic Prehistoric B 1908, Asssessor's Of  *P7. Owner and Address: Kostenko, Svitlana	d Sources oth
-	*P5b. Photo (view, date, accessors, structures, and objects  *P5b. Photo (view, date, accessors, solution of District	d Sources oth
	*P5b. Photo (view, date, access View toward north, 1 JPG  *P6. Date Constructed/Age an Historic Prehistoric B 1908, Asssessor's Of  *P7. Owner and Address:  Kostenko, Svitlana 4620 Irving St.  San Francisco, Ca 9412:	d Sources oth
-	*P5b. Photo (view, date, access View toward north, 1 JPG  *P6. Date Constructed/Age an Historic Prehistoric B 1908, Asssessor's Of  *P7. Owner and Address:  Kostenko, Svitlana 4620 Irving St. San Francisco, Ca 9412:  *P8. Recorded by	d Sources oth fice
-	*P5b. Photo (view, date, access View toward north, 1 JPG  *P6. Date Constructed/Age an Historic Prehistoric B 1908, Asssessor's Of  *P7. Owner and Address:  Kostenko, Svitlana 4620 Irving St.  San Francisco, Ca 9412:	d Sources oth fice
-	*P5b. Photo (view, date, access View toward north, 1 JPG  *P6. Date Constructed/Age an Historic Prehistoric B 1908, Asssessor's Of  *P7. Owner and Address:  Kostenko, Svitlana 4620 Irving St.  San Francisco, Ca 9412:  *P8. Recorded by  Kelley & VerPlanck, 2912 Diamond Street, San Francisco, CA 94	d Sources oth fice
-	*P5b. Photo (view, date, access View toward north, 1 JPG  *P6. Date Constructed/Age an Historic Prehistoric B 1908, Asssessor's Of  *P7. Owner and Address:  Kostenko, Svitlana 4620 Irving St.  San Francisco, Ca 9412:  *P8. Recorded by  Kelley & VerPlanck, 2912 Diamond Street, San Francisco, CA 94  *P9. Date Recorded:	d Sources oth fice
-	*P5b. Photo (view, date, access View toward north, 1 JPG  *P6. Date Constructed/Age an Historic Prehistoric B 1908, Asssessor's Of  *P7. Owner and Address:  Kostenko, Svitlana 4620 Irving St.  San Francisco, Ca 9412:  *P8. Recorded by  Kelley & VerPlanck, 2912 Diamond Street, San Francisco, CA 94	d Sources oth fice
-	*P5b. Photo (view, date, access view toward north, 1 JPG  *P6. Date Constructed/Age an Historic Prehistoric B 1908, Asssessor's Of  *P7. Owner and Address:  Kostenko, Svitlana 4620 Irving St.  San Francisco, Ca 9412:  *P8. Recorded by  Kelley & VerPlanck, 2912 Diamond Street, San Francisco, CA 94  *P9. Date Recorded:  01.22.09  *P10. Survey Type: (Describe)	d Sources oth fice
-	*P5b. Photo (view, date, access view toward north, 1 JPG  *P6. Date Constructed/Age an Historic Prehistoric B 1908, Asssessor's Of  *P7. Owner and Address: Kostenko, Svitlana 4620 Irving St. San Francisco, Ca 9412:  *P8. Recorded by Kelley & VerPlanck, 2912 Diamond Street, San Francisco, CA 94  *P9. Date Recorded: 01.22.09  *P10. Survey Type: (Describe) Reconnaissance-level	d Sources oth fice
P5a. Photograph or Drawing (Photograph required for building and the property of the property	*P5b. Photo (view, date, access view toward north, 1 JPG  *P6. Date Constructed/Age an Historic Prehistoric B 1908, Asssessor's Of  *P7. Owner and Address: Kostenko, Svitlana 4620 Irving St. San Francisco, Ca 9412:  *P8. Recorded by Kelley & VerPlanck, 2912 Diamond Street, San Francisco, CA 94  *P9. Date Recorded: 01.22.09  *P10. Survey Type: (Describe) Reconnaissance-level Oceanside Survey	d Sources oth fice
-	*P5b. Photo (view, date, access view toward north, 1 JPG  *P6. Date Constructed/Age an Historic Prehistoric B 1908, Asssessor's Of  *P7. Owner and Address: Kostenko, Svitlana 4620 Irving St. San Francisco, Ca 9412:  *P8. Recorded by Kelley & VerPlanck, 2912 Diamond Street, San Francisco, CA 94  *P9. Date Recorded: 01.22.09  *P10. Survey Type: (Describe) Reconnaissance-level Oceanside Survey	d Sources oth fice
P11. Report Citation: (Cite survey report and other sources, c *Attachments BSOR Photograph required for building property and property of the	*P5b. Photo (view, date, access view toward north, 1 JPG  *P6. Date Constructed/Age an Historic Prehistoric B 1908, Asssessor's Of  *P7. Owner and Address: Kostenko, Svitlana 4620 Irving St. San Francisco, Ca 9412:  *P8. Recorded by Kelley & VerPlanck, 2912 Diamond Street, San Francisco, CA 94  *P9. Date Recorded: 01.22.09  *P10. Survey Type: (Describe) Reconnaissance-level Oceanside Survey  or enter "none") None  raph Record Continuation Sheet	d Sources oth fice
P11. Report Citation: (Cite survey report and other sources, c  *Attachments  Archaeological Record  NONE	*P5b. Photo (view, date, access view toward north, 1 JPG  *P6. Date Constructed/Age an Historic Prehistoric B 1908, Asssessor's Of  *P7. Owner and Address: Kostenko, Svitlana 4620 Irving St. San Francisco, Ca 9412:  *P8. Recorded by Kelley & VerPlanck, 2912 Diamond Street, San Francisco, CA 94  *P9. Date Recorded: 01.22.09  *P10. Survey Type: (Describe) Reconnaissance-level Oceanside Survey  or enter "none") None  raph Record Continuation Sheet	d Sources oth fice

Primary #

State of California The Resources Agency

State of California The Res Department of Parks and Re PRIMARY RECOR	creation	Primary #  HRI #  Trinomial  NRHP Status Code	
	Other Listings Review Code	Reviewer	 Date
Page 1 of 1 P1. Other Identifier P2. Location: ☐ Not f	*Resource name(s) or num None or Publication 🛛 Unrestri	ber (assigned by recorder) 4641 I	incoln Way
*b. USGS 7.5' Quad:  *c. Address: 4641 1 d. UTM: (Give more that		Date: 1994  City: San Francis resources) Zone;	•
	a: Assessor's Parcel Numbe resource and its major elem		on, alterations, size, setting, and boundaries)
between 47th and 48th a gable-roof hood at left level features a vinyl-second story terminates dormer. At the third st feature wide boxed corr condition.  *P3b. Resource Attributes: (IP4. Resources Present: () B	venues. The first stor and a single-panel wo sash sliding window at at left with overhand ory, a gable-roofed do ices and thick wood britist attributes and codes) uilding O Structure O	ry features a multi-panel wood a bod garage door at right under a the left and a tripartite wood ging eaves with exposed rafters,	
Tou. Thorograph of Drawing	(i notographi roquilea for bi	and mgo, ou dotal co, and objects	View toward south, 100_8580.
			JPG  *P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both
*P11 Papart Citation: (Cita su	Truey report and other source	es or enter "none") None	*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 su		·	
Archaeological Record	X NONE ☐ Loc	tograph Record	Sheet

State of California The Re Department of Parks and Re PRIMARY RECOR	ecreation	Primary # HRI # Trinomial NRHP Status Code	
	Other Listings Review Code	Reviewer	Date
<b>*a. County:</b> San Fr	None for Publication 🛛 L ancisco	and P2b and P2c or P2d. Attac	rincoln Way
d. UTM: (Give more tha	=	Date: 1994  City: San Francisor Innear resources) Zone;	•
e. Other Locational Da *P3a. Description: (Describe		Numper: 1703045 or elements. Include design, materials, conditi	on, alterations, size, setting, and boundaries)
Lincoln Way between 47 story, wood-frame cott obscured by the cottag illuminated by a band	th and 48th avenu age with a hipped e. What is visibl of wood clerestor	The 919 sq ft building occupies a 2,5 es. The building is set back from the roof and a paved driveway. The facace includes a partially submerged garay windows. The facade terminates with ered building appears to be in good of	e street, providing space for a one- de of the dwelling is mostly age and an enclosed porch a a raking cornice. Visible behind
P4. Resources Present: ( )	Building O Structur	des) HP3. Multiple-family property e O Object O Site O District O Eleme d for buildings, structures, and objects	ent of District O Other  *P5b. Photo (view, date, accession #  View toward south, 100_8577.
			<pre>JPG *P6. Date Constructed/Age and Sources ☑ Historic ☐ Prehistoric ☐ Both 1914, Asssessor's Office</pre>
			*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 s	urvey report and othe	r sources, or enter "none") None	
*Attachments  Archaeological Record  Artifact Record	<b>⋈</b> NONE	☐ Photograph Record ☐ Continuation S☐ Location Map ☐ Other ☐ Linear Feature Record	Sheet

State of California The Reso Department of Parks and Rec PRIMARY RECORD	reation	Primary # HRI # Trinomial NRHP Status Code	
	ther Listings eview Code	Reviewer	
P1. Other Identifier  *P2. Location: Not for  *a. County: San Fra  *b. USGS 7.5' Quad: S  *c. Address: 4621 L  d. UTM: (Give more than  e. Other Locational Data:  *P3a. Description: (Describe row  4621 Lincoln Way is a two clad in shingles and cap lot not visible from the	Pri Thai r Publication Unrestricted ncisco F North incoln Way one ofr large and/or linear resour Assessor's Parcel Number: 17 esource and its major elements. In pro-story, wood-frame, Craft oped with a flat roof. There es street. The 3,961 sq ft b	nclude design, materials, condition sman-style, mixed-use commer e is also a two-story, wood- buildings occupy a 2,500 sq f	Zip: 94122 _mE/mN  alterations, size, setting, and boundaries) cial and residential building frame dwelling at the rear of the
level is sheltered beneate features two chamfered his surrounds. The bay winds capped by a hipped-roof building appears to be in *P3b. Resource Attributes: (list P4. Resources Present:   Bu	ath a fabric awning and the pay windows, each containing own are both supported by each brow. The facade terminate on good condition.  Stattributes and codes) HP3.  Bilding O Structure O Object	e area above has a business son three, double-hung aluminum exposed beam ends, connected so with a simple molded wood would be a simple molded wood wood would be a simple molded wood wood would be a simple molded wood wood wood wood wood wood wood w	nm-sash windows with wide wood by a small wood balcony, and cornice. The moderately altered  26. 1-3 story commercial building of District O Other
P5a. Photograph or Drawing (	Photograph required for building	s, structures, and objects	*P5b. Photo (view, date, accession # View toward south, 100_8576.  JPG  *P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1915, Asssessor's Office
			*P7. Owner and Address: Lau, Shang L. & Chen Jie 20 Manor Dr. San Francisco, Ca 94127
415-682-7700	Free Delivery 415-682-7707	=	*P8. Recorded by Kelley & VerPlanck, LLC 2912 Diamond Street, #330 San Francisco, CA 94131  *P9. Date Recorded: 01.27.09  *P10. Survey Type: (Describe)
*P11. Report Citation: (Cite sur	vey report and other sources, or	enter "none") None	Reconnaissance-level survey: Oceanside Survey
*Attachments	BSOR Photograp  NONE Location N  District Record Linear Fea	h Record Continuation Shap Other	eet

State of California The R Department of Parks and R PRIMARY RECOF	ecreation  RD  Other Listings	Primary # HRI # Trinomial NRHP Status Code		
Rev	Review Code	Reviewer		Date
*a. County: San F	*Resource name(s) or not None for Publication Unrestancisco	and P2b and P2c or P2d.		ap as necessary.
	SF North  48th Ave an one ofr large and/or line	Date: 1994  City: San Francear resources) Zone;		<b>Zip:</b> 94122 mN
·	ta: Assessor's Parcel Num	· · · · · · · · · · · · · · · · · · ·		_
*P3a. Description: (Describ	e resource and its major el	ements. Include design, materials, co	ndition, alterations,	size, setting, and boundaries)
recessed single panel story. The entry porch window. Other fenestra second story is capped centrally located sixwith a simple sculpted *P3b. Resource Attributes: P4. Resources Present: ①	garage door at right.  In contains the primary ation at the second st  If by a shed roof and to  Over-six vinyl sash of  If bargeboard. The mode  (list attributes and codes)  Building O Structure (	e first story, there is a stra The stair leads to an arched y entrance, a multi-panel wood tory includes two large tripar terminates with a wide molded double-hung windows with slim erately altered building appea  HP2. Single-family property Object O Site O District O E r buildings, structures, and objects	, recessed entry door, and a twe tite aluminum sl cornice. The thi wood moldings. Trs to be in good	porch at the second lve-light wood sash iding windows. The rd story contains two he building terminates condition.
			*P7. Owner Haller I % Willia 1298 48 San Fran *P8. Recor Kelley 2912 Di San Fran *P9. Date F 01.09.09	& VerPlanck, LLC lamond Street, #330 ancisco, CA 94131 Recorded:
*P11. Report Citation: (Cite s	urvey report and other sou	urces, or enter "none") None		
*Attachments  Archaeological Record  Artifact Record	NONE □ L	hotograph Record	ion Sheet	

State of California The Resources Agency Department of Parks and Recreation PRIMARY RECORD	Primary # HRI # Trinomial NRHP Status Code					
Other Listings Review Code		 Date				
P1. Other Identifier None  *P2. Location:  Not for Publication *a. County: San Francisco  *b. USGS 7.5' Quad: SF North	and P2b and P2c or P2d. Attach a Loc Date: 1994	cation Map as necessary.				
*c. Address: 1201 -1207 46th Av d. UTM: (Give more than one ofr large and e. Other Locational Data: Assessor's Para	d/or linear resources) Zone;mE					
	major elements. Include design, materials, condition, alte	rations, size, setting, and boundaries)				
wood-panel garage doors. The primary center of the primary facade. Brick so contains a flush wood door. The arcade garland cartouches. Flanking the arcade aluminum-sash hopper window, aluminum. This pattern is repeated on either sistence second stories. Fenestration on the second stories. Fenestration on the seash hopper windows, and two tripartifications for the second two square bay windows fenestrates.	entrances to the four units are located with steps lead to each of the entrances within the de is supported by Composite columns and embed ade is a variety of windows organized in a symmetable steps fixed windows, and a group of three allowed of the arcade. A molded intermediate corning second story include two square bay windows at the aluminum-sash casement windows above the acts two tripartite aluminum-sash casement windows at the prince and parapet clad in red clay tiles. The	in a recessed arcade at the e arcade. Each entrance llished with stucco shield and mmetrical fashion, including a uminum-sash casement windows. ice separates the first and t the corners, two aluminum-arcade. The secondary facade dows at the first floor level second story. The facades				
•	V	75b. Photo (view, date, accession # View toward southwest,				
	*P ⊠	100_8543.JPG  16. Date Constructed/Age and Sources  3 Historic □ Prehistoric □ Both  1911, Asssessor's Office				
	M 1	77. Owner and Address: Mustanich Family Lp 1255 Almond Orchard Dr Morgan Hill, Ca 95037				
	THE RESERVE SERVE	8. Recorded by Kelley & VerPlanck, LLC 2912 Diamond Street, #330 San Francisco, CA 94131				
		<b>'9. Date Recorded:</b> 12.11.08				
	P	P10. Survey Type: (Describe) Reconnaissance-level survey: Doceanside Survey				
*P11. Report Citation: (Cite survey report and other sources, or enter "none") None						
*Attachments ☐ BSOR ☐ Archaeological Record ☑ NONE ☐ Artifact Record ☐ District Record	☐ Photograph Record ☐ Continuation Sheet ☐ Location Map ☐ Other ☐ Linear Feature Record					

Department of Parks and Re PRIMARY RECOR	ecreation	HRI # Trinomial NRHP Sta			
	Other Listings Review Code		eviewer		 _ Date
•	None		·		Map as necessary.
*c. Address: 1223 d. UTM: (Give more tha	46th Ave an one ofr large and	l/or linear resources) Zone _	y: San Francis		<b>Zip:</b> 94122 mN
		el Number: 1704003 najor elements. Include desigr	n, materials, condi	tion, alterations	s, size, setting, and boundaries)
540 sq ft building occ Street. The house is s the property. A wood f	upies a 3,000 s et back from the ence and dense	e-family house clad in a q ft lot on the west side e sidewalk, leaving space brush conceal the featur he moderately altered bu	de of 46th Aver ce for a detach res of the hous	nue between in the design of the design of the hipper section in the hipper section in the design of	Lincoln Way and Irving and garden at the front of ed dormer on the roof
P4. Resources Present:	Building O Struct	codes) HP2. Single-fam. ture O Object O Site Cired for buildings, structures,	District	*P5b. Ph	O Other oto (view, date, accession # toward west, 100_8538.JPG
					e Constructed/Age and Sources ic Prehistoric Both Asssessor's Office
				Bogie, 1223 4	ner and Address: John H. Jr. 16th Ave. cancisco, Ca 94122
	1223			Kelle 2912 San F *P9. Date 11.05.0 *P10. Su Recon	rvey Type: (Describe) naissance-level survey:
*P11 Report Citation: /Cite s	urvey report and of	her sources, or enter "none")	None	Ocean	side Survey
*Attachments  Archaeological Record  Artifact Record	☐ BSOR ☑ NONE ☐ District Record	☐ Photograph Record ☐ Location Map	Continuation Other	Sheet	

State of California The R Department of Parks and R PRIMARY RECOR	ecreation	Primary #  HRI #  Trinomial  NRHP Status Code	
	Other Listings Review Code	Reviewer	Date
	*Resource name(s) or  None t for Publication 🛛 Unit		6th Ave
*b. USGS 7.5' Quad: *c. Address: 1227 d. UTM: (Give more th	SF North 46th Ave	Date: 1994  City: San Franciscinear resources) Zone;	<b>Zip:</b> 94122
			on, alterations, size, setting, and boundaries)
the west side of 46th leaving space for a features a two-story right. The porch conta	Avenue between Lind small fenced-in yard chamfered bay window ains two wood doors one double-hung wood	a flat roof. The 2,400 sq ft build coln Way and Irving Street. The build between the building and the public at left and a recessed porch and s with transoms. Fenestration on the d-sash windows. The building terminal good condition.	ding is set back from the street, c sidewalk. The first floor level econdary wood pedestrian door at bay window and above the porch
P4. Resources Present:	Building O Structure	s) HP3. Multiple-family property O Object O Site O District O Eleme for buildings, structures, and objects	ent of District O Other  *P5b. Photo (view, date, accession #  View toward west, 100_8535.JPG
			*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1904, Asssessor'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:
*P44 Panert Citations (Cita	NUMBER OF STREET	sources or enter "none") None	Oceanside Survey
*P11. Report Citation: (Cite :  *Attachments  Archaeological Record	□BSOR□	Photograph Record Continuation S  Location Map Other	Sheet
☐ Artifact Record	☐ District Record ☐	Linear Feature Record	

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
P1. Other Identifier None  *P2. Location: Not for Publication  *a. County: San Francisco  *b. USGS 7.5' Quad: SF North  *c. Address: 1231 46th Ave  d. UTM: (Give more than one ofr large and/or  e. Other Locational Data: Assessor's Parcel  *P3a. Description: (Describe resource and its may)  1231 46th Avenue is a three-story, wood roof. The 2,425 sq ft building occupies and Irving Street. The building sits at and a quarter-turn stair leading to the landing of the stair. The primary entradoor. The fenestration on the second ar sliding windows on each floor. A stucced	and P2b and P2c or P2d. Attach a Loc Date: 1994  City: San Francisco or linear resources) Zone;mE	Zip: 94122  mN  rations, size, setting, and boundaries)  acco and capped with a flat a Avenue between Lincoln Way ci-panel garage door at left try gate encloses the bottom cures a recessed flush wood two pairs of aluminum-sash and third floors. The building
*P3b. Resource Attributes: (list attributes and co P4. Resources Present:   Building O Structure P5a. Photograph or Drawing (Photograph require)  *P11. Report Citation: (Cite survey report and other	re Object O Site O District O Element of D red for buildings, structures, and objects  *P  *P  *P  *P  *P  *P  *P  *P  *P  *	istrict Other  5b. Photo (view, date, accession #  Yiew toward west, 100_8534.JPG  6. Date Constructed/Age and Sources    Historic

☐ Continuation Sheet

Other...

☐ Photograph Record

☐ Location Map

☐ District Record ☐ Linear Feature Record

BSOR

\*Attachments

☐ Artifact Record

☐ Archaeological Record ☒ NONE

Department of Parks and Recreation PRIMARY RECORD			HRI # Trinomial NRHP Status Co	de		
	Other Listings Review Code		Reviewe	r		
*a. County: San Fi	*Resource name(s) None for Publication	Jnrestricted	and P2b and P2c	1239 46th		ap as necessary.
	=		City: Saes) Zone;	n Francisco	mE/	<b>Zip:</b> 94122 _mN
*P3a. Description: (Describe	e resource and its maj	or elements. Inc	lude design, mate	erials, condition, a	lterations,	size, setting, and boundaries)
a continuation of the moldings. The building appears to be in good  *P3b. Resource Attributes:	porch at the rig projecting bay, w terminates with condition.	tht of the secrith a triple an exaggerate despired the de	cond story. Ot set of double ed projecting	ner fenestrati hung wood sas box cornice. T	on at the h windows he heavil	second story includes with slim wood y altered building
P4. Resources Present:   D5. Db 4. Aprel 1. D 2. D	_	-				
P5a. Photograph or Drawin	g (Photograph require	ed for buildings,	structures, and o	ojects		o(view, date, accession# ward west, 100_8531.JPG
					★ Historic	constructed/Age and Sources Prehistoric Both sssessor's Office
				1	*P7. Owner	and Address:
					Iu U Ser	
			100		1419 45t San Frar	ncisco, Ca 94122
					2912 Di San Fra *P9. Date R 11.05.08	& VerPlanck, LLC amond Street, #330 ncisco, CA 94131
	- Cumunit		THE			issance-level survey:
N.	July 1	skid an a suran			Oceansi	de Survey
*P11. Report Citation: (Cite s			·			
*Attachments ☐ Archaeological Record ☐ Artifact Record	<b>⋈</b> NONE	☐ Photograph☐ Location Ma☐ Linear Featu	p 🗆 C	ontinuation Shee other	et	

State of California The R Department of Parks and R PRIMARY RECOR	ecreation RD	Primary # HRI # Trinomial NRHP Status 0	Code	
	Other Listings Review Code	Review	wer	 Date
	*Resource name( None ifor Publication		,	lon on necessary
*b. USGS 7.5' Quad: *c. Address: 1243 d. UTM: (Give more th	SF North 46th Ave <b>an one ofr large and</b>	Date: 1994 City: S d/or linear resources) Zone;	2c or P2d. Attach a Location N San Francisco mE/	<b>Zip:</b> 94122
		el Number: 1704008 najor elements. Include design, ma	aterials, condition, alterations.	size, setting, and boundaries)
street grade and feat wood surrounds at rig pedestrian entrance a The porch is supported embellished with a base other fenestration at right and a pair of dwith a modillioned congable-roofed dormer in good condition.  *P3b. Resource Attributes: P4. Resources Present:   • *P3b. Resource Present:	ures a solid pan nt, a pair of do t center, obscur d by turned wood nd of turned spi the second stor buble-hung wood urse and a molde s visible on the  (list attributes and a Building Struc	oln Way and Irving Street. el pedestrian door at far r uble-hung wood sash windows ed by a quarter turn stair posts and wood brackets an ndles. The primary entrance y includes a double-hung wo sash windows with wide wood d entablature. The façade t left side of the building.  codes) HP2. Single-family ture O Object O Site O Dist ired for buildings, structures, and	right, a double-hung wood swith wide wood surround which leads to the second is capped by a front-recontains a multi-panel wood sash window with wide a surrounds at left. The reminates with a molded The minimally altered with the minimal wood because the minimal was a surrounds at left. The reminates with a molded to be minimally altered with the minimal was altered with the minimal was a surrounds. The minimal was a surrounds with a molded the minimal was a surrounds with the minimal was a surround was a surround was a surround was a surround with the wood surrounds which was a surround with the wood surrounds which was a surround was a surround was a surround with wide was a surround was a surroun	d sash window with wide ds at left, and a and-story entry porch. facing gable roof wood and glass door. e wood surrounds at second story terminates raking cornice. A puilding appears to be
			*P7. Owner Sam Nui 1350 Sl San Fra *P8. Reco Kelley 2912 D San Fr *P9. Date 11.06.08	& VerPlanck, LLC iamond Street, #330 ancisco, CA 94131 Recorded:
Ann Anna	THE STATE OF THE S	The state of the s	Oceans	ide Survey
	_	her sources, or enter "none") No.		
*Attachments ☐ Archaeological Record ☐ Artifact Record	☐ BSOR ☑ NONE ☐ District Record	Location Map	Continuation Sheet Other	

Department of Parks and R PRIMARY RECOR	ecreation	Primary # HRI # Trinomial NRHP Sta			
	Other Listings Review Code	R	eviewer		 Date
	*Resource name None for Publication rancisco SF North		corder) 1247	46th Ave	Map as necessary.
d. UTM: (Give more the	=	Cit d/or linear resources) Zone _ cel Number: 1704009	y: San Francis		<b>Zip:</b> 94122 mN
*P3a. Description: (Describe	e resource and its i	major elements. Include desig	n, materials, condit	tion, alterations	, size, setting, and boundaries)
visible at the left of slightly left of center stair leads up to a bar overhangs the first structure surrounds, is located surrounds. A hipped do surrounds. The building in good condition.  *P3b. Resource Attributes: P4. Resources Present:	E the lot. At the cr, flanked by a clustraded porch cory fenestration left of center is clad in a terminates with the core of	t. The lot sits below stope first story, a multi- fenestration obscured by at the second story. To the primary entrance. The door is flanked by a fish-scale shingles and the a moderate eave over the codes.  Codes HP3. Multiple-ficture Object O Site Cuired for buildings, structures,	panel wood and wooden lattice he porch spans, a multi-panel double-hung wo dontains two hang. The minim	glass pedest work. At rig the width of wood and gl od sash wind casement win ally altered	ht, a straight wooden the façade and ass door with wide wood ows with wide wood dows with wide wood building appears to be
				View t  *P6. Date ☑ Historio	Constructed/Age and Sources  □ Prehistoric □ Both Asssessor's Office
				Sivano 1247 4	er and Address: v, Biljanna 6th Ave. ancisco, Ca 94122
				2912 Ī San Fr <b>*P9. Date</b> <b>11.06.</b> 0	% VerPlanck, LLC Diamond Street, #330 Cancisco, CA 94131 Recorded:
		THE PROPERTY OF THE PARTY OF TH		Reconr	<pre>vey Type: (Describe) naissance-level survey: side Survey</pre>
*P11. Report Citation: (Cite s	urvey report and o	ther sources, or enter "none")	None		
*Attachments  Archaeological Record  Artifact Record	☐ BSOR ☑ NONE ☐ District Record	☐ Photograph Record ☐ Location Map ☐ Linear Feature Record	☐ Continuation☐ Other	Sheet	

State of California T Department of Parks a PRIMARY REC	nd Recreation	Primary # HRI # Trinomial NRHP Status Code	
	Review Code	Reviewer	Date
*a. County: Sa	r None Not for Publication ☑ Unr n Francisco	and P2b and P2c or P2d. Attac	6th Ave h a Location Map as necessary.
*b. USGS 7.5' Qua *c. Address: 1	<b>d:</b> SF North 251 46th Ave	Date: 1994  City: San Francisc	o <b>Zip:</b> 94122
		near resources) Zone;	
	al Data: Assessor's Parcel Nu	ımber: 1704010 elements. Include design, materials, condition	
west side of 46th doors with woods s window with wood s hung wood sash win surrounds. All win	Avenue between Lincoln urrounds at the right s urrounds at the left. S dows with wood surround	ple roof. The 1,672 sq ft building of Way and Irving Street. The first stride under a front gabled entry porcessond story fenestration consists on the street story has a single double shutters. The building terminates in good condition.	ory features two single panel wood h, and one double-hung wood sash f two slightly asymmetrical double- ble-hung wood sash window with wood
	•	s) HP3. Multiple-family property Object O Site O District O Eleme	nt of District O Other
	_	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, Asssessor'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
	Cite survey report and other s	·	
*Attachments	□BSOR □	Photograph Record	heet

☐ Location Map

☐ District Record ☐ Linear Feature Record

Other...

☐ Artifact Record

☐ Archaeological Record ☒ NONE

State of California Department of Parks PRIMARY RE	CORD	Primary # HRI # Trinomial NRHP Status Code	
	Other Listings Review Code	Reviewer	 Date
*a. County: S *b. USGS 7.5' Qu	ier None  Not for Publication L  an Francisco  ad: SF North	Unrestricted  and P2b and P2c or P2d. Att  Date: 1994	Irving St ach a Location Map as necessary.
	4538 Irving St ore than one ofr large and/o	City: San Francis r linear resources) Zone;	•
	nal Data: Assessor's Parcel		tion, alterations, size, setting, and boundaries)
picket fence. The and 47th avenues. security gate on narrow wood corni asymmetrically fl	e 902 sq ft buildings o The primary façade of the left side and a fi ce and metal coping. T anked by two aluminum	ccupy a 2,500 sq ft lot on the north the commercial building features a xed display window on the right side he primary façade of the dwelling fe slider windows. The front entrance is	eatures a flush wood door
P4. Resources Prese	nt:   Building   Structur	des) HP2. Single-family property, le Object O Site O District O Eler d for buildings, structures, and objects	
			*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1900, Asssessor's Office
THE LA	AST STRAW		*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 othe	r sources, or enter "none") None	
*Attachments  Archaeological Re Artifact Record	cord 🛛 NONE	☐ Photograph Record ☐ Continuation ☐ Location Map ☐ Other ☐ Linear Feature Record	Sheet

Department of Parks and Recreation	Primary # HRI #	
PRIMARY RECORD	Trinomial ————————————————————————————————————	
Other Listings	NRHP Status Code	Data
Review Code	Reviewer	Date
	number (assigned by recorder) 1258 47th	Ave
P1. Other Identifier None *P2. Location: ☐ Not for Publication ☒ Unre	atriated	
*P2. Location:	and P2b and P2c or P2d. Attach a l	Location Man as necessary
*b. USGS 7.5' Quad: SF North	Date: 1994	Location map as necessary.
*c. Address: 1258 47th Ave	City: San Francisco	<b>Zip:</b> 94122
d. UTM: (Give more than one ofr large and/or lin		•
e. Other Locational Data: Assessor's Parcel Nun		
*P3a. Description: (Describe resource and its major e	lements. Include design, materials, condition, a	Ilterations, size, setting, and boundaries)
a side-facing gable roof. The 2,550 sq ft between Lincoln Way and Irving Street. The the left and a driveway on the right. A wo level. This building sits atop a raised ba left and a multi-panel garage door at righ glazed wood door leading to an enclosed po wood-sash window. The right side of the se a pent visor. The window is obscured by fo over-one windows. The building terminates altered building appears to be in good con  *P3b. Resource Attributes: (list attributes and codes) P4. Resources Present: Building Structure P5a. Photograph or Drawing (Photograph required fo	building is set back from the public od fence encloses the yard and obscure sement, which features a stair leading sement, which features a stair leading set. The primary entrance is located on such. The porch is sheltered by a gable cond story features what appears to be cliage. The third-story features a she with overhanging eaves supported by endition.  HP2. Single-family property  Object O Site O District O Element of buildings, structures, and objects	sidewalk with a small yard on es the features of the ground g to the primary entrance at the second story and features a e roof and features a multi-pane e a casement window sheltered by d-roofed dormer with two one-xposed rafters. The minimally  f District Other  *P5b. Photo (view, date, accession # View toward east, 100_8695.JPG
		*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1911, Asssessor's Office
Mar Annual Marie Control	The state of the s	*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)
SQ SQ		Reconnaissance-level survey:
*P11. Report Citation: (Cite survey report and other so	ources, or enter "none") None	Oceanside Survey
	Photograph Record ☐ Continuation Shee	et
☐ Archaeological Record ☒ NONE ☐ L	Location Map Other	

Page 1 of 1 Page 1 of 1 Ph. Other Identifier None Pt. Other Identifier None Pt. Other Identifier None Pt. County: San Francisco 'a County: San Francisco 'a County: San Francisco 'a County: San Francisco 'a County: San Francisco 'b US68 7.5 Quad: SF North Date: 1994  d. UTM: (Give more than one of large and/or linear resources) Zone   mR/  mN  Pth. Address: 1294 47th Aven d. UTM: (Give more than one of large and/or linear resources) Zone   mR/  mN  Pth. Address: 1294 47th Avenacis a two-pto-ry, wood-frame, vernacular dwelling finished in stucco and capped with a flat roof. The building is 1,475 ag fr and accupies a 3,602 ag ft lot on the east side of 47th Avenace between Lincoln Way and Irving Street. The first story features a receased multi-panel wood and glass garage door at right and the grinary entrance at left eventains a audit-panel wood and glasso garage door at right and the grinary entrance at left eventains a audit-panel wood and glass door, recessed in an entry porch. At the second story, there are two sets of tripartite vinyl sash casement vindovs. The building terminates with a alim molded cornice. The moderately altered building appears to be in good condition.  *P5b. Photo (view, date, accession # P5b. Photo (view, date, accession # P7b. Photograph required for buildings, structures, and objects  *P6. Date Constructed/Age and Sources  *Hastoric *Penhator** (Benhator**) Penhator** (Be	State of California The Resources Agency Department of Parks and Recreation PRIMARY RECORD	Primary # HRI # Trinomial NRHP Status Code	
P1. Other Identifier Rome P2. Location:		Reviewer	Date
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 Nay and Irvings 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 sach acasement 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)  #P4. Resources Present: **© Building** O Structure** O Object O Site O District O Element of District O ther  *P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects  *P5b. Photo (view, date, accession # 'P5b. Photo (view, date, accession # View toward east, 100_8693.Jec  *P6. Date Constructed/Age and Sources  **B Historic O Penhistoric O Both  1905, Assessor's Office  **P7. Owner and Address:  Andre, "Domas & Debbie 1294 47th Ave. San Francisco, Ca 94122  **P8. Recorded by Reliance, Ca 94121  **P9. Date Recorded:  11.28.08  **P10. Survey Type: (Describe)  Recornal assance-level survey:	P1. Other Identifier None  *P2. Location: ☐ Not for Publication ☒ Unresti  *a. County: San Francisco	ricted and P2b and P2c or P2d. Attach a	
e. Other Locational Data: Assessor's Pareel 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 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.  1°P3b. Resource Attributes: (list attributes and codes)  1°P3b. Photograph or Drawing (Photograph required for buildings, structures, and objects  1°P3b. Photograph or Drawing (Photograph required for buildings, structures, and objects  1°P3b. Photograph or Drawing (Photograph required for buildings, structures, and objects)  1°P3b. Photograph or Drawing (Photograph required for buildings, structures, and objects)  1°P3b. Photograph or Drawing (Photograph required for buildings, structures, and objects)  1°P3b. Photograph or Drawing (Photograph required for buildings, structures, and objects)  1°P3b. Photograph or Drawing (Photograph required for buildings, structures, and objects)  1°P3b. Photograph or Drawing (Photograph required for buildings, structures, and objects)  1°P3b. Photograph or Drawing (Photograph required for buildings, structures, and objects)  1°P3b. Photograph or Drawing (Photograph required for buildings, structures, and objects)  1°P3b. Photograph or Drawing (Photograph required for buildings, structures, and objects)  1°P3b. Photograph or Drawing (Photograph required for buildings, structures, and objects)  1°P3b. Resource Attributes: (list attributes and codes)  1°P3b. Resource Attributes: (list attributes and codes)  1°P3b. Resource Present of District Oth			
*P3b. Resource Attributes: (list attributes and codes)  *P5b. Photograph or Drawing (Photograph required for buildings, structures, and objects  *P5b. Photograph or Drawing (Photograph required for buildings, structures, and objects  *P6b. Date Constructed/Age and Sources  *P1c. Single-family property  *P5b. Photograph or Drawing (Photograph required for buildings, structures, and objects  *P6b. Date Constructed/Age and Sources  *P1c. Single-family property  *P5b. Photograph or Drawing (Photograph required for buildings, structures, and objects  *P6b. Date Constructed/Age and Sources  *P1c. Assessmor'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:	e. Other Locational Data: Assessor's Parcel Numb	er: 1704032	
P4. Resources Present:  Building	right and the primary entrance at left conta At the second story, there are two sets of t	sins a multi-panel wood and glass do ripartite vinyl sash casement windo	oor, recessed in an entry porch. www. The building terminates with
*P6. Date Constructed/Age and Sources    Historic   Prehistoric   Both	P4. Resources Present:   Building   Structure	Object O Site O District O Element of	*P5b. Photo (view, date, accession #
			*P6. Date Constructed/Age and Sources  Historic Prehistoric Both  1905, Asssessor'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)
*P11. Report Citation: (Cite survey report and other sources, or enter "none") None	*P11 Papart Citation: (Cita current and other saur	cos or enter "none") None	_

☐ Continuation Sheet

Other...

☐ Photograph Record

☐ Location Map

☐ District Record ☐ Linear Feature Record

BSOR

\*Attachments

☐ Artifact Record

☐ Archaeological Record ☒ NONE

	n .istings	Primary # HRI # Trinomial NRHP Status Code	
Review	Code	Reviewer	Date
P1. Other Identifier None	lication 🛛 Unrestricted		7th Ave h a Location Map as necessary.
*b. USGS 7.5' Quad: SF No *c. Address: 1248 47th A	Ave	ate: 1994  City: San Francisc  ources) Zone;	<b>Zip:</b> 94122
e. Other Locational Data: Asse			
*P3a. Description: (Describe resour	ce and its major element	s. Include design, materials, condition	on, alterations, size, setting, and boundaries)
the right side and a wood st simple wood molding separate security gate in a recessed two multiple-light vinyl sas terminates in a shallow eave good condition. The building	air with wood balusts the first level frentry porch on the shading windows with overhang and a simple is a twin to its not shade the shade of the sh	ters parallel to the building rom the second. The primary eleft side of the second story ith wood surrounds to the rigple cornice. The moderately a eighbor at 1244 47th Avenue.  2. Single-family property ect  Site  District  Eleme	s panel, overhead garage door on 's façade on the left side. A ntrance is concealed behind a level. The second story presents ht of the entry porch. The building ltered building appears to be in  nt of District O Other  *P5b. Photo (view, date, accession # View toward east, 100_8691.JPG
			*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1923, Asssessor's Office  *P7. Owner and Address:  Luo Zhi Ming & Liu Bao Qi
			*P8. Recorded by Kelley & VerPlanck, LLC 2912 Diamond Street, #330 San Francisco, CA 94131 *P9. Date Recorded: 11.28.08
<u> </u>		<b>8</b>	*P10. Survey Type: (Describe) Reconnaissance-level survey: Oceanside Survey
*P11. Report Citation: (Cite survey re	port and other sources,	or enter "none") None	•
*Attachments ☐ BSC ☐ Archaeological Record ☐ NOI ☐ Artifact Record ☐ Dist	NE Locatio	raph Record	Sheet

Department of Parks and Recreation	Primary #	
PRIMARY RECORD	Trinomial ————————————————————————————————————	
Other Listings Review Code	Reviewer	 Date
Page 1 of 1 *Resource name(s) or nu P1. Other Identifier None *P2. Location: ☐ Not for Publication ☑ Unrest *a. County: San Francisco	mber (assigned by recorder) 1244 47t tricted and P2b and P2c or P2d. Attach a	
*b. USGS 7.5' Quad: SF North  *c. Address: 1244 47th Ave d. UTM: (Give more than one ofr large and/or linea	Date: 1994  City: San Francisco ar resources) Zone;	•
e. Other Locational Data: Assessor's Parcel Numb *P3a. Description: (Describe resource and its major ele		alterations size setting and houndaries)
line and faces west on 47th Avenue. The first left side and a wood staircase parallel to wood door with four-over-four lights, reached presents two sliding aluminum sash windows terminates in a shallow eave overhang and a condition. The building appears to be a twist condition. The building appears to be a twist specific to be a twist specific to the condition of the building appears to be a twist specific to the condition.	the building's façade on the right ed via a recessed entry porch on th with wood surrounds to the left of simple cornice. The heavily alteren of 1248 47th Avenue.  HP2. Single-family property	side. The primary entrance is a second level. The second story the entry porch. The building d building appears to be in good
P4. Resources Present:   Building   Structure   P5a. Photograph or Drawing (Photograph required for		of District O Other  *P5b. Photo (view, date, accession #  View toward east, 100_8688.JPG
		*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1923, Asssessor'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
7 11		*P10. Survey Type: (Describe) Reconnaissance-level survey: Oceanside Survey
*P11. Report Citation: (Cite survey report and other sou	rces, or enter "none") None	
☐ Archaeological Record ☒ NONE ☐ Lo	notograph Record	eet

State of California The R Department of Parks and R PRIMARY RECOR	ecreation	Primary # HRI # Trinomial			
	Other Listings	NRHP Star	tus Code		
	Review Code	Re	eviewer		Date
Page 1 of 1	*Resource name(s	) or number (assigned by red	corder) 1246 47th	n Ave	
<del>-</del>	None for Publication  rancisco SF North		nd P2c or P2d. Attach a	Location Map	as necessary.
	47th Ave an one ofr large and/	City or linear resources) Zone	y: San Francisco		ip: 94122 nN
e. Other Locational Da	ata: Assessor's Parce	<b>I Number:</b> 1704035A			
• •		ajor elements. Include desigr frame, vernacular dwell			,
*P3b. Resource Attributes: P4. Resources Present:	(list attributes and co	ont of the lot line and t.  odes) HP2. Single-fam:  ore O Object O Site O ed for buildings, structures,	ily property  District OElement o	of District	
				★ Historic     ★ Historic	nstructed/Age and Sources Prehistoric Both ssessor's Office
				1370 38th	ong & So Ying Yip
				2912 Diam	VerPlanck, LLC mond Street, #330 cisco, CA 94131
				=	Type: (Describe) ssance-level survey: e Survey
*P11. Report Citation: (Cite s	survey report and oth	er sources, or enter "none")	None		
*Attachments  ☐ Archaeological Record ☐ Artifact Record	☐ BSOR ☑ NONE ☐ District Record	☐ Photograph Record ☐ Location Map ☐ Linear Feature Record	☐ Continuation Shee	et	

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 P1. Other Identifier *P2. Location: □ No	*Resource name(s) or nu  None of for Publication	, , , , , , , , , , , , , , , , , , , ,	7th Ave
*a. County: San I *b. USGS 7.5' Quad:	Francisco SF North	and P2b and P2c or P2d. Attac Date: 1994	ch a Location Map as necessary.
	3 47th Ave han one ofr large and/or line	City: San Francison resources) Zone;	
	ata: Assessor's Parcel Num		
*P3a. Description: (Descri	oe resource and its major ele	ements. Include design, materials, conditi	on, alterations, size, setting, and boundaries)
pedestrian door at st the primary entrance, multi-panel wood and glazed wood door. Oth surrounds at the righ building appears to be *P3b. Resource Attributes P4. Resources Present:	recet level. The first recessed within an englass garage door. The ser fenestration at the set of the façade. The beside in good condition.  : (list attributes and codes)  Building O Structure (	story features a straight concrete try porch at the second story level primary entrance is recessed with a second story includes a triparticular to second story includes a triparticular tr	raking cornice. The heavily altered
P5a. Photograph or Drawi	ng (Photograph required for	buildings, structures, and objects	*P5b. Photo (view, date, accession # View toward east, 100_8686.JPC
			*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1905, Asssessor's Office
			*P7. Owner and Address:
			Oeagharataigh, Padraig 1697 23rd Ave.
7			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)
		AMAN.	Reconnaissance-level survey: Oceanside Survey
*P11. Report Citation: (Cite	survey report and other sou	urces, or enter "none") None	
*Attachments		hotograph Record	Sheet
☐ Archaeological Record ☐ Artifact Record	NONE Lo	ocation Map	

State of California The Roman Department of Parks and R	ecreation	Primary # HRI # Trinomial NRHP Stat	tus Code	
	Other Listings Review Code	Re	eviewer	Date
*b. USGS 7.5' Quad:  *c. Address: 1230 d. UTM: (Give more th e. Other Locational Da *P3a. Description: (Describe 1230 47th Avenue is a hip-and-gable roof. Th between Lincoln Way ar sidewalk creating space	None for Publication  rancisco SF North 47th Ave an one ofr large and ta: Assessor's Parce resource and its m two-story, wood the building is 2 and Irving Street the for a drivewall to with wood sur	and P2b ar Date: 1994  City Nor linear resources) Zone el Number: 1704038 najor elements. Include design -frame vernacular dwelli ,345 sq ft and occupies . The building is slight y and a small fenced-in rounds at left, a straig	y: San Francisco	ocation Map as necessary. <b>Zip:</b> 94122
*P3b. Resource Attributes: P4. Resources Present:	e façade termina This building a  (list attributes and o	tes with a moderate eave ppears to be a twin of i codes) HP2. Single-fami	e overhang. The heaven its neighbor at 1226 its neighbor at 1226 its property	District ○ Other
P5a. Photograph or Drawin	g (Photograph requ	ired for buildings, structures,	*	P5b. Photo (view, date, accession # View toward east, 100_8685.JPG  P6. Date Constructed/Age and Sources  Historic □ Prehistoric □ Both  1905, Asssessor'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)
///		100		Reconnaissance-level survey: Oceanside Survey
*P11. Report Citation: (Cite s	urvey report and ot	her sources, or enter "none")	None	
*Attachments ☐ Archaeological Record ☐ Artifact Record	☐ BSOR  MONE ☐ District Record	☐ Photograph Record ☐ Location Map ☐ Linear Feature Record	☐ Continuation Sheet ☐ Other	

Department of Parks and Recreation PRIMARY RECORD	HRI #  Trinomial  NRHP Status Code	
Other Listings Review Code _		Date
Page 1 of 1  P1. Other Identifier None  P2. Location: Not for Publication  *a. County: San Francisco  *b. USGS 7.5' Quad: SF North	me(s) or number (assigned by recorder)  1226 47tl  Unrestricted  and P2b and P2c or P2d. Attach a  Date: 1994	Location Map as necessary.
*c. Address: 1226 47th Ave	City: San Francisco and/or linear resources) Zone;	•
e. Other Locational Data: Assessor's P		
the second floor. The porch is support wrought iron security fence which coleft of the facade.) At the right of window with slim wood surrounds. The terminates with a moderate eave overbuilding appears to be a twin of its *P3b. Resource Attributes: (list attributes at P4. Resources Present:   Building   Str	nd codes) HP2. Single-family property ructure O Object O Site O District O Element	y concealed behind an elaborate sliding window can be seen at the ontains a vinyl sash sliding g cornice, and the façade ars to be in good condition. This
P5a. Photograph or Drawing (Photograph re	equired 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, Asssessor'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	d other sources, or enter "none") None	
*Attachments	☐ Photograph Record ☐ Continuation She ☐ Location Map ☐ Other	et

Primary #

State of California The Resources Agency

State of California The Ro Department of Parks and R PRIMARY RECOR	ecreation	HF Tri	imary # RI # nomial RHP Status Code		
	Other Listings Review Code		Reviewer		 Date
Page 1 of 1 P1. Other Identifier *P2. Location: ☐ Not *a. County: San Fi	None	Unrestricted	d by recorder) 1235		ap as necessary.
d. UTM: (Give more the			City: San Franci Zone;		•
e. Other Locational Da *P3a. Description: (Describe				tion, alterations,	size, setting, and boundaries)
the front of the lot I that rises to the right entrance is within a f by pilastered posts. A second level displays double-hung vinyl sash overhang and a molded *P3b. Resource Attributes:	ine and faces ent side of the sofull-length porch double-hung via a single double windows with we cornice with brownice with bro	ast on 45th Avenue econd story has a h that is partial nyl sash window we have you sash ood surrounds on ackets. The minimates of the same ackets.	e. The basement is f wood garage door be ly enclosed by two s ith wood surrounds i window with wood surthe right. The build ally altered building	ully raised. An eath on the rix-light windo son the right rounds on the ing terminates g appears to b	ight side. The primary ws separated and framed of the entry. The left and a pair of in a wide front eave e in good condition.
P4. Resources Present:   P5a. Photograph or Drawin	_				Other o (view, date, accession #
					oward west, 100_8473.JPG
		¥	-		Constructed/Age and Sources  Prehistoric Both Asssessor's Office
All.				Jerry J 75-6016	r and Address: . Spain Revoc Tr. Alii Dr. #238 Kona Hi 96740
A MARINE TO THE PARTY OF THE PA				2912 Di San Fra * <b>P9. Date F</b> 10.31.08	& VerPlanck, LLC Lamond Street, #330 Ancisco, CA 94131 Recorded:
				Reconna	ey Type: (Describe) aissance-level survey:
*P11. Report Citation: (Cite s	survey report and ot	her sources, or enter	"none") None	oceans	Julvey
*Attachments  Archaeological Record  Artifact Record	□ BSOR ☑ NONE □ District Record	☐ Photograph Red	cord Continuation	Sheet	

State of California The Re Department of Parks and Re PRIMARY RECOR	creation	Primary # HRI # Trinomial NRHP Sta		
	Other Listings Review Code		Reviewer	 Date
		i i		
Page 1 of 1	•	s) or number (assigned by re	corder) 1239 45th A	live
P1. Other Identifier *P2. Location: ☐ Not t	None or Publication	Unrestricted		
	ancisco —		nd P2c or P2d. Attach a Lo	cation Map as necessary.
*b. USGS 7.5' Quad:	SF North	<b>Date:</b> 1994		
	15th Ave		ty: San Francisco	
		or linear resources) Zone _	;mE	:/ mN
e. Other Locational Dat *P3a. Description: (Describe			n, materials, condition, alte	erations, size, setting, and boundaries)
sq ft and the primary the facade. The first solution located multi-panel wood windows with wide wood	iaçade faces eas story of the bui od door with wid surrounds. The re a two story f eltered building ist attributes and co uilding O Structu	et on 45th Avenue. The lding appears to be sple wood surrounds. The porch is supported by ront gable addition at appears to be in fair odes) HP2. Single-famure Object OSite (	lot is fronted by a tranned by a wide porch door is flanked by la simple wood posts and the rear. All other condition.  All property  District O Element of E., and objects  *F	P5b. Photo (view, date, accession #
			*F	P6. Date Constructed/Age and Sources Historic Prehistoric Both 1906, Asssessor'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 su	rvey report and oth	er sources, or enter "none"	None	
	□BSOR	☐ Photograph Record	Continuation Sheet	
Archaeological Record	NONE ☐ District Record	Location Map Linear Feature Record	Other	

Department of Parks and Recreation  PRIMARY RECORD		Primary # HRI # Trinomial NRHP Stat	HRI#	
	Other Listings Review Code	Re	eviewer	 Date
	None for Publication		,	
*b. USGS 7.5' Quad: *c. Address: 1259	rancisco  SF North  45th Ave	<b>Date:</b> 1994	y: San Francisco	Zip: 94122 E/ mN
e. Other Locational Da	ita: Assessor's Pard	cel Number: 1705012		
*P3a. Description: (Describ	e resource and its r	najor elements. Include desigr	ı, materials, condition, alte	erations, size, setting, and boundaries)
ft and the primary face wood garage door at reand glass pedestrian consists of a tripart. Craftsman/Mission Reverectangular frieze is braces and clad in Sparoof with raised corner *P3b. Resource Attributes: P4. Resources Present: ①	gade faces east.  ight. The stair  door. The entrar  ite aluminum sli  ival-style linte  located above to  anish tiles span  er sections. The  (list attributes and  Building O Struc	The first story feature leads up to the recessed nee is flanked by sideling window. The entry all with carved ends that the second floor level.	es a concrete stair a d entry porch, which ghts. Other fenestrat and the windows are b t are visually suppor A large hipped visor de. The building term lding appears to be i  ily property District O Element of D and objects	both capped by decorative atted by exposed beams. A roof supported by exposed knee hinates with a false parapet an good condition.
			***************************************	P6. Date Constructed/Age and Sources Historic Prehistoric Both  1916, Asssessor'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 s	survey report and of	ther sources, or enter "none")		occanorae barvey
*Attachments  Archaeological Record  Artifact Record	☐ BSOR  ☑ NONE ☐ District Record	☐ Photograph Record ☐ Location Map	☐ Continuation Sheet ☐ Other	

State of California The Ro Department of Parks and R PRIMARY RECOR	ecreation	H Tı	rimary # RI # rinomial RHP Status Code		
	Other Listings Review Code		Reviewer		 Date
	None for Publication 🛛	Unrestricted	ed by recorder) 445 and P2b and P2c or P2d.	-	p as necessary.
*c. Address: 4420	=	or linear resources)	City: San Fran	cisco mE/	•
				ondition, alterations, s	size, setting, and boundaries)
entry porch concealed	building occupie st story features behind a wrought	s a 2,500 sq ft a recessed, woo iron security o	lot on the north sod-panel wood garagate on the right.	side of Irving Str ge door on the lef The second story	reet between 45th and ft side and a recessed
*P3b. Resource Attributes: P4. Resources Present:  P5a. Photograph or Drawin	Building O Structu	re Object O	Site O District O I	Element of District ( *P5b. Photo View to JPG	O Other o (view, date, accession # ward north, 100_8482. onstructed/Age and Sources
				☑ Historic	☐ Prehistoric ☐ Both sssessor's Office
			· //		and Address:
				% Herber 23 Baldw Daly Cit <b>*P8. Recorc</b> Kelley 2912 Di	y, Ca 94015 ded by & VerPlanck, LLC amond Street, #330 ncisco, CA 94131
	AA			Reconna	ey Type: (Describe) issance-level survey: de Survey
P11. Report Citation: (Cite s	urvey report and oth	er sources, or enter	"none") None		
*Attachments  ☐ Archaeological Record  ☐ Artifact Record	☐ BSOR ☑ NONE ☐ District Record	☐ Photograph Re☐ Location Map☐ Linear Feature	Other	tion Sheet	

State of California The Department of Parks and PRIMARY REC	nd Recreation ORD	Primary # HRI # Trinomial NRHP Status	s Code	
	Other Listings Review Code	Revi	iewer	Date
*a. County: Sar	None Not for Publication	and P2b and	rder) 1266 46th Ave	on Map as necessary.
	266 46th Ave		San Francisco	<b>Zip:</b> 94122
•	e than one ofr large and/ Il Data: Assessor's Parce	or linear resources) Zone I Number: 1705029	;mE/	mN
		ajor elements. Include design, and that occupies a 3,004		ons, size, setting, and boundaries)
		odes) HP2. Single-familure O Object O Site O D		ict Other
	_	ed for buildings, structures, ar	nd objects *P5b.	Photo (view, date, accession # w toward west, 100_8701.JPG
			<b>⊠</b> His	Oate Constructed/Age and Sources storic Prehistoric Both  O, Asssessor's Office
			Mul. 126	Owner and Address: ler, David I. 6 46th Ave. Francisco, Ca 94122
			Kel 291 San <b>*P9.</b> [	Recorded by ley & VerPlanck, LLC 2 Diamond Street, #330 Francisco, CA 94131 Date Recorded: 16.08
		A VALUE OF THE PARTY OF THE PAR	Rec	Survey Type: (Describe) onnaissance-level survey: anside Survey
			None 	
*Attachments	□BSOR	☐ Photograph Record	☐ Continuation Sheet	

Other...

☐ Location Map

☐ District Record ☐ Linear Feature Record

NONE

☐ Archaeological Record

☐ Artifact Record

State of California The R Department of Parks and R PRIMARY RECOR	ecreation	Primary # —— HRI # —— Trinomial —— NRHP Status Code		
	Other Listings	Reviewer _		
	*Resource name(s) or not None I for Publication Unrestancisco		1262 46th Ave  P2d. Attach a Location Ma	ap as necessary.
d. UTM: (Give more th	SF North 46th Ave an one ofr large and/or line ata: Assessor's Parcel Num	Date: 1994  City: San E  ear resources) Zone;	Francisco	<b>Zip:</b> 94122
		ements. Include design, material	s, condition, alterations,	size, setting, and boundaries)
Irving Street. The firstucco posts. There is leads up to the primar aluminum and glass does story consists of a paraluminum-sash windows its glass) with wood rebuilding appears to be *P3b. Resource Attributes: P4. Resources Present: ①	est story of the build a single panel aluming entrance, centrally or slightly recessed a sir of double-hung aluminate right. At the roof moldings. The building in fair condition.  (list attributes and codes)  Building O Structure (	OO4 sq ft lot on the east ding is recessed, and is to the second at left, and located at the second state the center of the second minum-sash windows at left peak, a small hipped dorong terminates with a shallow HP2. Single-family proper Object O Site O District buildings, structures, and object	opped by arches and and at right a woode ory. The primary ent d story. Other fenes t, and a smaller paimer features a window eave overhang. The O Element of District of State	supported by square en quarter-turn stair crance is a multi-panel stration at the second er of double-hung by (currently missing e heavily altered
		SWINN		Constructed/Age and Sources Prehistoric Both Asssessor's Office
			Ross, Ke 1262 46	r and Address: elly S. & Kraun Kalidi th Ave. ncisco, Ca 94122
		A CORN	2912 Di San Fra * <b>P9. Date F</b> 01.28.09	& VerPlanck, LLC iamond Street, #330 ancisco, CA 94131 Recorded:
			Reconna	<pre>rey Type: (Describe) aissance-level survey: ide Survey</pre>
*P11. Report Citation: (Cite s	survey report and other sou	urces, or enter "none") None		,
*Attachments  Archaeological Record  Artifact Record	□BSOR □P ■NONE □L	·	tinuation Sheet er	

State of California The F Department of Parks and I PRIMARY RECO	Recreation RD	Primary # —— HRI # —— Trinomial —— NRHP Status Code		
	Other Listings Review Code	Reviewer		 Date
Page 1 of 1 P1. Other Identifier *P2. Location: ☐ No	*Resource name( None t for Publication	s) or number (assigned by recorder)	1260 46th Ave	
*a. County: San E *b. USGS 7.5' Quad: *c. Address: 1260	rancisco SF North 46th Ave	and P2b and P2c or P Date: 1994	P2d. Attach a Location Marrancisco	<b>Zip:</b> 94122
		el Number: 1705031 najor elements. Include design, materials	condition alterations	size setting and houndaries)
quarter turn stair at the second story, she story includes a sing sash windows symmetri corner moldings and t story addition visibl condition.	left which lead ltered and obscu le pane wood sas cally flanking t erminates with a e at the rear of	. The first story features a single sto the primary entrance. The pred by a small projecting entry he casement window fronting the entry porch. All windows have slight eave overhang. Visible at the building. The heavily alter	rrimary entrance is porch. Other fenest entry porch, and two wide wood surround at the rear is a from the dealing appears	centrally located at ration at the second double-hung, vinyl s. The building has nt-facing gabled three-
	_	ture O Object O Site O District ired for buildings, structures, and object		Other o (view, date, accession #
			*P6. Date C  *Historic 1904, F  *P7. Owner  Ho, Darri Rita Ho 4359 Bir Rancho ( *P8. Recor  Kelley 2912 Di San Fra  *P9. Date F  11.06.08  *P10. Surve	Constructed/Age and Sources Prehistoric Both Asssessor's Office  r and Address: rel & Rita Achy Wy. Cordova, Ca 95742 ded by & VerPlanck, LLC Amond Street, #330 Ancisco, CA 94131
*P11. Report Citation: (Cite	survey report and ot	her sources, or enter "none") None	_	,
*Attachments  Archaeological Record  Artifact Record	☐ BSOR ☑ NONE ☐ District Record	Location Map Other	nuation Sheet	

Department of Parks and Recreation PRIMARY RECORD	Primary # HRI # Trinomial NRHP Status Code		
Other Listings Review Code	Reviewer		
P1. Other Identifier None  *P2. Location: ☐ Not for Publication ☑ Unres  *a. County: San Francisco	and P2b and P2c or P2d. Attach		
*b. USGS 7.5' Quad: SF North  *c. Address: 1252 46th Ave d. UTM: (Give more than one ofr large and/or line		•	
e. Other Locational Data: Assessor's Parcel Number *P3a. Description: (Describe resource and its major ele		, alterations, size, setting, and boundaries)	
in artificial stone siding. The building is between the house and the sidewalk. The fir door at the center, and a wood panel garage door at left and tripartite aluminum slidin with a shallow boxed eave overhang. The mod  *P3b. Resource Attributes: (list attributes and codes) P4. Resources Present: Building Structure CP5a. Photograph or Drawing (Photograph required for	est floor features a straight brick a door at the right. The second floor go window with wood surrounds on the derately altered building appears to HP2. Single-family property  Object O Site O District O Element	stair at the left, a solid wood or features a single panel wood e right. The building terminates be in good condition.  t of District O Other  *P5b. Photo (view, date, accession #	
		*P6. Date Constructed/Age and Sources  Mistoric ☐ Prehistoric ☐ Both 1906, Asssessor'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 sou	irces, or enter "none") None		
☐ Archaeological Record ☑ NONE ☐ Lo	hotograph Record	eet	

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 nar P1. Other Identifier None *P2. Location: Not for Publication *a. County: San Francisco	me(s) or number (assigned by recorder)  1246 46th Av  Unrestricted  and P2b and P2c or P2d. Attach a Loc	
*b. USGS 7.5' Quad: SF North  *c. Address: 1246 46th Ave d. UTM: (Give more than one ofr large)	Date: 1994  City: San Francisco and/or linear resources) Zone;mE/	<b>Zip:</b> 94122
e. Other Locational Data: Assessor's P *P3a. Description: (Describe resource and it	Parcel Number: 1705034 ts major elements. Include design, materials, condition, alter	rations, size, setting, and boundaries)
multi-panel wood and glass garage of entry porch at the right side of the which have non-historic multi-panel three double-hung vinyl sash window intermediate cornice and pent roof. Three double-hung vinyl sash window symmetrical double-hung vinyl sash eaves and a raking cornice. The heat *P3b. Resource Attributes: (list attributes at P4. Resources Present:   Building   Str.	*P6	ght. The stair leads a small edestrian entrances, both of the second story consists of the terminates with a projecting eanted bay window containing the third story consists of terminates with overhanging edition.
	*P* *P* R*	7. Owner and Address: nthony K. Tam Trust am, Anthony K. Trustee 246 46th Ave. an Francisco, Ca 94122  8. Recorded by elley & VerPlanck, LLC 912 Diamond Street, #330 an Francisco, CA 94131 9. Date Recorded: 1.06.08  10. Survey Type: (Describe) econnaissance-level survey: ceanside Survey
*P11. Report Citation: (Cite survey report and	d other sources, or enter "none") None	
*Attachments ☐ BSOR ☐ Archaeological Record ☐ NONE ☐ District Record	☐ Photograph Record ☐ Continuation Sheet ☐ Location Map ☐ Other  ord ☐ Linear Feature Record	

State of California The F Department of Parks and F PRIMARY RECO	Recreation	Primary # HRI # Trinomial NRHP Status Code	
	Other ListingsReview Code	Reviewer	Date
*a. County: San F *b. USGS 7.5' Quad: *c. Address: 1240 d. UTM: (Give more the e. Other Locational D *P3a. Description: (Describe 1240 46th Avenue is a capped with a front-full 46th Avenue between E features a multi-pane stairs lead to the presecond story. Other full foor and a canted bay second story terminat canted bay window with	*Resource name(s) or number to republication Unrestrict rancisco SF North 46th Ave nan one ofr large and/or linear relata: Assessor's Parcel Number to resource and its major element of the entered and Its major element republication. The 1,2 incoln Way and Irving St. I metal and glass garage imary entrance, a metal and enestration at the second window to the left, with es with a projecting flat he double hung vinyl sash	cited  and P2b and P2c or P2d. Attach Date: 1994  City: San Francisco resources) Zone  : 1705036  ents. Include design, materials, condition  , late Queen Anne-style dwelling 260 sq ft building occupies a 3, reet. The building sits atop a f door at left and a straight sla and glass door with wood surroun	Zip: 94122 _mE/mN  alterations, size, setting, and boundaries)  clad in transite siding and 004 sq ft lot on the east side of ully raised basement which te-clad staircase at right. The ds located at the right of the le pane window to the right of the indows with wood surrounds. The The second story features a building terminates with a
P4. Resources Present:	Building O Structure O O	HP2. Single-family property  Object O Site O District O Elemen ildings, structures, and objects	t of District O Other  *P5b. Photo (view, date, accession #  View toward east, 100_8715.JPG
			*P6. Date Constructed/Age and Sources  ☐ Historic ☐ Prehistoric ☐ Both  1907, Asssessor'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 source	es, or enter "none") None	•
*Attachments  Archaeological Record  Artifact Record	☐ BSOR ☐ Phot ☐ NONE ☐ Local	ograph Record	neet

Department of Parks and Recreation  PRIMARY RECORD  Other Listings	Primary # HRI # Trinomial NRHP Status Code	
Review Code	Reviewer	Date
P1. Other Identifier None  P2. Location: ☐ Not for Publication  *a. County: San Francisco	and P2b and P2c or P2d. Attach a	
*b. USGS 7.5' Quad: SF North  *c. Address: 1230 46th Ave d. UTM: (Give more than one ofr large a	Date: 1994  City: San Francisco and/or linear resources) Zone;	<b>Zip:</b> 94122 mE/mN
e. Other Locational Data: Assessor's Pa	arcel Number: 1705038 s major elements. Include design, materials, condition,	olforestions sine softling and houndaries)
at the left side of the second stor porch. Other fenestration at the se moldings. A large gable-roofed dorm with a raked boxed cornice, and the building appears to be in good cond		beneath a shed-roofed entrance sliding windows with wood guration. The dormer terminates
P4. Resources Present:   Building   Str	nd codes) HP2. Single-family property ructure Object OSite ODistrict OElement of equired for buildings, structures, and objects	of District O Other  *P5b. Photo (view, date, accession #  View toward east, 100 8719.JPG
		*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1916, Asssessor's Office  *P7. Owner and Address:  Man Man Wong Trust
		*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	I other sources, or enter "none") None	,
*Attachments	☐ Photograph Record ☐ Continuation Shed ☐ Location Map ☐ Other	et

State of California The Resources Agency Department of Parks and Recreation PRIMARY RECORD		Prima HRI # Trinoi NRHF			
	Other Listings Review Code		Reviewer		 Date
<del></del>	*Resource name(s)  None for Publication 🔯 l		y recorder) 1226  2b and P2c or P2d. Att		ap as necessary.
	=	Date: 1994  or linear resources) Zoi	City: San Franci:		<b>Zip:</b> 94122 _mN
			esign, materials, condi	tion, alterations,	size, setting, and boundaries)
roof. The building occ Street. The building i	cupies a 3,004 sq. is 3,600 sq ft and in and not historical's recorded data (list attributes and complete Building Structum).	ft lot on the east of the primary façacine. There is a smate of construction.  codes) HP3. Multiplere O Object O Site	e side of 46th Aver le faces west. The ll, wood-frame con It is not visible e-family property	nue between Li building at t ttage at the n e from the str  nent of District *P5b. Pho	the front of the lot is tear of the lot that may reet.
				*P7. Owne Ng, Jef 1226 46 San Fra  *P8. Reco	☐ Prehistoric ☐ Both Asssessor's Office  r and Address: frey H. th Ave. ncisco, Ca 94122
				Reconn	Recorded:  Yey Type: (Describe)  aissance-level survey:  ide Survey
*P11. Report Citation: (Cite s	survey report and other	er sources, or enter "no	ne") None		
*Attachments  Archaeological Record  Artifact Record	☐ BSOR ☑ NONE ☐ District Record	☐ Photograph Record ☐ Location Map ☐ Linear Feature Rec	Other	Sheet	

State of California The Resources Agency Department of Parks and Recreation PRIMARY RECORD		HRI# Trino			
	Other Listings Review Code	- MIXII	Reviewer		
	*Resource name(some None for Publication		oy recorder) 1275 2b and P2c or P2d. Att		
d. UTM: (Give more th	_	Date: 1994	City: San Franci		<b>Zip:</b> 94122 _mN
			esign, materials, cond	ition, alterations,	size, setting, and boundaries)
capped with a flat roo Lincoln Way and Irving of the first story, a is a double-hung viny! the entry porch. The e two primary entrances; windows. At the left, The projecting wing te	of. The building g Street. The building g Street. The building two-story gables assh window. As entry porch, which both are multiple the second floorerminates with a ding, there is only terminates with a ding terminates with a ding.	occupies a 2,574 silding is 2,716 sq -roofed projecting the center, a struch is capped by a single panel wood and glar features a fixed Spanish-tiled raking small centrally haflat parapet conditions.  Codes) HP3. Multipature Object Osite	g ft lot on the we ft and the primary wing contains a smalght terrazzo standar of the content of	st side of 45t façade faces all utilities ir leads up to lad in red clawood surround topped by an athird story, givinyl sash waltered buildid the story of the sash waltered buildid the story of the sash waltered buildid the sash waltered buildid the sash was altered buildid th	east. At the left side enclosure. At the right of the second story and any tiles, contains the ds and large transom arched transom window. Which appears to be an window with decorative ling appears to be in  O Other to (view, date, accession # oward west, 100_8480.JPG  Constructed/Age and Sources Prehistoric Both Asssessor's Office  er and Address: Fealy Revoc. Lvg. Tr. th Ave. ncisco, Ca 94122  rded by & VerPlanck, LLC iamond Street, #330 ancisco, CA 94131 Recorded:
		0	8		vey Type: (Describe)
and the state of the		12 41 2 4	and with the last		aissance-level survey: ide Survey
*P11. Report Citation: (Cite s	survey report and ot	her sources, or enter "no	one") None		
*Attachments  Archaeological Record  Artifact Record	☐ BSOR  ☑ NONE ☐ District Record	☐ Photograph Recor ☐ Location Map ☐ Linear Feature Re	Other	n Sheet	

State of California The Resources Agency Department of Parks and Recreation PRIMARY RECORD		Primary # HRI #  Trinomial NRHP Status Code	
	ther Listings eview Code	Reviewer	 Date
P1. Other Identifier	lone	,	1225 44th Ave
*a. County: San Fran	r <b>Publication ⊠Unrestrict</b> ncisco F North		ch a Location Map as necessary.
	.225 44th Ave one ofr large and/or linear re	City: San Francis esources) Zone;	
	Assessor's Parcel Number: esource and its major eleme		on, alterations, size, setting, and boundaries)
located on an ungraded l retaining wall at the fr fenestration pattern at center flanked by slim a a recessed entry porch a stairs. The porch has a A small aluminum sash sl porch. The building term appears to be in good colot. It appears to be of	ot above street grade, ont of the property. The first and second suminum windows to eit the right side of the square supporting coluiding window is locate inates in a crenellate ndition. A second struthe same construction the same construction of	with a small garden located by the primary module of this build tories consisting of a larger ther side. The primary entrance the building accessed via a doubt man and a sliding aluminum sasted at the second story of the standard parapet with a slim coping.	sliding aluminum window at the e is located at the first story, in ole flight of straight concrete in window with molded wood surrounds. Recessed module above the entry. The moderately altered building creet, is located at the rear of the building.
			*P6. Date Constructed/Age and Sources  ☐ Historic ☐ Prehistoric ☐ Both  1907, Asssessor'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 surv	ey report and other sources	s, or enter "none") None	•
☐ Archaeological Record	NONE Locat	ograph Record	Sheet

Department of Parks and Recreation PRIMARY RECORD  Other Listings Proving Code	Primary # HRI # Trinomial NRHP Status Code	Date
Review Code	Reviewer	Date
Page 1 of 1 *Resource name(s) or P1. Other Identifier None  *P2. Location: ☐ Not for Publication ☑ Unr  *a. County: San Francisco  *b. USGS 7.5' Quad: SF North	restricted  and P2b and P2c or P2d. Attach a Loca Date: 1994	
*c. Address: 1227 44th Ave	City: San Francisco inear resources) Zone;mE/	<b>Z</b> ip: 94122 mN
e. Other Locational Data: Assessor's Parcel Nu	umber: 1706004	
*P3a. Description: (Describe resource and its major	elements. Include design, materials, condition, alter	ations, size, setting, and boundaries)
between the dwelling and a concrete retainstair provides access to the primary entribuilding sits atop a partially raised bassurrounds serves as the primary entrance. asymmetrical fixed pane wood sash windows is supported at the corners by battered we entrance. The building terminates with ow building, which is undergoing rehabilitated.  *P3b. Resource Attributes: (list attributes and codes P4. Resources Present:  Building  Structure	<ul> <li>s) HP2. Single-family property</li> <li>Object O Site O District O Element of District</li> </ul>	ocated straight concrete nds across the facade. The od and glass door with wood cludes large slightly the first story slightly and ojection over the primary The heavily altered
P5a. Photograph or Drawing (Photograph required f		<pre>ib. Photo (view, date, accession # iew toward west, 100_8456.JPG</pre>
		6. Date Constructed/Age and Sources Historic Prehistoric Both 907, Asssessor's Office
	*P7	7. Owner and Address:
	12	ohlenberg, Philip & Betty 227 44th Ave.
		an Francisco, Ca 94122
	Ke 2: Sa *P9	Recorded by elley & VerPlanck, LLC 912 Diamond Street, #330 an Francisco, CA 94131 D. Date Recorded: 0.27.08
	*P1	0. Survey Type: (Describe)
		econnaissance-level survey: ceanside Survey
*P11. Report Citation: (Cite survey report and other s	sources, or enter "none") None	
☐ Archaeological Record ☑ NONE ☐	Photograph Record ☐ Continuation Sheet ☐ Other  Linear Feature Record	

Department of Parks and Recreation PRIMARY RECORD		Primary # HRI # Trinomial NRHP Stati	HRI #		
	Other Listings Review Code	Re	viewer	 Date	
<b>*a. County:</b> San Fi	None for Publication  cancisco			Ave  Location Map as necessary.	
d. UTM: (Give more the	=		: San Francisco ;n	•	
			materials, condition, a	Iterations, size, setting, and boundaries)	
Irving Street. The lot setback from the publi away from the house. O within a covered entry sidelights. On the lef false gambrel roof. The that sits below the gas good condition.  *P3b. Resource Attributes: P4. Resources Present:   •	is ungraded and c sidewalk. The control of the left side in a gable it side is a paile second story ble peak. The building O Struct g (Photograph requestion of the side is a second story ble peak.)	d slopes downward toward ground level features a are concrete steps that e roof supported by wood r of double hung wood safeatures a pair of alumination.	the east. The prim one car garage on lead to the main expenses. The entrances windows with a manum slider windows a flared cornice. The large of the property is the property in the property	between Lincoln Avenue and mary façade faces west and is the right side that projects entrance. The main entrance sits be features a wood door with molded wood cornice outlining a and a fixed wood sash window. The building appears to be in  f District O Other  *P5b. Photo (view, date, accession # View toward east, 100_8452.JPG)	
				*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both 1900, Asssessor'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 s	urvey report and of	her sources, or enter "none")	None	TITUTE SULVEY	
*Attachments  Archaeological Record  Artifact Record	☐ BSOR ☑ NONE ☐ District Record	☐ Photograph Record ☐ Location Map	☐ Continuation Sheet☐ Other	t	

State of California The Re Department of Parks and Re PRIMARY RECOR	ecreation	Primary # — HRI # — Trinomial — NRHP Status Code	e	
	Other Listings _ Review Code	Reviewer		 Date
*a. County: San France *b. USGS 7.5' Quad:  *c. Address: 1235 d. UTM: (Give more that the county of	*Resource name(s) of None for Publication Unsancisco SF North 44th Ave an one ofr large and/or ta: Assessor's Parcel No resource and its major three-story, woodhe building occupi The building is 2 which features a further up to the building, which fefenestration at the	or number (assigned by recorder)  nrestricted  and P2b and P2c o  Date: 1994  City: San  linear resources) Zone;	r P2d. Attach a Location M  Francisco  mE/  als, condition, alterations clad in horizontal we west side of 44th A façade faces east. T right and a stair at lary entrance is located as fixed-over-sl a canted bay window	Map as necessary.  Zip: 94122mN  , size, setting, and boundaries)  rood siding and capped evenue between Lincoln the building sits atop a left which leads up to ted in an entry porch at iding windows with wide with vinyl sash fixed-
P4. Resources Present:	Building O Structure g (Photograph required	es) HP2. Single-family pro Object OSite ODistrict I for buildings, structures, and obje	Element of District ects *P5b. Pho	Other oto (view, date, accession #
			*P6. Date  Historic 1908,  *P7. Own Ko, Jac 1235 4 San Fra  *P8. Reco	Constructed/Age and Sources  Prehistoric Both Asssessor's Office  er and Address: cky Lee Li Ming 4th Ave. ancisco, Ca 94122  orded by
			2912 I San Fr *P9. Date 10.27.0 *P10. Sur Reconn	7 & VerPlanck, LLC Diamond Street, #330 rancisco, CA 94131 Recorded: 8  vey Type: (Describe) naissance-level survey: side Survey
*P11. Report Citation: (Cite s	urvey report and other	sources, or enter "none") $None$		
*Attachments  Archaeological Record  Artifact Record	NONE [	☐ Photograph Record ☐ Cor ☐ Location Map ☐ Oth ☐ Linear Feature Record	ntinuation Sheet ner	

State of California The Ro Department of Parks and R PRIMARY RECOR	ecreation	Primary # HRI # Trinomial NRHP Statu	s Code		
	Review Code	Rev	iewer	Date	
Page 1 of 1 P1. Other Identifier	None	number (assigned by reco	rder) 1247 44th	Ave	
	for Publication Unreased Unreased  SF North		l P2c or P2d. Attach a L	ocation Map as necessa	ary.
	44th Ave	City:	San Francisco	<b>Zip:</b> 94122	
e. Other Locational Da	ta: Assessor's Parcel Nu	<b>mber:</b> 1706009			
*P3a. Description: (Describe	e resource and its major	elements. Include design,	materials, condition, al	terations, size, setting,	and boundaries)
center of the lot and occupies a 3,000 sq ft façade faces east. The the primary entrance represents two tripartit projecting cornice ber condition.  *P3b. Resource Attributes: P4. Resources Present: P5a. Photograph or Drawin	lot on the west sine basement is raised recessed behind a determine selding vinyl sasteath a shaped false (list attributes and codes Building O Structure	de of 44th Avenue bet and consists of a recorative scrollwork sh windows with thin we pediment. The heavil  HP2. Single-famil	ween Lincoln Way a ecessed wood overhelecurity door on the wood surrounds. The y altered building buil	and Irving Street. The sad garage door on the right. The second building terminates appears to be in good	The primary the left and d level es with a good
Psa. Priotograph of Drawin	g (Photograph required r	or buildings, structures, a	nd objects	*P5b. Photo (view, date, View toward west	
				*P6. Date Constructed/A  ☑ Historic ☐ Prehistoric 1909, Asssessor'	☐ Both
				*P7. Owner and Address	<b>;</b> :
				Galinsky, Leonid 1247 44th Ave. San Francisco, Ca	94122
Mid Stewarts Mills	THE STATE OF			*P8. Recorded by	
		·	and the transfer of the transf	Kelley & VerPlan 2912 Diamond Str San Francisco, C. *P9. Date Recorded:	eet, #330
				10.29.08	
		20		*P10. Survey Type: (Des Reconnaissance-l	
				Oceanside Survey	=
*P11. Report Citation: (Cite s		•	None		
*Attachments ☐ Archaeological Record ☐ Artifact Record	NONE □	0 1	☐ Continuation Sheet ☐ Other		

State of California The Reso Department of Parks and Recre PRIMARY RECORD	eation	Primary # HRI # Trinomial NRHP Status Code	
	her Listings view Code	Reviewer	 Date
P1. Other Identifier N P2. Location: ☐ Not for *a. County: San Fran	one Publication  Unrestricted	gned by recorder) 1251 44th and P2b and P2c or P2d. Attach a Lo	
*c. Address: 1251 44 d. UTM: (Give more than o		City: San Francisco es) Zone;m	<b>Zip:</b> 94122 <b>E/ mN</b>
e. Other Locational Data:	Assessor's Parcel Number: 170	5010	erations, size, setting, and boundaries)
projecting canopy and a :		sits above the garage. The far altered building appears to be altered building appeared building appears to be altered build	
	Iding O Structure O Object	Site District Element of	District ○ Other P5b. Photo (view, date, accession #
PSa. Photograph of Drawing (P	notograph required for buildings,	· · · · · · · · · · · · · · · · · · ·	View toward west, 100_8445.JPG
502			P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1923, Asssessor's Office
	THE PROPERTY WATER		P7. Owner and Address: Medecki, Gabrielle 1251 44th Ave. San Francisco, Ca 94122
			P8.Recorded by Kelley & VerPlanck, LLC 2912 Diamond Street, #330 San Francisco, CA 94131
		*	<b>P9. Date Recorded:</b> 12.11.08
<b>₩</b>			P10. Survey Type: (Describe) Reconnaissance-level survey: Oceanside Survey
P11. Report Citation: (Cite surv	ey report and other sources, or en	ter "none") None	

☐ Continuation Sheet

Other...

☐ Photograph Record

☐ Location Map

☐ District Record ☐ Linear Feature Record

 $\square$ BSOR

NONE

\*Attachments

☐ Artifact Record

☐ Archaeological Record

State of California The R Department of Parks and R PRIMARY RECOF	ecreation	Primary # HRI # Trinomial NRHP Status	Code	
	Other Listings Review Code	Revie	wer	Date
	*Resource name(s  None for Publication		der) 1257 –1259 44th	
d. UTM: (Give more th	=	Date: 1994  City: 4  /or linear resources) Zone  el Number: 1706012	San Francisco ;mE/	•
			aterials, condition, alteratio	ns, size, setting, and boundaries)
streets. The primary above street level on garage structure with concrete stair leads of the first story level sliding aluminum sash entry porch is support window with wood surrowindow with wood surrowindow with wood surrotripartite sliding all simple box cornice with the simple box cornice with the street state of the stree	façade is set bad an ungraded lot. a wood overhead up the front of the transport of the window with wood bed by plain wood bunds and a course bunds is inset or aminum sash window the a wide eave or the window of the wide eave o	ck from the front of the le	ot line and faces east body of the house at en is located to the rees to the primary ent nclosed entry porch. A the basement level whe flat roof. The porch trim above. A three-prest story. The second e building terminates ed building appears to property strict O Element of District objects *P5b. P	rance at the left side of solid wood door and re the stair turns. The presents one fixed glazed art aluminum sash sliding story presents a in a false parapet and a be in good condition.
			*P7. Ov Good, 1259 San I *P8. Re Kell 2912 San	where and Address: , George B. Trustee 44th Ave Francisco, Ca 94122  corded by ey & VerPlanck, LLC Diamond Street, #330 Francisco, CA 94131 ate Recorded:
To posted at the contract of t			10.29 *P10. S Reco	
*P11. Report Citation: (Cite s	survey report and oth	her sources, or enter "none") $^{ m No}$	one	
*Attachments ☐ Archaeological Record ☐ Artifact Record	☐ BSOR  ☑ NONE ☐ District Record		Continuation Sheet Other	

State of California The Resources Agency Department of Parks and Recreation PRIMARY RECORD  Other Listings	Primary # HRI #  Trinomial NRHP Status Code	
Review Code	Reviewer	Date
Page 1 of 1 *Resource name(s) P1. Other Identifier None *P2. Location: □ Not for Publication ☑ ∪	or number (assigned by recorder) 1278 45th Ave	
*a. County: San Francisco *b. USGS 7.5' Quad: SF North	and P2b and P2c or P2d. Attach a Locat Date: 1994	
*c. Address: 1278 45th Ave d. UTM: (Give more than one ofr large and/or	City: San Francisco r linear resources) Zone;mE/ _	<b>Zip:</b> 94122 <b>mN</b>
e. Other Locational Data: Assessor's Parcel	Number: 1706027	
*P3a. Description: (Describe resource and its maj	or elements. Include design, materials, condition, alterat	ions, size, setting, and boundaries)
right of the garage is a straight stair at the first story. The entry porch is Other fenestration at the first story c simple pilasters and capped by a shed r hung aluminum sash windows at the secon flared eave overhang. The moderately al	e Object Osite ODistrict OElement of Dist d for buildings, structures, and objects *P5b	ocated within an entry porch ked aluminum sash window.  num sash windows, flanked by contains a pair of double a fascia board and a wide, on.
	<ul><li>▶ 190</li><li>*P7.</li><li>Phi</li><li>127</li></ul>	Date Constructed/Age and Sources istoric Prehistoric Both  D8, Asssessor's Office  Owner and Address:  Illiou, Dimitrios P.  8 45th Ave.  1 Francisco, Ca 94122
	Ke 292 Sar * <b>P9</b> .	Recorded by  lley & VerPlanck, LLC  12 Diamond Street, #330  n Francisco, CA 94131  Date Recorded:  31.08
		. Survey Type: (Describe)
A A A		connaissance-level survey: eanside Survey
*P11. Report Citation: (Cite survey report and other		•
☐ Archaeological Record   ☐ NONE	☐ Photograph Record ☐ Continuation Sheet ☐ Location Map ☐ Other ☐ Linear Feature Record	

State of California The Department of Parks are PRIMARY REC	nd Recreation	Primary # HRI # Trinomial NRHP Status Code	
	Other Listings Review Code	Reviewer	Date
*a. County: Sar *b. USGS 7.5' Quad *c. Address: 12 d. UTM: (Give mor	None Not for Publication Unre Francisco SF North 72 45th Ave e than one ofr large and/or lir	and P2b and P2c or P2d. Atta Date: 1994  City: San Francis near resources) Zone;	ach a Location Map as necessary.  Sco Zip: 94122
	ll Data: Assessor's Parcel Nu cribe resource and its maior e		tion, alterations, size, setting, and boundaries)
leads up to the the wood door with a fabuilding. Two doubthird is present or surrounds are on the wood surrounds. And of three double-hunterminates with a sin good condition.	e primary entrance at the anlight window. The first le-hung wood sash window in the far right facet. One left. Beside them, or other double-hung windows with the sash windows with the cornice and has sample cornice and has sample windows.	On the second story, two double-hund the right, is a band of three down with wood sash and surrounds is with wood surrounds is centered on	entrance contains a non-historic mfered on the right edge of the left of the primary entrance and a mg windows with wood sash and buble-hung wood sash windows with on the right diagonal facet. A set
P4. Resources Present	Building	○ Object ○ Site ○ District ○ Elem	nent of District Other
P5a. Photograph or Dra	wing (Photograph required fo	or 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, Asssessor'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: (C	ite survey report and other so	ources, or enter "none") None	
*Attachments  Archaeological Reco		Photograph Record	Sheet

Department of Parks and Recreation	Primary #	
PRIMARY RECORD	Trinomial ————————————————————————————————————	
Other Listings Review Code	Reviewer	 Date
Page 1 of 1 *Resource name(s) or i P1. Other Identifier None *P2. Location: ☐ Not for Publication ☒ Unre	number (assigned by recorder) 1268 45th 2	Ave
*a. County: San Francisco *b. USGS 7.5' Quad: SF North *c. Address: 1268 45th Ave	and P2b and P2c or P2d. Attach a Lo Date: 1994  City: San Francisco	<b>Zip:</b> 94122
d. UTM: (Give more than one ofr large and/or lir e. Other Locational Data: Assessor's Parcel Nu	·	E/ mN
*P3a. Description: (Describe resource and its major e	elements. Include design, materials, condition, alt	erations, size, setting, and boundaries)
and is setback from the public sidewalk. The sidewalk. Concrete steps on the right sidewald and a porch with wooden railings. The mainflank the door. A single aluminum sash doubterminates with a raked cornice. The build	e lead a landing followed by wood steps n entrance features a multi-paned door. uble hung window sits at the peak of the	that lead to the main entrance Modern multi-pane windows
*P3b. Resource Attributes: (list attributes and codes P4. Resources Present: ● Building ○ Structure P5a. Photograph or Drawing (Photograph required for	Object O Site O District O Element of I or buildings, structures, and objects	District O Other  P5b. Photo (view, date, accession #  View toward east, 100_8745.JPG
		P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1900, Asssessor'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
	<b>6 6 6</b>	P10. Survey Type: (Describe) Reconnaissance-level survey: Oceanside Survey
*P11. Report Citation: (Cite survey report and other so		
*Attachments ☐ BSOR ☐ Archaeological Record ☑ NONE ☐	Photograph Record	

State of California The	~ ~	Primary #		
PRIMARY RECORD		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			
	ot for Publication	restricted and P2b and P2c or P2d. Atta	ach a Location	Man as necessary
*b. USGS 7.5' Quad:	SF North	Date: 1994	acii a Location	map as necessary.
*c. Address: 126	0 45th Ave	City: San Francis	sco	<b>Zip:</b> 94122
d. UTM: (Give more	than one ofr large and/or l	inear resources) Zone;	mE/	mN
	Data: Assessor's Parcel N	umber: 1706032 elements. Include design, materials, condi	ition alteration	us size setting and boundaries)
	-	frame, late Queen Anne-style dwelli		
		indow topped by a triangular fixed. The minimally altered building ap		
	=	s) HP2. Single-family property Object O Site O District O Elen	nent of District	t
P5a. Photograph or Draw	ing (Photograph required	for buildings, structures, and objects		noto (view, date, accession #
			View	toward east, 100_8744.JPG
			*P6. Dat	te Constructed/Age and Sources
				ric Prehistoric Both
	1-1-1-1		1907,	Asssessor's Office
			****	
				ner and Address: Daniel A.
A TANK			1260	45th Ave.
State of			San F	rancisco, Ca 94122
				corded by
				ey & VerPlanck, LLC Diamond Street, #330
	12.		San E	Francisco, CA 94131
			* <b>P9. Dat</b> 10.31.	te Recorded: 08
				<pre>urvey Type: (Describe) nnaissance-level survey:</pre>
The state of the s	6	D.		nside Survey

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

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

Department of Parks and Recreation  PRIMARY RECORD		Primary # HRI # Trinomial NRHP Status Code		
	Other Listings Review Code	R	eviewer	 Date
*a. County: San F	None for Publication  rancisco	='	,	Ave  Location Map as necessary.
	SF North 45th Ave an one ofr large and		y: San Francisco	<b>Zip:</b> 94122 m <b>E</b> /m <b>N</b>
		el Number: 1706033 naior elements. Include design	າ. materials. condition. a	alterations, size, setting, and boundaries)
surrounds. At right, a entry consists of a mu aluminum sash windows window at both basemer gable area features a eaves. The heavily alt	a quarter turn would alti-panel wood of with slim wood of and second stop single recessed tered building appropriate the stop of the stop	ood stair leads up to the door. Other fenestration moldings. The left edge ories. The gabled third	he primary entrance n at the second storm of the building is story level overhalash window. The buindition.	brick sidelights and wood on the second-floor level. The ry consists of four double-hung chamfered, and contains one ngs the second story, and the lding terminates with flush
P4. Resources Present:	Building O Struct	ure Object OSite C	District O Element o	
P5a. Photograph or Drawin	g (Photograph requi	ired 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, Asssessor'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:
*P11. Report Citation: (Cite s	survey report and oth	her sources, or enter "none")	None	Oceanside Survey
*Attachments  Archaeological Record  Artifact Record	☐ BSOR ☑ NONE ☐ District Record	☐ Photograph Record ☐ Location Map	☐ Continuation Shee☐ Other	et .

Department of Parks and Recreation PRIMARY RECORD  Other Listings Paying Code	Primary # HRI # Trinomial NRHP Status Code	Data
Review Code	Reviewer	Date
Page 1 of 1 *Resource name(s) or P1. Other Identifier None  *P2. Location: ☐ Not for Publication ☑ Un  *a. County: San Francisco  *b. USGS 7.5' Quad: SF North	r number (assigned by recorder) 1238 45th 2 restricted and P2b and P2c or P2d. Attach a Lo Date: 1994	
*c. Address: 1238 45th Ave d. UTM: (Give more than one ofr large and/or I	City: San Francisco linear resources) Zone;ml	<b>Zip:</b> 94122 E/mN
e. Other Locational Data: Assessor's Parcel No *P3a. Description: (Describe resource and its major		orations size setting and boundaries)
street. The building is 484 sq ft and the above street level on an ungraded lot. A retaining wall that borders the sidewalk stair at the center of the facade leads twood surrounds sheltered beneath a shed raluminum combination fixed-and-sliding with one is in a projecting element at the left. The heavily altered building appears to keep the state of the	small, sloping yard is located between to the control of the primary entrance, which contains a roofed canopy. Other fenestration at the indows with slim wood molding: one is at fit of the façade. The building terminates be in poor condition.  PS) HP2. Single-family property  Object O Site O District O Element of I for buildings, structures, and objects	the structure and a concrete ds up to the building. A short a solid panel door with slim first story includes two large the right of the facade, and s with a shallow eave overhang.
	*	P6. Date Constructed/Age and Sources  ☐ Historic ☐ Prehistoric ☐ Both  1906, Asssessor'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 s		occanorae ourvey
*Attachments ☐ BSOR ☐ Archaeological Record ☒ NONE ☐	Photograph Record ☐ Continuation Sheet ☐ Location Map ☐ Other  Linear Feature Record	

Department of Parks and Recreation PRIMARY RECORD  Other Lis	tings	Primary # HRI # Trinomial NRHP Status			
Review C	ode	Revi	ewer	Da	ate
P1. Other Identifier None  *P2. Location: ☐ Not for Public  *a. County: San Francisco		ed and P2b and	der) 1236 45th		s necessary.
*b. USGS 7.5' Quad: SF Nort  *c. Address: 1236 45th Av d. UTM: (Give more than one ofr	<i>r</i> e		San Francisco		p: 94122 N
e. Other Locational Data: Assess *P3a. Description: (Describe resource			notorials condition a	Itarationa aiza	actting and houndaries)
1236 45th Avenue is a two-stor siding and capped with a cross					
a multi-panel wood garage door the left of the first story, if Fenestration at the first store entry door at the left. This is at the left of the second store building terminates with boxed good condition.  *P3b. Resource Attributes: (list attributes)	from which a quart ry consists of a t fenestration patte ry, in the cross of deaves and a raking	ter turn stair le triple set of vin ern is repeated a gable. At the fro ing cornice. The	ads to another end of the second storage and storage a	ntrance at t windows at ry. A caseme is a small l	he second story. the right and an nt window is visible ouvered vent. The
P4. Resources Present:   Building P5a. Photograph or Drawing (Photograph)					Other iew, date, accession #
Total I notograph of Brawning (Friotograph	apir required for built	dings, structures, and	a objects	•	rd east, 100_8733.JPG
				★ Historic       □	structed/Age and Sources Prehistoric Both sessor's Office
		T AND		*P7. Owner an	d Address:
			(4)	Hegarty, Co 1236 45th A	
				San Francis	sco, Ca 94122
				2912 Diamo	VerPlanck, LLC ond Street, #330 isco, CA 94131
9					ype: (Describe) sance-level survey:
			A	Oceanside	_
*P11. Report Citation: (Cite survey rep		, or onter mone , _	one		
*Attachments ☐ BSOF ☐ Archaeological Record ☐ NONE ☐ Artifact Record ☐ District	E ☐ Locati	-	Continuation Shee Other	t	

Department of Parks and Recreation  PRIMARY RECORD	HRI #  Trinomial  NRHP Status Code	
Other Listings Review Code	Reviewer	 Date
Page 1 of 1 *Resource name(s) or P1. Other Identifier None *P2. Location: ☐ Not for Publication ☑ Unr *a. County: San Francisco *b. USGS 7.5' Quad: SF North	number (assigned by recorder)  1220 45t  restricted  and P2b and P2c or P2d. Attach a	
*c. Address: 1220 45th Ave	City: San Francisco	<b>Zip:</b> 94122
d. UTM: (Give more than one ofr large and/or li	·	•
e. Other Locational Data: Assessor's Parcel Nu *P3a. Description: (Describe resource and its major		alterations, size, setting, and boundaries)
concrete stair leads up to the enclosed e entrance contains a multi-panel wood door aluminum sash windows and capped by a she vinyl sash windows in a projecting bay at left of the entry porch. The second story windows with wood surrounds. The building altered building appears to be in good co	at the right side of the porch. The d roof. Other fenestration at the fir the right corner of the building and features a shed-roofed dormer with p terminates with slightly flared and indition.	porch is enclosed by sliding st story consists of sliding a small fixed pane window to the aired sliding aluminum sash
P4. Resources Present:   Building   Structure		of District O Other
P5a. Photograph or Drawing (Photograph required f		*P5b. Photo (view, date, accession # View toward east, 100_8728.JPG
		*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1907, Asssessor'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 s	ources, or enter "none") $^{ ext{None}}$	
☐ Archaeological Record ☒ NONE ☐	Photograph Record	eet

State of California The Department of Parks and PRIMARY RECO	Recreation	Primary # HRI # Trinomial NRHP Status Code	
	Other Listings Review Code	Reviewer	Date
	*Resource name(s) or num  None lot for Publication  Unrestr		Lincoln Way ach a Location Map as necessary.
d. UTM: (Give more	SF North 5 Lincoln Way than one ofr large and/or linea Data: Assessor's Parcel Numb	r resources) Zone;	zip: 94122 mE/ mN
			tion, alterations, size, setting, and boundaries)
between 44th and 45th at the front of the overhead door and a of the garage provide at the left which provide windows. To the right parapet copying. At appears to be in fair	h avenues. The building lot and a terraced garde small fixed window and i es access from the stree ovides access to the mait of the entry is a trip all chimney stack is vis r condition.  s: (list attributes and codes)	en to the left. The stucco-finish the is capped by a gabled parapet to the dwelling. The primary number of the control of the state of the aluminum sliding window. The right of the dwelling the control of th	oviding space for a one-story garage shed garage contains a wood-panel  . A gated concrete stair to the left facade consists of a concrete stair r is a pair of vinyl sliding  The facade terminates with a simple ng. The heavily altered building
	_	Object	*P5b. Photo (view, date, accession # View toward south, 100_8464.  JPG
			*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1920, Asssessor'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	e survey report and other sour	ces, or enter "none") $None$	
*Attachments ☐ Archaeological Record ☐ Artifact Record	d ⊠ NONE □ Loc	otograph Record	Sheet

State of California The Department of Parks and PRIMARY RECO	Recreation	Primary # HRI # Trinomial NRHP Status Code	
	Other Listings Review Code	Reviewer	 Date
*a. County: San *b. USGS 7.5' Quad:	*Resource name(s) or r  None lot for Publication Unre Francisco SF North 9 Lincoln Way	number (assigned by recorder) 4309 Linestricted  and P2b and P2c or P2d. Attach and P2c or	a Location Map as necessary.
	-	near resources) Zone;	•
	Data: Assessor's Parcel Nur	mber: 1706049 elements. Include design, materials, condition	alterations size setting and houndaries)
occupies a 2,500 sq garage, which is loc is accessed by a str features a pedestria stair leads up to an and sheltered by the located pedestrian e making it difficult presents a central d	ft lot on the south si ated at street level, aight concrete stair to n entry at left, a con integral porch that si gable-roofed attic st ntrance flanked by two to identify their mate ouble-hung wood sash w	ached one-story garage and a small galde of Lincoln Way between 44th and 4 features two, wood overhead doors and to the left of the garage. The first acrete stair at center, and a sliding spans the width of the facade. The potory. The second-floor level of the forwindows. All three are concealed be erials or features. The attic gable is window with wood surrounds and fixed a molded raking cornice. The moderate	A5th avenues. The stucco-finished a shaped parapet. The dwelling floor level of the primary facade g vinyl-sash window at right. The orch is supported by wood posts facade features a centrally enind steel security grates, is clad in fishscale shingles and decorative shutters. The facade
P4. Resources Present: (	Building O Structure	) HP2. Single-family property O Object O Site O District O Element or 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, Asssessor's Office
	43.09		*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	e survey report and other so	ources, or enter "none") None	
*Attachments  Archaeological Record		Photograph Record	eet

State of California The Resources Agency Department of Parks and Recreation PRIMARY RECORD	Primary # HRI # Trinomial NRHP Status Code	
Other Listings Review Code	Reviewer	
Page 1 of 1  *Resource name(s) or number (as P1. Other Identifier None  *P2. Location: Not for Publication Unrestricted  *a. County: San Francisco  *b. USGS 7.5' Quad: SF North Date:  *c. Address: 1219 43rd Ave  d. UTM: (Give more than one ofr large and/or linear resour e. Other Locational Data: Assessor's Parcel Number: 17  *P3a. Description: (Describe resource and its major elements. In	and P2b and P2c or P2d. Attac : 1994 City: San Francisc rces) Zone;	ch a Location Map as necessary.  Zip: 94122  mE/ mN
capped with a shallow-pitch, front-facing gabled results west side of 43rd Avenue between Lincoln Way and I brick basement and a centrally located stair leads and creates a porch sheltering the width of the fatheavy timber posts, knee braces and exposed purlin wood surrounds located just left of center at the at the right of the door, and windows at the left porch. The gable front features a small 14-paned we terminates with a molded raking cornice. The moder	Erving Street. The building sup to the first story. The acade. The porch itself is a ends. The primary entrance first story. A triple set of the door are obscured by acod pivot-sash window with acately altered building app	e sits atop a partially exposed e gable overhangs the first story defined framed by low brick walls, e is a solid wood door with slim of aluminum sash sliding windows is y latticework at the front of the wood molding. The building ears to be in good condition.
P4. Resources Present:   Building   Structure   Object  P5a. Photograph or Drawing (Photograph required for buildings)		*P5b. Photo (view, date, accession #
		View toward west, 100_9001.JPG
		*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both
1223		1913, Asssessor'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:
*P11. Report Citation: (Cite survey report and other sources, or	enter "none") None	Oceanside Survey

☐ Continuation Sheet

Other...

☐ Photograph Record

☐ Location Map

☐ District Record ☐ Linear Feature Record

BSOR

\*Attachments

☐ Artifact Record

☐ Archaeological Record ☒ NONE

State of California The Department of Parks and PRIMARY RECO	Recreation RD	Primary # HRI # Trinomial NRHP Status Code	
	Other Listings Review Code	Reviewer	 Date
*a. County: San 1 *b. USGS 7.5' Quad: *c. Address: 1223	None ot for Publication Unre Francisco SF North 3 43rd Ave	estricted and P2b and P2c or P2d. Attach a Date: 1994 City: San Francisco ear resources) Zone;	a Location Map as necessary.  Zip: 94122
	ata: Assessor's Parcel Nun be resource and its major e	nber: 1707003 lements. Include design, materials, condition,	alterations, size, setting, and boundaries)
front-facing gable row Way and Irving Street raised garage/basement and a straight terrary multi-panel wood and with exposed beam end supported by wood browslim windows. The but	oof. The building occurs. The building is 1,2 at, which features a wazo stair at right whi glass door, which feats. Other fenestration ackets, which features alding terminates with	me, Craftsman-style dwelling finished pies a 3,012 sf lot on the west side 20 sq ft and the primary façade face cood pedestrian door at far left, a with children cook in the primary entry portures multiple fixed windows. The post at the first story consists of a primary entryle set of wood sash casement wide overhanging eaves, a boxed core be in good condition.	of 43rd Avenue between Lincoln is east. The building sits atop a rood overhead garage door at left ich. The entry porch contains a rich is capped with a gabled roof ojecting rectangular bay, windows, one large flanked by two
P4. Resources Present:	Building O Structure	HP2. Single-family property O Object O Site O District O Element or buildings, structures, and objects	of District O Other  *P5b. Photo (view, date, accession # View toward west, 100_8998.JPG  *P6. Date Constructed/Age and Sources
			☐ Historic ☐ Prehistoric ☐ Both  1914, Asssessor'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: (Ci	te survey report and	d other sources, or enter "none")	None
*Attachments	□BSOR	☐ Photograph Record	☐ Continu

*Attachments	□ BSOR	□ Photograph Record	☐ Continuation Shee
☐ Archaeological Record	<b>⋈</b> NONE	☐ Location Map	Other
☐ Artifact Record	☐ District Record	☐ Linear Feature Record	

State of California The Resour Department of Parks and Recrea PRIMARY RECORD		Primary # HRI # Trinomial NRHP Status Code	
	er Listings iew Code	Reviewer	 Date
P1. Other Identifier No *P2. Location: ☐ Not for F *a. County: San France	ne Publication  Unrestricted	asigned by recorder) 1231 433	
*c. Address: 1231 43r d. UTM: (Give more than or	d Ave	City: San Francisco Ces) Zone;  07005	
			, alterations, size, setting, and boundaries)
Irving Street. The building garage/basement, which feat which leads up to the receporch is arched and shelters of aluminum sash sliding bricks at the center, which niches in the stucco and a coping. The heavily altered *P3b. Resource Attributes: (list a *P3b. Resource Attributes: (list a *P3b. Resource Attributes)	attributes and codes)  HP2.  High signs of the structure	e primary façade faces east. Trage door at left and a bridair railing has a decorative wher fenestration at the second what appears to be a paired story. Above the second stred vent. The building terms in good condition.  Single-family property  Site O District O Element	Avenue between Lincoln Way and The building sits atop a raised ck, quarter-turn stair at right, e scalloped stucco edge. The entry cond story consists of a triple inted-over tall thin stack of glass tory, there are two small arched inates with a lobed parapet and  t of District Other  *P5b. Photo (view, date, accession # View toward west, 100_8996.JPG
1			*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1914, Asssessor's Office
			1914, ASSESSUE S UTILICE
			*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:
be district	The state of the s	The state of the s	Oceanside Survey
*P11. Report Citation: (Cite surve	y report and other sources, or	enter "none") None	
☐ Archaeological Record ☒ N	SSOR Photograp NONE Location N District Record Linear Fea	/lap ☐ Other	eet

Department of Parks and Recreation	HRI#	
PRIMARY RECORD	Trinomial	
Other Listings —	NRHP Status Code	
Review Code	Reviewer	Date
Page 1 of 1 *Resource name(s) or	r number (assigned by recorder) 1243 43rd	d Ave
P1. Other Identifier None		
*P2. Location: ☐ Not for Publication ☑ Uni *a. County: San Francisco	restricted and P2b and P2c or P2d. Attach a	Location Man as passagen
*b. USGS 7.5' Quad: SF North	Date: 1994	Location map as necessary.
*c. Address: 1243 43rd Ave	City: San Francisco	<b>Zip:</b> 94122
d. UTM: (Give more than one ofr large and/or l	linear resources) Zone;	•
e. Other Locational Data: Assessor's Parcel No	umber: 1707008	
*P3a. Description: (Describe resource and its major	elements. Include design, materials, condition,	alterations, size, setting, and boundaries)
wood siding and capped with a side-facing 43rd Avenue between Lincoln Way and Irvir east. The building sits atop a fully rais right and a straight terrazzo staircase a located in a projecting volume which appeat left by a sidelight. The width of the flat arched opening. The corners of the sdormer features a central wood sash cases. The dormer terminates with wide overhanging overhanging eaves and exposed rafters. The *P3b*. Resource Attributes: (list attributes and code P4. Resources Present: ** Building ** O Structure P5a*. Photograph or Drawing (Photograph required **)	ng Street. The building is 1,000 sq ft sed basement which features a multi-pan at center which leads up to the primary ears to be an enclosed former porch, is façade is spanned by six double-hung was second story terminate in simple stucce ment window flanked by louvered vents, ing eaves and exposed wood struts. The he minimally altered building appears the minimal of the minima	and the primary façade faces nel wood and glass garage door at y entrance. The primary entrance, s a metal and glass door flanked yinyl-sash windows enframed in a battered pilasters. A gabled all with wide wood surrounds. building terminates with to be in good condition.  of District O Other  *P5b. Photo (view, date, accession # View toward west, 100_8995.JPG
		*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1915, Asssessor's Office
		*P7. Owner and Address:
		Cheung, Jackson W. C. & Linda
		1243 43rd Ave. San Francisco, Ca 94122
		*P8. Recorded by
		Kelley & VerPlanck, LLC
	no T T T T T T T T T T T T T T T T T T T	2912 Diamond Street, #330 San Francisco, CA 94131
		* <b>P9. Date Recorded:</b> 11.06.08
		*P10. Survey Type: (Describe)
A Comment of the last		Reconnaissance-level survey: Oceanside Survey
*P11. Report Citation: (Cite survey report and other s	sources, or enter "none") None	·
	Photograph Record Continuation Shee	et
<u> </u>	Location Map	

Department of Parks and Recreation PRIMARY RECORD  Other Listings	HRI#  Trinomial  NRHP Status Code	
Review Code	Reviewer	Date
P1. Other Identifier None  *P2. Location: ☐ Not for Publication  *a. County: San Francisco	and P2b and P2c or P2d. Attach a	
*b. USGS 7.5' Quad: SF North  *c. Address: 1247 43rd Ave d. UTM: (Give more than one ofr large	Date: 1994  City: San Francisco e and/or linear resources) Zone;	<b>Zip:</b> 94122 mE/ mN
e. Other Locational Data: Assessor's	Parcel Number: 1707009 its major elements. Include design, materials, condition, a	olforestions sine softling and boundaries)
presents a wood and glass panel per and a recessed entry porch to the door. The second level presents two wood surrounds, surmounted by a set a projecting cornice supported by with a shaped parapet with a molder building is part of a row of six rays avenue.  *P3b. Resource Attributes: (list attributes a P4. Resources Present:  Building  S	he front of the lot line and faces east on 43r edestrian door on the left, a wood and glass pright. Accessed by a single step, the porch of wo identical window arrangements consisting of even-light transom, and underscored by a large molded brackets defines the top of the second ed coping. The minimally altered building appeare lated dwellings including 1247, 1251, 1255, and codes)  HP2. Single-family property  Structure Object O Site O District O Element of	contains a wood and glass panel three wood sash windows with a flat rectangular relief panel. It level. The building terminates ears to be in good condition. The 1259, 1263, and 1267 43rd
V.	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, Asssessor'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 ar	nd other sources, or enter "none") None	
*Attachments	☐ Photograph Record ☐ Continuation Shed ☐ Location Map ☐ Other	et

Department of Parks and Recreation	HRI #	
PRIMARY RECORD	Trinomial —————	
	NRHP Status Code	
Other Listings Review Code	Reviewer	 Date
Page 1 of 1 *Resource name(s) or	r number (assigned by recorder) 1251 43rd	Ave
P1. Other Identifier None		
*P2. Location: ☐ Not for Publication ☑ Un		
*a. County: San Francisco *b. USGS 7.5' Quad: SF North	and P2b and P2c or P2d. Attach a Lo Date: 1994	ocation Map as necessary.
*c. Address: 1251 43rd Ave	City: San Francisco	<b>Zip:</b> 94122
	linear resources) Zone;m	
e. Other Locational Data: Assessor's Parcel N		tourstions aims southing and boundaries)
*P3a. Description: (Describe resource and its major 1251 43rd Avenue is a two-story, wood-fra	-	-
presents a wood panel pedestrian door with door at center, and a shaped entry porch, the rear the primary entrance to the buil second level presents two identical winds surrounds flanked by two-over-one wood so molded brackets defines the top of the secornice. The minimally altered building a related dwellings including 1247, 1251, 1251, 1251, 1251.  *P3b. Resource Attributes: (list attributes and code P4. Resources Present:  Building O Structure P5a. Photograph or Drawing (Photograph required)	, accessed by a single step, on the right lding, a wood and glass panel door flank ow arrangements: a four-over-one fixed we ash windows with wood surrounds. A project econd level. The building terminates in appears to be in good condition. The building terminates in 2 appears to be in good condition. The building terminates in 2 appears to be in good condition. The buildings, 1259, 1263, and 1267 43rd Avenue.  1255, 1259, 1263, and 1267 43rd Avenue.  1268) HP2. Single-family property  Object Osite ODistrict OElement of for buildings, structures, and objects	t. The entry porch features at ed by glass-block lights. The ood sash window with wood cting cornice supported by a shaped parapet with a molded lding is part of a row of six
		P6. Date Constructed/Age and Sources  ☐ Historic ☐ Prehistoric ☐ Both  1924, Asssessor's Office
THE PART OF		
	*	P7. Owner and Address:
	IN HESE REAL PROPERTY IN	Hewett, Benjamin 1251 43rd Ave.
		San Francisco, Ca 94122
	*	P8. Recorded by
		Kelley & VerPlanck, LLC
		2912 Diamond Street, #330 San Francisco, CA 94131
	*	FP9. Date Recorded: 11.07.08 / Rev. 4.24.12
	*	P10. Survey Type: (Describe)
		Reconnaissance-level survey:
The state of the s		Oceanside Survey
*P11. Report Citation: (Cite survey report and other s	· _	
	Photograph Record Continuation Sheet	
	Location Map	

State of California The Resources Agency Department of Parks and Recreation PRIMARY RECORD		Primary # HRI # Trinomial NRHP Status Code		
	Other Listings — Review Code	Rev	riewer	 Date
Page 1 of 1 P1. Other Identifier	` '	number (assigned by reco	order) 1255 43rd A	ve
*P2. Location:	Not for Publication Uni		l P2c or P2d. Attach a Loc	cation Map as necessary.
*c. Address: 12	55 43rd Ave	City	San Francisco	<b>Zip:</b> 94122
	e than one ofr large and/or li		;mE	// mN
	l Data: Assessor's Parcel Nu		materials condition alto	rations, size, setting, and boundaries)
	-			stucco and capped with a flat
sash window flanked supported by three parapet with a mold part of a row of si  *P3b. Resource Attribut P4. Resources Present:	by sliding ten-light molded brackets define	vinyl sash windows, as the top of the secondly altered building acluding 1247, 1251,	all with wood surrous ond level. The build appears to be in good 2555, 1259, 1263, and by property  District   Element of D	
			Market Town	liew toward west, 100_8991.JPG
		42	*p	6. Date Constructed/Age and Sources
				Historic ☐ Prehistoric ☐ Both
		M. M. S. Aller S. A.		1924, Asssessor's Office
	421	THE STREET SEC.		
		the Maria Control	THE RESERVE OF	7. Owner and Address:
			1	Choe, Eunchul & Shin Jeong H. 1255 43rd Ave.
			5	San Francisco, Ca 94122
				8. Recorded by
				Kelley & VerPlanck, LLC 2912 Diamond Street, #330
			5	San Francisco, CA 94131
		A CONTRACTOR OF THE PARTY OF TH		9. Date Recorded: 11.07.08 / Rev. 4.24.12
the state of the	-	The sales of the sales	CHARLES . COMMISSION OF THE PERSON OF THE PE	10. Survey Type: (Describe)
			A Charles of the Control of the Cont	Reconnaissance-level survey: Oceanside Survey
*P11. Report Citation: (C	ite survey report and other s	sources, or enter "none")	None	-
*Attachments	□BSOR □	Photograph Record	☐ Continuation Sheet	
Archaeological Reco	ord NONE	Location Map	Other	
☐ Artifact Record	☐ District Record ☐	Linear Feature Record		

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 P1. Other Identifier None *P2. Location: Not for Publication   *a. County: San Francisco		
*b. USGS 7.5' Quad: SF North *c. Address: 1259 43rd Ave	and P2b and P2c or P2d. Attach a Loc Date: 1994  City: San Francisco nd/or linear resources) Zone;mE	<b>Zip:</b> 94122
	a major elements. Include design, materials, condition, alte	rations, size, setting, and boundaries)
primary façade is set back from the presents a wood and glass panel entry shaped entry porch, framed by a mold. The entry porch features at the rear second level presents two six-part a moldings underscore each window. A p terminates in a shaped parapet with condition. The building is part of a 1267 43rd Avenue.  *P3b. Resource Attributes: (list attributes and		Avenue. The first level rage door at center, and a d security gate, on the right. and glass panel door. The . Plain rectangular relief and level. The building ing appears to be in good 1251, 1255, 1259, 1263, and
		6. Date Constructed/Age and Sources  Historic Prehistoric Both  1924, Asssessor's Office
	*P	7. Owner and Address: Poon, Yuet Nga&kin Chung 200 Kin Chung Poon Trustee 259 43rd Ave. San Francisco, Ca 94122 8. Recorded by Kelley & VerPlanck, LLC 2912 Diamond Street, #330 San Francisco, CA 94131 9. Date Recorded: 11.07.08 / Rev. 4.24.12 10. Survey Type: (Describe) Reconnaissance-level survey: Oceanside Survey
*P11. Report Citation: (Cite survey report and o		- 1
*Attachments	☐ Photograph Record ☐ Continuation Sheet ☐ Location Map ☐ Other	

Department of Parks and Recreation PRIMARY RECORD		HRI #  Trinomial  NRHP Status Code		
	Other Listings Review Code	NRHP Status Code Reviewer	Date	
<b>*a. County:</b> San Fr	*Resource name(s) or nu None or Publication Unres ancisco SF North	tricted	3rd Ave	
d. UTM: (Give more tha e. Other Locational Dat	a: Assessor's Parcel Num		•	
primary façade is set in presents a wood and glas a shaped entry porch of wood and glass panel do five-section aluminum shackets defines the tocornice. The minimally related dwellings included the section of the wood and glass panel do five-section aluminum shackets defines the tocornice. The minimally related dwellings included the section of the wood of the section of the sect	pack from the front of the second level seash casement window op of the second level altered building apparding 1247, 1251, 125 ist attributes and codes) uilding O Structure	y porch features at the rear the presents two shallow rectangular with wood surrounds. A projecting 1. The building terminates in a s	43rd Avenue. The first level as panel garage door at center, and primary entrance to the building, a bay windows, each containing a cornice supported by three molded betepped parapet with a molded building is part of a row of six sue.  ent of District O Other  *P5b. Photo (view, date, accession #	
			*P6. Date Constructed/Age and Sources  ☐ Historic ☐ Prehistoric ☐ Both  1924, Asssessor's Office	
			*P7. Owner and Address: Survivors Trust The % Anne Mcknight 566 Eureka St. San Francisco, Ca 94114 *P8. Recorded by	
267			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 su	rvey report and other sou	rces, or enter "none") $^{ m None}$		
	NONE □ Lo	hotograph Record	Sheet	

State of California The Resources Agency Department of Parks and Recreation PRIMARY RECORD	Primary # HRI # Trinomial NRHP Status Code	
Other Listings - Review Code	Reviewer	
P1. Other Identifier None  *P2. Location: ☐ Not for Publication ☑ U  *a. County: San Francisco  *b. USGS 7.5' Quad: SF North  *c. Address: 1267 43rd Ave	and P2b and P2c or P2d. Attace Date: 1994  City: San Francisc Ilinear resources) Zone;  Number: 1707014  or elements. Include design, materials, condition rame, Craftsman-style dwelling finish ocated on a 3,012 sq ft lot between Lent of the lot line and faces east on it is in door on the left, a wood and alume olded relief and guarded by a decorate rear the primary entrance to the built aluminum sash windows with thin wood liding terminates in a projecting corn building appears to be in good condition.	mE/mN  on, alterations, size, setting, and boundaries)  ed in stucco and capped with a flat sincoln Way and Irving Street. The 43rd Avenue. The first level sinum panel garage door at center, ive scrolled security gate, on the ding, a wood and glass panel door. In disconsiderable surrounds. Plain rectangular ice capped by a shed roof clad in ion. The building is part of a row
*P3b. Resource Attributes: (list attributes and code P4. Resources Present:   Building   Structure P5a. Photograph or Drawing (Photograph required)	e Object OSite ODistrict OEleme	*P5b. Photo (view, date, accession # View toward west, 100_8988.JPG  *P6. Date Constructed/Age and Sources  Historic Prehistoric Both 1924, Asssessor'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:
*P11. Report Citation: (Cite survey report and other	r sources, or enter "none") None	*P10. Survey Type: (Describe) Reconnaissance-level survey: Oceanside Survey

☐ Continuation Sheet

Other...

☐ Photograph Record

☐ Location Map

☐ District Record ☐ Linear Feature Record

BSOR

\*Attachments

☐ Artifact Record

☐ Archaeological Record ☒ NONE

Department of Parks as PRIMARY REC	ORD Other Listings	Primary # HRI # Trinomial NRHP Status Code	Doto
	Review Code	Reviewer	Date
	r <sub>None</sub> Not for Publication ⊠ n Francisco	1 Unrestricted	4th Ave h a Location Map as necessary.
*c. Address: 12 d. UTM: (Give mor	242 44th Ave re than one ofr large and	City: San Francisc  Nor linear resources) Zone;	<b>Zip:</b> 94122 mE/mN
	al Data: Assessor's Parc cribe resource and its m	el Number:     1707036 najor elements. Include design, materials, conditio	on, alterations, size, setting, and boundaries)
sash windows with wood sash hopper withree triangular kn	wood surrounds are indow with wood sur nee braces. An open	um sash window. The primary entry door set to the left of the entry porch. The rounds. The building terminates with a salley on the right of the building appearing. The moderately altered building appearing.	second story presents a single wide eave overhang supported by ears to lead to a wood stairway
P4. Resources Present	:   Building   Struct	codes) HP2. Single-family property ture O Object O Site O District O Element	
P5a. Photograph or Dra	awing (Photograph requ	ired 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, Asssessor'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
	The same of the sa		*P10. Survey Type: (Describe) Reconnaissance-level survey: Oceanside Survey
P11. Report Citation: (C	ite survey report and ot	her sources, or enter "none") None	oceansine survey
*Attachments	□BSOR	☐ Photograph Record ☐ Continuation S	Sheet

Other...

☐ Location Map

☐ District Record ☐ Linear Feature Record

☐ Archaeological Record ☐ NONE

☐ Artifact Record

Department of Parks and Recreation  PRIMARY RECORD	Primary #	
Other Listings	NRHP Status Code	
Review Code	Reviewer	Date
Page 1 of 1 *Resource name(s) P1. Other Identifier None *P2. Location: ☐ Not for Publication ☑ *a. County: San Francisco	) or number (assigned by recorder) 1218 44th in Unrestricted  and P2b and P2c or P2d. Attach a Lo	
*b. USGS 7.5' Quad: SF North  *c. Address: 1218 44th Ave d. UTM: (Give more than one ofr large and/o	Date: 1994  City: San Francisco or linear resources) Zone;ml	•
	ajor elements. Include design, materials, condition, alt	erations, size, setting, and boundaries)
roof. The 1,125 sq ft building occupies and Irving Street. The first floor leveleft and a recessed multi-panel garage features three, one-over-one wood sash	frame, Craftsman-style dwelling finished in s a 3,038 sq ft lot on the east side of 44t el features the primary entrance concealed door at right. The second story projects of windows surmounted by transoms. A planter nates with a flat canopy and a crenellated condition.	ch Avenue between Lincoln Way behind a large Cypress tree at over the first floor level and box is located beneath the
*P3b. Resource Attributes: (list attributes and co P4. Resources Present:   Building   Structu P5a. Photograph or Drawing (Photograph require	red for buildings, structures, and objects  *Incomplete the content of the conten	District O Other P5b. Photo (view, date, accession # View toward east, 100_8983.JPG
		P6. Date Constructed/Age and Sources  ☑ Historic □ Prehistoric □ Both  1923, Asssessor'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		,
*Attachments ☐ BSOR ☐ Archaeological Record ☐ NONE ☐ District Record	☐ Photograph Record ☐ Continuation Sheet ☐ Location Map ☐ Other ☐ Linear Feature Record	

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
P1. Other Identifier None  P2. Location: ☐ Not for Publication ☑ Unre  *a. County: San Francisco	and P2b and P2c or P2d. Attac	incoln Way  th a Location Map as necessary.
<ul><li>*b. USGS 7.5' Quad: SF North</li><li>*c. Address: 4245 Lincoln Way</li><li>d. UTM: (Give more than one ofr large and/or lin</li></ul>		•
e. Other Locational Data: Assessor's Parcel Nur *P3a. Description: (Describe resource and its major e		on, alterations, size, setting, and boundaries)
side of Lincoln Way between 43rd and 44th recessed entry porch at the left. Conceale wood-panel doors. Other fenestration at th security grate at center, and a multi-pane six-over-six double-hung vinyl sash window cartouche is located between the two windo cornice and a shallow eave overhang. The material of the six o	ed behind a wrought-iron security g he first-floor level includes a tri el wood garage door at right. The s ws with wide wood surrounds at eith ows. The facade has corner board mo moderately altered building appears  HP3. Multiple-family property	ate, the porch contains two glazed partite window behind a steel econd-floor level features two, er corner. A decorative plaster ldings and terminates with a molded to be in good condition.
P4. Resources Present:   Building   Structure  P5a. Photograph or Drawing (Photograph required for	<u> </u>	*P5b. Photo (view, date, accession # View toward south, 100_8980.  JPG  *P6. Date Constructed/Age and Sources
		☑ Historic ☐ Prehistoric ☐ Both 1916, Asssessor'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:
		<pre>01.27.09  *P10. Survey Type: (Describe) Reconnaissance-level survey: Oceanside Survey</pre>
*P11. Report Citation: (Cite survey report and other so	ources, or enter "none") None	
☐ Archaeological Record ☐ NONE ☐ L	Photograph Record	Sheet

Department of Parks and F PRIMARY RECOR	Recreation	HRI#  Trinomial  NRHP Status Code		
	Review Code	Reviewer	Date	
<b>*a. County:</b> San F	None t for Publication ☑ Unrestri rancisco	and P2b and P2c or P2d. Atta	2nd Ave	
	SF North 42nd Ave	Date: 1994  City: San Francis	<b>Zip:</b> 94122	
		resources) Zone;	•	
	ata: Assessor's Parcel Numbe			. ,
		-	on, alterations, size, setting, and boundar ned in stucco and capped with a fa	-
with sidelights. The windows with transoms	second story presents to	wo rectangular bay windows feat inates with a bracketed cornice		c
P4. Resources Present:	Building O Structure O	HP2. Single-family property  Object O Site O District O Elemuildings, structures, and objects	ent of District O Other  *P5b. Photo (view, date, accession #  View toward west, 100_900	
			*P6. Date Constructed/Age and Sour  ☑ Historic ☐ Prehistoric ☐ Both  1923, Asssessor's Office	ces
12 NOON 2			*P7. Owner and Address:	
TUESDAY STREET CLEANAGE			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	
	0		*P10. Survey Type: (Describe) Reconnaissance-level surv Oceanside Survey	ey:
*P11. Report Citation: (Cite	survey report and other sourc	es, or enter "none") None		
*Attachments  Archaeological Record  Artifact Record	NONE ☐ Loc	otograph Record	Sheet	

	creation	Primary # HRI # Trinomial NRHP Status		Date	
	Review Code	Revi	ewer	Date	
*a. County: San Fr	*Resource name(s) or number  None for Publication Unrestricte  ancisco  SF North	d	rder) 1295 42n P2c or P2d. Attach a		ecessary.
*c. Address: 1295	42nd Ave	City:	San Francisco	Zip:	94122
d. UTM: (Give more tha	n one ofr large and/or linear res	•		•	
e. Other Locational Dat	a: Assessor's Parcel Number:	1708019			
*P3a. Description: (Describe	resource and its major element	s. Include design, r	materials, condition,	alterations, size, se	etting, and boundaries)
sq ft lot on the northy the lot, the primary fa two stories, faces sout features terrazzo steps behind a metal security pane vinyl sash window six-part window. The se the storefronts are a p storefronts and adjoint infilled with metal con	finished in stucco and call west corner of 42nd Avenual acade is only one-story at the toward Irving Street. It is leading to the primary and y gate and sheltered beneformed to the right of the prime econdary facade features pair of windows and a moding fenestration. The securing at the primary of the prime facades terminate with in good condition.	e and Irving Stand it faces eason The primary face entrance on the ath a corrugated ary entrance. As a commercial state ern pedestrian cond story appearancestration at the	reet. Due to the t toward 42nd Av ade is set back left side. The d metal shed roo multi-pane base prefront at the door. A metal cors to be a later he second floor	the downward sie. The secondary from the public primary entrance f. There is a siment window is far left side. Trugated awning addition. The level includes the secondary of the	loping grade of y facade, which is sidewalk and e is recessed ix-part, multi- located below the To the right of covers the left portion is three multi-pane
P4. Resources Present:   B	list attributes and codes) HP Building O Structure O Obj (Photograph required for build	ect OSite OD	istrict O Element	of District Other	er /, date, accession #
				* <b>P6. Date Constru</b> ☑ Historic ☐ Pre	west, 100_9051.JPG  ucted/Age and Sources historic Both ssor's Office
VE				1295 42nd Ave San Francisco *P8. Recorded by Kelley & Ver 2912 Diamond	e Cheng & Chen e. c) Ca 94122  rPlanck, LLC d Street, #330 co, CA 94131
	1			*P10. Survey Type	e: (Describe)

\*P11. Report Citation: (Cite survey report and other sources, or enter "none")  $\,\,^{\text{None}}$ 

*Attachments	□BSOR	☐ Photograph Record	☐ Continuation Sheet
☐ Archaeological Record	<b>⋈</b> NONE	☐ Location Map	Other
☐ Artifact Record	☐ District Record	☐ Linear Feature Record	

DPR 523A (1/95) \*Required Information

Reconnaissance-level survey:

Oceanside Survey

Department of Parks and Re		HRI#			
PRIMARY RECOR	עט	Trinom	iial         ———————————————————————————		
	Other Listings	ИКПР	Status Code		_
	Review Code		_ Reviewer		Date
Page 1 of 1	*Resource name(s) or	r number (assigned by	recorder) 4124 Irv	ring St	
P1. Other Identifier	None	number (assigned b)	1121 111	ing be	
	for Publication 🛛 Un				
*a. County: San Fr *b. USGS 7.5' Quad:	rancisco	and P2 Date: 1994	b and P2c or P2d. Attach	a Location Ma	ap as necessary.
	SF North Irving St	Date. 1994	City: San Francisco		<b>Zip:</b> 94122
	-	inear resources) Zone	e;		_mN
e. Other Locational Da	ta: Assessor's Parcel N	umber: 1708020			
*P3a. Description: (Describe	e resource and its major	elements. Include de	sign, materials, condition,	alterations,	size, setting, and boundaries)
4124 Irving Street is roof. The 1,700 sq ft 43rd avenues. The prim security gate. A wood the first floor level. windows with wood surr truncated parapet is p	building occupies a lary facade features and glass panel gas The second level pounds. The building	a 2,500 sq ft lot s a recessed entry rage door is reces presents a chamfer g terminates with	on the north side of porch on the left of sed within a shaped red bay window contains a molded cornice with	Irving Standard become alcoveraged in a shallow	reet between 42nd and ehind a wrought iron e on the right side of double-hung vinyl sash w eave overhang. A
*P3b. Resource Attributes: P4. Resources Present: I P5a. Photograph or Drawing	Building O Structure	Object O Site	O District O Element	*P5b. Photo	Other o (view, date, accession # oward north, 100_9055.
					Constructed/Age and Sources
			4		Prehistoric Both
		.)	174111111	1924, A	asssessor's Office
				*P7 Owner	r and Address:
				Cheng, 0 4124 Irv	Cheuk Yan & Lai Ah
				2912 Di San Fra * <b>P9. Date R</b> 01.16.09	& VerPlanck, LLC amond Street, #330 ancisco, CA 94131 Recorded:
	7			Reconna	ey Type: (Describe) dissance-level survey: de Survey
*P11. Report Citation: (Cite s	urvey report and other	sources, or enter "non	e") None		
*Attachments  ☐ Archaeological Record ☐ Artifact Record	NONE □	] Photograph Record ] Location Map ] Linear Feature Reco	☐ Continuation She☐ Other	eet	

Primary #

State of California The Resources Agency

Department of Parks and Recreation	HRI#	
PRIMARY RECORD	Trinomial ————	
	NRHP Status Code	
Other Listings		
Review Code	Reviewer	Date
* *	ber (assigned by recorder) 4130	Irving St
P1. Other Identifier None	-41	
P2. Location: ☐ Not for Publication ☑ Unrestrict *a. County: San Francisco		ach a Leastian Man as necessary
*b. USGS 7.5' Quad: SF North	Date: 1994	ach a Location Map as necessary.
*c. Address: 4130 Irving St		<b>7:</b> 0.41.22
d. UTM: (Give more than one ofr large and/or linear	City: San Francis	<u>•</u>
e. Other Locational Data: Assessor's Parcel Number		
*P3a. Description: (Describe resource and its major elem-		tion, alterations, size, setting, and boundaries)
4130 Irving Street is a two-story, wood-frame flat roof. The 1,700 sq ft building occupies and 43rd avenues. The primary facade features the left and a recessed entry porch concealed presents a chamfered bay window containing fi terminates with a wide cornice with a shallow altered building appears to be in good condit	a 2,500 sq ft lot on the north a wood and glass panel garage behind a security gate on the ve sliding aluminum sash windo eave overhang. A truncated pa	n side of Irving Street between 42nd e housed within a recessed alcove on e right. The second floor level ows with wood surrounds. The facade
*P3b. Resource Attributes: (list attributes and codes) P4. Resources Present:   Building   Structure   C	Object O Site O District O Elem	
P5a. Photograph or Drawing (Photograph required for bu	lidings, structures, and objects	*P5b. Photo (view, date, accession # View toward north, 100_9056.
	4	JPG
		*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both
		1924, Asssessor's Office
<b>X</b>		1924, ASSSESSOI S OTTICE
		*P7. Owner and Address: Luo, Yue Huan & Hau Kum 4130 Irving St. San Francisco, Ca 94122
	83	*P8. Recorded by Kelley & VerPlanck, LLC 2912 Diamond Street, #330 San Francisco, CA 94131 *P9. Date Recorded: 01.16.09
The state of the s		*P10. Survey Type: (Describe) Reconnaissance-level survey: Oceanside Survey
P11. Report Citation: (Cite survey report and other source	es, or enter "none") $^{ m None}$	
*Attachments	tograph Record	Sheet
☐ Archaeological Record ☒ NONE ☐ Loca	ation Map Other  The arrest reaction of the continuation of the	Shoot

Primary #

State of California The Resources Agency

Department of Parks and Recreation PRIMARY RECORD  Other Listings Review Code	Primary # HRI # Trinomial NRHP Status Code  Reviewer	Date
Treview Gode	Reviewei	Suite
Page 1 of 1 *Resource name(s) or not perform the performance of the p	umber (assigned by recorder) 1286 43rd stricted and P2b and P2c or P2d. Attach a	
*c. Address: 1286 43rd Ave	City: San Francisco	<b>Zip:</b> 94122
d. UTM: (Give more than one ofr large and/or line		mE/ mN
e. Other Locational Data: Assessor's Parcel Num *P3a. Description: (Describe resource and its major el		ulterations size setting and houndaries)
1286 43rd Avenue is a two-story, wood-frame		,
presents a straight terrazzo stair on the level. Within the porch is the primary entrabove the porch. A nine-light fixed wood sa staircase on the first level. A wood panel pedestrian door. A rectangular bay supported vinyl sash windows with wood surrounds are shield-and-garland is affixed. The building The minimally altered building appears to havenue.  *P3b. Resource Attributes: (list attributes and codes) P4. Resources Present: Building Structure (P5a. Photograph or Drawing (Photograph required for	rance, a solid wood door. A shield-and ash window with wood surrounds is pregarage door is located at center, and ed by molded brackets is present above present on the front of the bay winder grammates with a molded arch cornic be in good condition. This building as HP2. Single-family property	d-floral molding is affixed sent to the right of the d to its right is a wood e the garage. Three sliding ow. Above the windows, a molded ce and a shallow eave overhang. ppears to be a twin of 1222 43rd
		*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1924, Asssessor'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:
PMA Depart Offstian (O)	W None	Oceanside Survey
	Photograph Record	et

Department of Parks and Recreation PRIMARY RECORD  Other Listings		Primary # HRI # Trinomial NRHP Stat	us Code	
	Review Code	Re	viewer	Date
<del></del>	None for Publication  ancisco		,	Ave ocation Map as necessary.
*c. Address: 1266	SF North 43rd Ave an one ofr large and		y: San Francisco ;m	<b>Zip:</b> 94122 nE/mN
		el Number: 1708029 aior elements, Include design	. materials. condition. al	terations, size, setting, and boundaries)
and Irving Street. The and concrete steps that within recessed porch hinged garage doors. A articulated by two tridentil molding and a bound of the step of the st	dwelling is set t lead to the er enclosed behind molded intermed partite aluminum racketed wood co	t back from the street, ntrance at left side of a steel security gate. diate cornice separates n-sash sliding windows w	creating space for the first floor. Th To the right of the the first and secon with wood surrounds. tered building appe	a paved driveway, a small yard a paved driveway, a small yard a primary entrance is located a entrance is a pair of wood, and stories. The second story is The facade terminates with a ears to be in good condition.
		ure Object Osite O red for buildings, structures,		District O Other  *P5b. Photo (view, date, accession #  View toward east, 100_8963.JPG
				*P6. Date Constructed/Age and Sources  Mathematical Historic Prehistoric Both  1921, Asssessor'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 s	urvey report and oth	ner sources, or enter "none")	None	
*Attachments  ☐ Archaeological Record ☐ Artifact Record	☐ BSOR ☑ NONE ☐ District Record	☐ Photograph Record ☐ Location Map ☐ Linear Feature Record	☐ Continuation Sheet ☐ Other	i

Department of Parks and Recreation PRIMARY RECORD	епсу	HRI#		
TRIMART RESORD		NRHP Status Code -		
Other Listin Review Cod		Reviewer		 Date
Page 1 of 1 *Resource P1. Other Identifier None *P2. Location: Not for Publicat *a. County: San Francisco	.,	signed by recorder) 1262 and P2b and P2c or P2d. A		n as necessary
*b. USGS 7.5' Quad: SF North  *c. Address: 1262 43rd Ave d. UTM: (Give more than one ofr la e. Other Locational Data: Assesso	rge and/or linear resourd	1994  City: San Franc. ces) Zone;;	isco m <b>E</b> /	<b>Zip:</b> 94122 mN
*P3a. Description: (Describe resource a	nd its major elements. Ir	iclude design, materials, con	dition, alterations, s	ize, setting, and boundaries)
panel garage door at center, and second level presents a chamferd at center, flanked by aluminum molded horizontal scoring caps molded cornice. The minimally at molded cornice. The minimally at *P3b. Resource Attributes: (list attribute P4. Resources Present: *Building CP5a. Photograph or Drawing (Photograph)	ed bay window contages as windows with we the bay window. The ltered building appears and codes)  Structure Object	ining a three-part alum bood surrounds on the sibuilding terminates with ears to be in good conducted by the simulation of the simulation	inum sash window de facets. A protect of District (	with wood surrounds pjecting cornice with aped parapet with a
			View to	ward east, 100_8964.JPG onstructed/Age and Sources
				☐ Prehistoric ☐ Both sssessor's Office
			Gin, Sim Gin Mabe 1262 43r San Fran *P8. Recorc Kelley 2912 Di San Fra. *P9. Date R 11.07.08	cisco Ca 94122 led by & VerPlanck, LLC amond Street, #330 ncisco, CA 94131
*P11. Report Citation: (Cite survey report	t and other sources, or e	nter "none") None		
*Attachments BSOR  Archaeological Record NONE  Artifact Record District	☐ Photograph☐ Location M Record ☐ Linear Fea	ap 🔲 Other	on Sheet	

State of California The R Department of Parks and R PRIMARY RECOF	ecreation	Primary # HRI # Trinomial NRHP Sta		
	Other Listings Review Code		eviewer	Date
*a. County: San F *b. USGS 7.5' Quad:	*Resource name(s None for Publication  rancisco SF North 43rd Ave	and P2b ar Date: 1994	nd P2c or P2d. Attach a	Location Map as necessary.
d. UTM: (Give more th	an one ofr large and	וס כוני 	y: San Francisco ;	•
			ւ, materials, condition, ն	alterations, size, setting, and boundaries)
Concrete steps lead to at a metal security gathe primary entrance. of the first floor levaluminum-sash window. relief stucco molding building appears to be *P3b. Resource Attributes: P4. Resources Present: ①	the primary enter within an end A multi-panel givel. A rectangular The facade term in the shape of e in good conditions (list attributes and conditions)	trance midway between the closed, recessed porch. lass and wood garage doe ar bay window is located inates with a projecting a pediment occupies the	ne first and second Terrazzo steps beh per and wood panel d d above the garage. g shaped cornice an e center of the par  ily property District O Element of	
PSa. Photograph of Drawin	g (Pilotograpii requi	ned for buildings, structures,	and objects	*P5b. Photo (view, date, accession # View toward east, 100_8973.JPG
		AU		*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1922, Asssessor'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:
	-	7 2 0		Oceanside Survey
		her sources, or enter "none")	None	
*Attachments ☐ Archaeological Record ☐ Artifact Record	☐ BSOR  ☑ NONE ☐ District Record	☐ Photograph Record ☐ Location Map ☐ Linear Feature Record	☐ Continuation Shee☐ Other	Σ

State of California T Department of Parks a PRIMARY REC	ORD Other Listings	Primary # HRI # Trinomial NRHP Status Code	
	Review Code	Reviewer	Date
*a. County: Sa	or None Not for Publication ☑ Unrestant Not Francisco		43rd Ave
d. UTM: (Give mo	222 43rd Ave re than one ofr large and/or linea	Date: 1994  City: San Francis r resources) Zone;	
	al Data: Assessor's Parcel Numb scribe resource and its major ele		ion, alterations, size, setting, and boundaries)
presents a cast colevel. Within the above the porch. A staircase on the free center, and to the brackets is present shaped wood detail garland is affixed minimally altered Avenue.  *P3b. Resource Attribution.	ncrete stair on the left to porch is the primary entral nine-light fixed wood sastirst level. A pair of hing right is a wood and glass to above the garage. Two tring beneath the sills are are to be unliding appears to be in the state of th	ance, a solid wood door. A shiel sh window with wood surrounds is ged wood garage doors penetrated a panel pedestrian door. A recta cipartite sliding aluminum sash on the front of the bay. Above with a molded arch cornice and	d-and-floral molding is affixed present to the right of the by diamond lights is located at the ngular bay bay supported by molded windows with wood surrounds and the windows, a molded shield-and-a shallow eave overhang. The ppears to be a twin of 1286 43rd
P5a. Photograph or Dr	awing (Photograph required for b	ouildings, structures, and objects	*P5b. Photo (view, date, accession # View toward east, 100_8974.JPG
			*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1924, Asssessor'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
-	Cite survey report and other sour	·	Obsert
*Attachments  Archaeological Rec Artifact Record	ord NONE Loc	otograph Record	Sneet

Department of Parks and Recreation  PRIMARY RECORD		Primary # ———————————————————————————————————	
	Other Listings Review Code	Reviewer	Date
*a. County: San F	None for Publication  rancisco	I Unrestricted	ttach a Location Map as necessary.
d. UTM: (Give more th	_	City: San Franc //or linear resources) Zone; el Number: 1708041	•
*P3a. Description: (Describe	e resource and its m	najor elements. Include design, materials, con	dition, alterations, size, setting, and boundaries)
and Irving Street. The concrete steps. The fix wood garage door and a is punctuated with two and a stepped parapet.  *P3b. Resource Attributes: P4. Resources Present: ①	e building is set rst floor level wood panel pede triparite viny! This minimally  (list attributes and complete the comple	t back from the sidewalk, providing features a recessed primary entranc	ood condition.
			*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 s	urvey report and oth	her sources, or enter "none") $^{ m None}$	
*Attachments  Archaeological Record  Artifact Record	☐ BSOR ☑ NONE ☐ District Record	☐ Photograph Record ☐ Continuation ☐ Location Map ☐ Other ☐ Linear Feature Record	on Sheet

State of California The Ro Department of Parks and R PRIMARY RECOR	ecreation	Primary # HRI # Trinomial	HRI #		
	Other Listings Review Code		eviewer	Date	
*a. County: San France *b. USGS 7.5' Quad:  *c. Address: 4199 d. UTM: (Give more the e. Other Locational Date *P3a. Description: (Describe *199 Lincoln Way is a roof. The 1,624 sq ft Way. The primary façace	None for Publication rancisco SF North Lincoln Way an one ofr large and ta: Assessor's Parce e resource and its m two-story, wood- building occupie de is slightly se	Unrestricted  and P2b ar Date: 1994  City /or linear resources) Zone el Number: 1708042  ajor elements. Include design  frame, vernacular dwell es a 3,315 sq ft lot on et back from the front of	ing finished in stucco a the southeast corner of of the lot line and faces	zip: 94122 mN  ons, size, setting, and boundaries)  and capped with a flat	
glass panel garage docaluminum sash windows; three-sectioned slidin surrounds. A shallow swith a simple parapet  *P3b. Resource Attributes: P4. Resources Present:	or. The second let a four-light fing aluminum sash when roof with commolding. The heat (list attributes and commolding) Struct	evel of the 43rd Avenue ixed glazed window with window with wood surroup omposite shingles shelted avily altered building a stock of the codes) HP2. Single-family	elevation presents, left wood surrounds and a slitted and solid an	ightly projected sill; a inum sash window with wood ows. The facades terminate addition.	
			*P6. D.    His     1923     *P7. O     Gary     4199     San     *P8. R.     Kell     2912     San     *P9. D.     01.2*     *P10. \$   Reco	ate Constructed/Age and Sources toric ☐ Prehistoric ☐ Both  3, Asssessor's Office  wner and Address:  w. Chan & Jade Yan Yu W.  Lincoln Way Francisco, Ca 94122  ecorded by  ley & VerPlanck, LLC  2 Diamond Street, #330 Francisco, CA 94131 ate Recorded:	
*P11. Report Citation: (Cite s	survey report and oth	ner sources, or enter "none")	None	·	
*Attachments  Archaeological Record  Artifact Record	☐ BSOR ☑ NONE ☐ District Record	☐ Photograph Record ☐ Location Map ☐ Linear Feature Record	☐ Continuation Sheet ☐ Other		

Department of Parks and R PRIMARY RECOR	ecreation	HRI# Trinor NRHP				
	Other Listings Review Code		_ Reviewer		 Date	
•	None for Publication  cancisco	and Pa	y recorder) 1231 2b and P2c or P2d. A	41st Ave	Map as necessary.	
*c. Address: 1231 d. UTM: (Give more th e. Other Locational Da	ta: Assessor's Parc	Date: 1994  d/or linear resources) Zon sel Number: 1709005		mE/	Zip: 94122mN , size, setting, and boundaries)	
1231 <b>41st</b> Avenue is a hipped roof. The 2,068 Lincoln Way and Irving enclosed behind a wood first floor. The prima	sq ft building Street. The bu picket fence.	occupies a 3,011 sq ilding is set back f A concrete stair lea	ft lot on the we rom the public s ds to the primary	est side of 47 idewalk, leavi y entrance at	th Avenue between ng room for a small yard the right side of the	
supported by square coone-over-one vinyl-sas	clumns. A two-st th windows with tea above the po	ory chamfered bay wi wood sills on the fi rtico on the second	ndow occupies the rst and second fi floor. The build:	e left side of loors. A one-c ing terminates	the facade and features ver-over vinyl-sash with a projected molded	
*P3b. Resource Attributes: P4. Resources Present: © P5a. Photograph or Drawin	Building O Struct	ture Object OSite	O District O Ele	ement of District *P5b. Pho	oto (view, date, accession #	
				*P6. Date	Constructed/Age and Sources	
					C ☐ Prehistoric ☐ Both  Asssessor's Office	
				*P7. Own	er and Address:	
				1308 L	Bruno A & Norma Trust asuen Dr. ae, Ca 94030	
				2912 I San Fi	y & VerPlanck, LLC Diamond Street, #330 cancisco, CA 94131 Recorded:	
			272	Reconn	vey Type: (Describe) naissance-level survey:	
*P11. Report Citation: (Cite s	urvey report and of	her sources or enter "no	ne") None	Oceans	side Survey	
*Attachments	BSOR	Photograph Record	_	n Sheet		
☐ Archaeological Record ☐ Artifact Record	☑ NONE ☐ District Record	Location Map	Other			

State of California The Resources Agency Department of Parks and Recreation	Primary # ———————————————————————————————————	
PRIMARY RECORD		
PRIMARI RECORD	Trinomial ————————————————————————————————————	
Other Listings	MAIII Otatas oode	
Review Code	Reviewer	Date
Page 1 of 1 *Resource name(s) or number (a	assigned by recorder) 1235 41st Ave	
P1. Other Identifier None		
<b>*P2.</b> Location: ☐ Not for Publication ☐ Unrestricted		
*a. County: San Francisco	and P2b and P2c or P2d. Attach a Location	n Map as necessary.
	<b>e:</b> 1994	
*c. Address: 1235 41st Ave	City: San Francisco	<b>Zip:</b> 94122
d. UTM: (Give more than one ofr large and/or linear resou	·	mN
e. Other Locational Data: Assessor's Parcel Number: 1		
*P3a. Description: (Describe resource and its major elements.	Include design, materials, condition, alteration	ns, size, setting, and boundaries)
center and a terrazzo stair leading to the primar right side second-story and features a recessed e features a barrel bay window with five one-over-o cornice. This minimally altered building appears  *P3b. Resource Attributes: (list attributes and codes) HP2.	ntrance secured by a metal security ne vinyl-sash windows. The building to be in good condition.	gate. The second-story
P4. Resources Present:   Building   Structure   Object	t 🔾 Site 🔾 District 🔘 Element of Distri	ct Other
P5a. Photograph or Drawing (Photograph required for building		Photo (view, date, accession #
	View	v toward west, 100_8845.JPG
		ate Constructed/Age and Sources
		3, Asssessor's Office
		•
	*P7 0	
	Mana Miller	wner and Address: an, Denis M. & Cienitha T.
		Misawa Ct.
	Vall	ejo, Ca 94591
	*DQ D	ecorded by
		ley & VerPlanck, LLC
	2912	Diamond Street, #330
		Francisco, CA 94131
	12 1:	ate Recorded: 1

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

*Attachments	□BSOR	☐ Photograph Record	☐ Continuation Sheet
☐ Archaeological Record	<b>⋈</b> NONE	☐ Location Map	Other
☐ Artifact Record	☐ District Record	☐ Linear Feature Record	

DPR 523A (1/95) \*Required Information

\*P10. Survey Type: (Describe)

Oceanside Survey

Reconnaissance-level survey:

Department of Parks and Recreation PRIMARY RECORD  Other Listings	Primary # HRI # Trinomial NRHP Status Code	
Review Code	Reviewer	Date
Page 1 of 1 *Resource name(s) of P1. Other Identifier None P2. Location: Not for Publication U *a. County: San Francisco *b. USGS 7.5' Quad: SF North	or number (assigned by recorder) 1255 41st  nrestricted  and P2b and P2c or P2d. Attach a  Date: 1994	
*c. Address: 1255 41st Ave d. UTM: (Give more than one ofr large and/or	City: San Francisco linear resources) Zone;	<b>Zip:</b> 94122 <b>mE/ mN</b>
e. Other Locational Data: Assessor's Parcel N	Number: 1709009	· · · <del></del>
*P3a. Description: (Describe resource and its major 1255 41st Avenue is a two-story, wood-fr	_	_
primary entrance is in a recessed entry stair with iron railings. The entry porce a plain wood crown. The left side of the surrounds. Between this window and the ewith wood surrounds. The building termingable. The heavily altered building appearable. The heavily altered building appearable. P3b. Resource Attributes: (list attributes and code P4. Resources Present: Building Structure P5a. Photograph or Drawing (Photograph required	ch is enclosed by a decorative scrollwore second story displays a three-section entry porch is a smaller double-hung three section entry porch is a smaller double-hung three section entry porch is a smaller double-hung three sections as smaller double-hung three sections. A shears to be in fair condition.  Description:  Description:	rk security gate and is topped by aluminum sash window with wood ree-over-one wood sash window naped vergeboard decorates the
		View toward east, 100_8870.JPC  *P6. Date Constructed/Age and Sources
		☑ Historic ☐ Prehistoric ☐ Both  1911, Asssessor'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
	<b>*</b>	*P10. Survey Type: (Describe)
		Reconnaissance-level survey: Oceanside Survey
*P11. Report Citation: (Cite survey report and other	sources, or enter "none") None	
☐ Archaeological Record ☒ NONE [	☐ Photograph Record ☐ Continuation She ☐ Location Map ☐ Other ☐ Linear Feature Record	et

State of California The Re Department of Parks and Re PRIMARY RECOR	ecreation	Primary # HRI # Trinomial NRHP Stat	us Code	
	Other Listings Review Code	Re	viewer	 Date
*a. County: San Fr *b. USGS 7.5' Quad:	*Resource name(s None for Publication  cancisco SF North 41st Ave	and P2b an Date: 1994	order) 1259 41st Av	ation Map as necessary.
		or linear resources) Zone		
		el Number: 1709010	materials condition alter	ations, size, setting, and boundaries)
Street. The building sat right, a pedestrian entry porch on the sec fenestration at the sec windows with slim wood bay window, and feature terminates with a rakin peak. The moderately as *P3b. Resource Attributes: P4. Resources Present: •	dits atop a fully door at extreme cond floor level. cond story included moldings. The trees a pair of downg cornice with altered building (list attributes and complete the cond conditions)	y raised basement, which is left, and a straight had been try porch contained as a canted bay window third story slightly overable hung vinyl sash window	features a multi-pan- rick stair at the cen ns two wood and glass with fixed single pa- rhangs the first stor dows with wide wood si irs of brackets and a ondition.  mily property  District O Element of Dis and objects  *P5	ne and double hung vinyl sash y, sheltering the porch and urrounds. The façade simple applied truss in the
			*P7 Ex Ex Ex 12 Se *P8 Ke 29 Se *P9 10 *P1 Re	A. Date Constructed/Age and Sources Historic Prehistoric Both 908, Asssessor's Office  7. Owner and Address: 7. L Araujo 2004 Revoc Lvg 7. L Araujo, Trustee 259 41st Avenue 261 Araujo, Ca 94122 27. Recorded by 28 Elley & VerPlanck, LLC 2912 Diamond Street, #330 29 an Francisco, CA 94131 29 Date Recorded: 20 Date Recorded: 20 Date Recorded: 20 Survey Type: (Describe) 20 Deconnaissance-level survey: 20 Described Survey
P11. Report Citation: (Cite s	urvey report and oth	ner sources, or enter "none")	None	
*Attachments  ☐ Archaeological Record ☐ Artifact Record	☐ BSOR ☑ NONE ☐ District Record	☐ Photograph Record ☐ Location Map ☐ Linear Feature Record	☐ Continuation Sheet ☐ Other	

Department of Parks and Recreation PRIMARY RECORD		HRI # Trinomial			
	Other Listings Review Code	NRHP Sta	tus Code eviewer		
Page 1 of 1 P1. Other Identifier	*Resource name(s	s) or number (assigned by red		11st Ave	Date
*b. USGS 7.5' Quad:	or Publication Ancisco SF North H1st Ave	and P2b ar Date: 1994	nd P2c or P2d. Atta y: San Francis		Map as necessary.  Zip: 94122
d. UTM: (Give more than e. Other Locational Data	n one ofr large and a: Assessor's Parc	/or linear resources) Zone el Number: 1709012	;	mE/	•
by a flat roof. The build riving Street. The dwell presents a symmetrical flanking a pair of cent double hung wood sash with terminates with a simple *P3b. Resource Attributes: (P4. Resources Present: (P5. Resources Present: (P5. Resources Present) (P5. Resources Present)	lding occupies ling is 1,922 s façade, with turally located windows flank a e parapet copin stattributes and cuilding Ostruct	a 3,011 sf lot on the visq ft and the primary factor of the visual state of the visual	west side of 41: açade faces eas: imary pedestriants. At the second that appears to building appear.  amily property District O Elem	st Avenue be t on 41st Av n entrances nd story, sy be an infil rs to be in	The building on the first floor manufacture on the first floor manufacture of led entry. The building good condition.
P5a. Photograph or Drawing	(Photograph requi	ired for buildings, structures,	and objects	View t  *P6. Date ☑ Historio	covard west, 100_8875.JPG  Constructed/Age and Sources  Prehistoric Both  Asssessor's Office
				Louie Silvia 4215 A San Fr. *P8. Recc Kelley 2912 I San Fr	y & VerPlanck, LLC Diamond Street, #330 cancisco, CA 94131 Recorded:
			1	Reconr	rvey Type: (Describe) naissance-level survey: side Survey
*P11. Report Citation: (Cite su	rvey report and otl	her sources, or enter "none")	None		
Archaeological Record	☐ BSOR ☑ NONE ☐ District Record	☐ Photograph Record ☐ Location Map ☐ Linear Feature Record	☐ Continuation	Sheet	

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 P1. Other Identifier None P2. Location: ☐ Not for Publication ☑ Unr *a. County: San Francisco *b. USGS 7.5' Quad: SF North	number (assigned by recorder) 4032 Irvingrestricted  and P2b and P2c or P2d. Attach a Lo Date: 1994	
*c. Address: 4032 Irving St	City: San Francisco	<b>Zip:</b> 94122 <b>E/mN</b>
*P3a. Description: (Describe resource and its major		erations, size, setting, and boundaries)
and capped with a front-facing bow-end ga north side of Irving Street between 41st room for a fenced-in yard. The floor firs double-hung wood windows. To the right is by sidelights and surmounted by a transom window composed of three wood casement wi the second floor level bows out in imitat First Bay Region Tradition. the facade te altered building appears to be in good co	and 42nd avenues. The dwelling is set be at level presents a rectangular bay winds the primary entrance, which contains a fundamental properties of the primary entrance, which contains a fundamental the second-floor level andows surmounted by transoms and flanked tion of mediaeval French architecture, a ferminates with a raking cornice with flanked	ack from the lot line, creating ow on the left containing three glazed wood panel door flanked l consists of a tripartite wood d by shutters. The gable above primary influence behind the
*P3b. Resource Attributes: (list attributes and codes P4. Resources Present: ● Building ○ Structure		District Other
P5a. Photograph or Drawing (Photograph required f	<u> </u>	P5b. Photo (view, date, accession # View toward north, 100_8892.  JPG
		P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1908, Asssessor'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
166 1 166 K	CAMPAGE TO COLORS TO SECURITY	P10. Survey Type: (Describe) Reconnaissance-level survey: Oceanside Survey
P11. Report Citation: (Cite survey report and other s	·	
	Photograph Record	

Department of Parks and Recreation  PRIMARY RECORD		Primary # HRI # Trinomial NRHP Status (	Code	
	Other Listings Review Code	Revie	wer	 Date
	*Resource name None for Publication cancisco SF North		,	ve cation Map as necessary.
d. UTM: (Give more tha	=	City: Sid/or linear resources) Zone	San Francisco ;mE	<b>Zip:</b> 94122 /mN
			aterials, condition, alte	rations, size, setting, and boundaries)
Avenue and Irving Strewindow on the left sid with wooden steps on tovered entryway. Four The building terminate  *P3b. Resource Attributes: P4. Resources Present:	et. The ground e leading to a he far right le aluminum sash s with a project (list attributes and Building O Struc	windows with wood surrounds	glass paneled door right side features note. The primary ends predominantly character building appearance of Element of Digital Control of Element of Digital Control	and fixed aluminum sash s a wood panel garage door ntrance is recessed within a mracterize the second story. mars to be in good condition.
	, (	3,	V	'iew toward east, 100_9044.JPG  6. Date Constructed/Age and Sources
			×	Historic □ Prehistoric □ Both 900, Asssessor's Office
			N P P P P P P P P P P P P P P P P P P P	7. Owner and Address:  Madine E Radovich Trust 200 Merovic Milutin & Radovich 280 42nd Ave an Francisco, Ca 94122  8. Recorded by Melley & VerPlanck, LLC 1912 Diamond Street, #330 Man Francisco, CA 94131  9. Date Recorded: 0.24.08
			*P	10. Survey Type: (Describe) deconnaissance-level survey:
The state of the s				ceanside Survey
*P11. Report Citation: (Cite s	urvey report and o	ther sources, or enter "none") $^{ m NC}$	ene	
*Attachments  ☐ Archaeological Record ☐ Artifact Record	☐ BSOR ☑ NONE ☐ District Record	Location Map	Continuation Sheet Other	

State of California The Resources Agency Department of Parks and Recreation PRIMARY RECORD Other Listings	Primary # HRI # Trinomial NRHP Status Code	
Review Code	Reviewer	Date
P1. Other Identifier None	or number (assigned by recorder) 1272 42nd	Ave
*P2. Location: ☐ Not for Publication ☒ l *a. County: San Francisco *b. USGS 7.5' Quad: SF North	and P2b and P2c or P2d. Attach a Date: 1994	Location Map as necessary.
_	City: San Francisco or linear resources) Zone;	•
e. Other Locational Data: Assessor's Parcel *P3a. Description: (Describe resource and its ma	l Number:     1709026 ijor elements. Include design, materials, condition, a	lterations, size, setting, and boundaries)
<b>-</b> ·	d-frame, multiple-family property located The building that occupies the 3,000 sq nstruction date of 1907.	
*P3b. Resource Attributes: (list attributes and co P4. Resources Present:  Building  Structure P5a. Photograph or Drawing (Photograph require	re Object Osite Object OElement o	f District OOther  *P5b. Photo (view, date, accession #  View toward east, 100_9029.JPG
		*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1907, Asssessor'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)
A STATE OF		Reconnaissance-level survey: Oceanside Survey
*P11. Report Citation: (Cite survey report and other	er sources, or enter "none") None	
*Attachments ☐ BSOR ☐ Archaeological Record ☐ NONE ☐ District Record	☐ Photograph Record ☐ Continuation Shee ☐ Location Map ☐ Other ☐ Linear Feature Record	et

State of California The Resources Agency Department of Parks and Recreation PRIMARY RECORD		Primary # HRI # Trinomial NRHP Status Code		
	r Listings ew Code	Reviewer		 Date
P1. Other Identifier Nor P1. Location: Not for P1. Not	we ublication Unrestricted is soon to be ublication Unrestricted is soon to be upon the unit of the un	and P2b and P2c or P2d. Att  Date: 1994  City: San Franci sources) Zone;	mE/mE/stition, alterations, shed in stucco	Zip: 94122 _ mN size, setting, and boundaries) and capped with a flat
wood garage door at right. the second story features hood supported by wood braaluminum window with wood in a simple frieze embelli. The minimally altered build Avenue.  *P3b. Resource Attributes: (list a P4. Resources Present:  Buildi	The primary entrance a pair of one-over-on ckets. The right side surrounds. The window shed with false wood ding appears to be in tributes and codes)  HETTI ON THE ODE	ject O Site O District O Ele	r with sidelig rood surrounds window contai gable element and a gabled p ng appears to	hts. The left side of and a Craftsman window ning a tripartite . The facade terminates arapet on the right. be a twin of 1250 42nd
P5a. Photograph or Drawing (Pho	•		*P5b. Phot	o (view, date, accession # oward east, 100_9028.JPG
				Constructed/Age and Sources  Prehistoric Both Asssessor's Office
			George N George N 1258 421 San Fran *P8. Recor Kelley 2912 Di San Fra *P9. Date F 12.11.08  *P10. Surv	ncisco, Ca 94122 ded by & VerPlanck, LLC lamond Street, #330 ancisco, CA 94131 Recorded:
*P11. Report Citation: (Cite survey	report and other sources,	, or enter "none") None		,
*Attachments ☐ B ☐ Archaeological Record ☒ N	SOR Photog	graph Record	n Sheet	

Department of Parks and Recreation	Primary # HRI #	
PRIMARY RECORD	Trinomial ————— NRHP Status Code ———	
Other Listings Review Code	Reviewer	Date
Page 1 of 1 *Resource name(s) or n	number (assigned by recorder) 1254 42	nd Ave
P1. Other Identifier None	idiliber (assigned by recorder) 1234 42	nu Ave
*P2. Location: ☐ Not for Publication ☒ Unre		
*a. County: San Francisco	and P2b and P2c or P2d. Attach	a Location Map as necessary.
*b. USGS 7.5' Quad: SF North	<b>Date:</b> 1994	- 04100
*c. Address: 1254 42nd Ave d. UTM: (Give more than one ofr large and/or lin	City: San Francisco	•
e. Other Locational Data: Assessor's Parcel Nur	· · · · · · · · · · · · · · · · · · ·	
*P3a. Description: (Describe resource and its major e		n, alterations, size, setting, and boundaries)
1254 42nd Avenue is a three-story, wood-fr with a flat roof. The 2,731 sq ft building Lincoln Way and Irving Street. The ground garage door at right. The primary entrance the sides. The second and third-story pres pane aluminum sash windows with wood surro building terminates with a gable parapet win good condition.	g occupies a 3,000 sq ft lot on the level features a recessed primary e is enclosed by a metal security gasent a projecting element articulate bunds. Below the peak in the gable p	east side of 42nd Avenue between ntrance at left and a multi-panel te with colored plastic tiles on d by a symmetrical grid of multi-arapet is a plaster cartouche. The
*P3b. Resource Attributes: (list attributes and codes) P4. Resources Present:   Building   Structure P5a. Photograph or Drawing (Photograph required fo	○ Object ○ Site ○ District ○ Elemen	t of District O Other  *P5b. Photo (view, date, accession #  View toward east, 100_9027.JPG
		*P6. Date Constructed/Age and Sources
		☐ Historic ☐ Prehistoric ☐ Both
		1921, Asssessor's Office
		*P7. Owner and Address:
		Kabajouzian Family Trust Seta & Vatche Kabajouzian 1245 Toyon Dr.
	The state of the s	Millbrae, Ca 94030 *P8. Recorded by
		Kelley & VerPlanck, LLC
	3	2912 Diamond Street, #330
		San Francisco, CA 94131  *P9. Date Recorded:
		12.11.08
		*P10. Survey Type: (Describe)
1	"	Reconnaissance-level survey:
		Oceanside Survey
*P11. Report Citation: (Cite survey report and other so	·	
	Photograph Record Continuation Sh	neet
<u> </u>	Location Map	

Department of Parks and Recreation	Primary #	
PRIMARY RECORD	Trinomial  NRHP Status Code	
Other Listings Review Code	Reviewer	 Date
Page 1 of 1 *Resource name(s P1. Other Identifier None *P2. Location: ☐ Not for Publication ☑ *a. County: San Francisco *b. USGS 7.5' Quad: SF North	Unrestricted  and P2b and P2c or P2d. Attach a Lo  Date: 1994	
*c. Address: 1250 42nd Ave d. UTM: (Give more than one ofr large and/	City: San Francisco Or linear resources) Zone;mE	<b>Zip:</b> 94122 E/mN
e. Other Locational Data: Assessor's Parce *P3a. Description: (Describe resource and its ma	el Number: 1709030 ajor elements. Include design, materials, condition, alte	erations, size, setting, and boundaries)
at right. The primary entrance contain features a pair of one-over-one vinyl wood brackets. The right side presents surrounds. The window is capped by a sembellished with false wood beam ends building appears to be in good conditions.  *P3b. Resource Attributes: (list attributes and contains)	ure O Object O Site O District O Element of E red for buildings, structures, and objects	eft side of the second story tsman window hood supported by artite vinyl window with wood ates in a simple frieze e right. The minimally altered 58 42nd Avenue.
	*F	P6. Date Constructed/Age and Sources Historic Prehistoric Both 1921, Asssessor's Office P7. Owner and Address:
		7. Owner and Address: Lau Kwok Leung & Tina K W T 1250 42nd Ave. San Francisco, Ca 94122
	*F	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:
*P11 Papart Citation: (Cita auman report and attack		Oceanside Survey
*P11. Report Citation: (Cite survey report and oth  *Attachments   BSOR	Photograph Record ☐ Continuation Sheet	
☐ Archaeological Record ☐ NONE ☐ Artifact Record ☐ District Record	□ Location Map □ Other □ Linear Feature Record	

State of California The Resources Agency Department of Parks and Recreation PRIMARY RECORD		Primary #	
	Other Listings Review Code	NRHP Status Code	 
Page 1 of 1	*Resource name(	(s) or number (assigned by recorder) 1222 42nd	
*a. County: San Fi *b. USGS 7.5' Quad:	None for Publication  rancisco SF North 42nd Ave	Unrestricted  and P2b and P2c or P2d. Attach a  Date: 1994  City: San Francisco	
		d/or linear resources) Zone;	•
		cel Number: 1709036 najor elements. Include design, materials, condition,	alterations size setting and houndaries)
capped with a side-face between Lincoln Way ar Avenue. The lot is slit the ground floor at the basement, which feature center, and a quarter recessed in an entry processed in a	sing gable roof.  Ind Irving Street Ightly above struct The center, and a Ties a solid pane The turn stair at the left Window in the e Town at right, which overhanging  (list attributes and of Building O Struct	The building occupies a 3,000 sf lot on the building is 1,241 sq ft and the princeet grade, with a concrete retaining wall paved driveway at the right. The building is 1 wood garage door at right, a pedestrian he left which leads up to the primary entries of the second story. Other fenestration entry porch, a fixed window with wood molding the features four double-hung wood-sash we eaves and exposed rafters. The moderately codes)  HP3. Multiple-family property ture Object Osite O District O Element clired for buildings, structures, and objects	the east side of 42nd Avenue mary façade faces west on 42nd at left, a concrete stairs to g sits atop a full raised door and vinyl-sash window at rance. The primary entrance is at the second story includes a ings at the left of the façade, indows with wood moldings. The altered building appears to be
			*P6. Date Constructed/Age and Sources    Historic
*P11. Report Citation: (Cite s	urvey report and ot	ther sources, or enter "none") $None$	
*Attachments  Archaeological Record  Artifact Record	☐ BSOR  ☑ NONE ☐ District Record	☐ Photograph Record ☐ Continuation She ☐ Location Map ☐ Other	et

Department of Parks and Recreation PRIMARY RECORD  Other Listings	Primary # HRI # Trinomial NRHP Status Code	
Review Code	Reviewer	Date
P1. Other Identifier None  *P2. Location: ☐ Not for Publication ☑ Unre  *a. County: San Francisco	and P2b and P2c or P2d. Attach a	
<ul><li>*b. USGS 7.5' Quad: SF North</li><li>*c. Address: 1227 40th Ave</li><li>d. UTM: (Give more than one ofr large and/or lir</li></ul>	Date: 1994  City: San Francisco near resources) Zone;	<b>Zip:</b> 94122 _mE/ mN
e. Other Locational Data: Assessor's Parcel Nu		- Marie Marie - a - a - a - a - a - a - a - a - a -
*P3a. Description: (Describe resource and its major of 1227 40th Avenue is a two-story, wood-frame transfer of the two-story).		,
and Irving Street. The first story feature recessed primary entrance at right. The primetal security door. The second story preswindows with wood mullions and surrounds. embellished with a thick coping. The minimal model is second story preswindows with wood mullions and surrounds. embellished with a thick coping. The minimal model is second story preswindows. The minimal second story preswind	rimary entrance is housed within a received sents a pair of tripartite four-over-of. The facade terminates with a molded of mally altered building appears to be a self-order of the facade terminates with a molded of mally altered building appears to be a self-order of the facade terminates with a molded of mally altered building appears to be a self-order of the facade of the f	cessed porch secured behind a one vinyl sash double-hung cornice and a shaped parapet in good condition.
		*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1922, Asssessor'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 so	ources, or enter "none") $^{ m None}$	
☐ Archaeological Record ☒ NONE ☐	Photograph Record	et

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
*a. County: San	None Not for Publication  Unre	and P2b and P2c or P2d. Att	41st Ave ach a Location Map as necessary.
*b. USGS 7.5' Quad *c. Address: 12	SF North 26 41st Ave	Date: 1994  City: San Franci	sco <b>Zip:</b> 94122
e. Other Locationa	l Data: Assessor's Parcel Nu	near resources) Zone; mber: 1710004A	•
right. The primary side of the second the right of the powith a cornice mole of the parcel. The	entrance is housed with floor. The porch is are orch is a pair of tripar ling and a shaped parape minimally altered build	hin an enclosed porch that projecticulated by a lone double-hung, or tite wood sash windows with transet. There appears to be a one-stolding appears to be in good conditions.	nged glass and wood garage doors at ts over the ground level on the left one-over-one vinyl sash window. To soms above. The building terminates ry wood frame structure at the rear ion.
P4. Resources Present:	● Building ○ Structure	<ul> <li>HP2. Single-family property</li> <li>Object O Site O District O Eleror buildings, structures, and objects</li> </ul>	nent of District Other *P5b. Photo (view, date, accession#
Toa. Thotograph of bra	wing (i notograph required in	or buildings, structures, and objects	View toward east, 100_8838.JPG
			*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1921, Asssessor'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
	ite survey report and other so		
*Attachments	□BSOR □	Photograph Record	Sheet

Other...

☐ Location Map

☐ District Record ☐ Linear Feature Record

 $\square$  Archaeological Record  $\ igstar$  NONE

☐ Artifact Record

State of California The Re Department of Parks and Re PRIMARY RECOR	creation	Prima HRI # Trinoi NRHF			
	Other Listings Review Code		_ Reviewer		 Date
	*Resource name(s) None or Publication	Inrestricted	y recorder) 1231 40°		p as necessary.
*c. Address: 1231	=	·	City: San Francisco		<b>Zip:</b> 94122 mN
*P3a. Description: (Describe	resource and its maj	or elements. Include de	esign, materials, condition	, alterations, s	ize, setting, and boundaries)
1,800 sq ft building of Street. The primary factor and enclosed ent to the street. The entrest in a frame of verticate left of the porch. The heavily altered building altered building altered building the street. The entrest in a frame of verticate left of the porch. The lef	rade is slightly raised with a solury porch on the ray porch presents and collections are suited as a solure of the second wood cladding. The building has an appears to be suited as a solure of the second second	set back from the id wood garage doo second story, read on the primary fag with corner mold a simple cornice in good condition.  des) HP2. Single-e Object OSite	front of the lot line r on the right. The p hed by a wood stair of cade a sliding vinyl ing. A three-part sl and is surmounted by  family property  O District O Element	e, and faces primary entruith wood rassash window iding vinyl a shaped pa	east on 40th Avenue. Fance is a wood paneled cilings, set parallel with wood surrounds sash window is set to carapet. The building
/ July 1 Hotograph of Branning	(i notograpii roquiio		/		ward west, 100_8832.JPG
					onstructed/Age and Sources ☐ Prehistoric ☐ Both sssessor's Office
	1		1	*P7 Owner	and Address:
				Vinsky, 1231 40t	Eugene
				2912 Dia	& VerPlanck, LLC amond Street, #330 ncisco, CA 94131
				Reconna	y Type: (Describe) issance-level survey:
*D44 Demont Citations (Citations)	union and and affect	N 00111000 6 11 0 11 11 11 11 11 11 11 11 11 11 11 1	ne") None	Oceansi	de Survey
*P11. Report Citation: (Cite su *Attachments		r sources, or enter "no  Photograph Record		<u>oot</u>	
Archaeological Record	NONE	☐ Photograph Record ☐ Location Map ☐ Linear Feature Rec	Other	<del>હહ</del> ા	

State of California The R Department of Parks and R PRIMARY RECOF	ecreation	Primary # HRI # Trinomial NRHP Status Code	
	Other Listings Review Code	Reviewer	Date
*a. County: San F	*Resource name(s) or num  None for Publication Unrestr	and P2b and P2c or P2d. Atta	40th Ave ch a Location Map as necessary.
d. UTM: (Give more th	=	Date: 1994  City: San Francis rresources) Zone;	•
	ita: Assessor's Parcel Numbe e resource and its major elen		ion, alterations, size, setting, and boundaries)
Irving Street. The but the front. The yard is siding and capped with porch and leads to the roofed porch with a bawindow at right. Visik The building terminate condition.	ilding occupies the wes a enclosed within a woo in a hipped roof. A wood is primary entrance. The asketball hoop attached ple at the rear of the les with a simple box co	tern half of the parcel with a d fence that sits atop a brick porch sits in front of the hou primary entrance features a fl. A vinyl slider window sits at	40th Avenue between Lincoln Way and detached one-car garage and yard at wall. The garage is clad in rustic se and a passageway steps up to the ush wood door capped with a shedleft and a modern vinyl sash atrium roof-top addition with a flat roof. ding appears to be in fair
P4. Resources Present:	Building O Structure O	Object O Site O District O Elem	_
P5a. Photograph or Drawin	g (Photograph required for b	uildings, structures, and objects	*P5b. Photo (view, date, accession # View toward west, 100_8835.JPG
			*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1923, Asssessor'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 s	survey report and other source	ces, or enter "none") None	occurs and our voy
*Attachments  Archaeological Record  Artifact Record	NONE ☐ Loc	otograph Record	Sheet

PRIMARY RECORD		Trinomial			
	Other Listings	NRHP Status Code			
	Review Code	Reviewer			
ige 1 of 1	*Resource name(s) or nu	mber (assigned by recorder)	247 40th Ave		
. Other Identifier	140110	tui at a al			
	Not for Publication	tricted and P2b and P2c or P2	d Attach a Location I	Man as noossani	
*b. USGS 7.5' Quad		Date: 1994	u. Allacii a Localioii i	wap as necessary.	
	47 40th Ave	City: San Fra	ancisco	<b>Zip:</b> 94122	
		ar resources) Zone;		mN	
e. Other Locationa	l Data: Assessor's Parcel Num	· · · · · · · · · · · · · · · · · · ·		size_setting_and boundaries)	
loor, a multi-pane eft, a multi-panel ecurity gate. At t edestrian door. At ouble hung windows ecorative plaster laster cartouche. iled roof at the s	el wood and glass garage wood and glass entry do the far right of the buil the second story, a lar with slim moldings and rosette. At the second s The building terminates sides of the bay. The bui	40th Avenue between Lincol door is located within an a or is sheltered within an a ding, a recessed module fea ge curved bay features a ro enlarged sills, and each to tory of the recessed module with a Spanish-tiled parapelding, which appears to be in the front, appears to b	rched recession a rched entry porch tures a multi-pan w of five windows pped with a reces , a double hung w that the bay, and composed of an ol	t the right. At the fronted by a metal el wood and glass , all slim aluminum-sash sed crescent with a indow is topped by a a short shed Spanishder structure at the	
4. Resources Present:	Building	HP2. Single-family proper Object O Site O District C buildings, structures, and objects	Element of District *P5b. Pho	Other  oto (view, date, accession #	
and all			*P6. Date	Constructed/Age and Sources □ Prehistoric □ Both	
			1916,	Asssessor's Office	
			*P7. Own	er and Address:	
				ff & Ma Mary	
				Oth Ave ancisco Ca	
			94122	ancisco ca	
SW F			*P8. Reco		
The second	4 /= -6 E 8 m			V & VerPlanck, LLC	
				Diamond Street, #330 cancisco, CA 94131	
				Recorded:	
	**	1 3 1 3 1	10.23.0		
The second second		The state of the s	±= 40 C	T (D	
	Tela 1			vey Type: (Describe)	
				naissance-level survey	
1. Report Citation: (Ci	ite survey report and other sou	rces, or enter "none") None	occarre		
Attachments			uation Sheet		
Attachments Archaeological Reco		ocation Map			
Artifact Record	□ District Record □ Li	•	•		

Primary # HRI #

State of California The Resources Agency Department of Parks and Recreation

Department of Parks and Recreation  PRIMARY RECORD	Primary #	
T KIMAKT KEGORD	NRHP Status Code	
Other Listings Review Code	Reviewer	 Date
	or number (assigned by recorder) 1278 41st	Ave
P1. Other identifier $None$ *P2. Location: $\square$ Not for Publication $\square$ U	Jnrestricted	
*a. County: San Francisco	and P2b and P2c or P2d. Attach a	Location Map as necessary.
*b. USGS 7.5' Quad: SF North  *c. Address: 1278 41st Ave	Date: 1994	<b>Zio:</b> 94122
	City: San Francisco or linear resources) Zone;r	•
e. Other Locational Data: Assessor's Parcel		
*P3a. Description: (Describe resource and its maj	jor elements. Include design, materials, condition, a	Iterations, size, setting, and boundaries)
level presents a brick stair with shape before terminating at a shaped entry al alcove features a large fixed wood sash. To the right of the staircase on the fidoor. Above the garage door is a chamfe surrounds flanked by three-part sliding entry alcove is a sliding aluminum sash terminates in a shaped parapet with a scondition.  *P3b. Resource Attributes: (list attributes and cook	re Object Osite Object OElement o	ng's center and turns 90 degrees  1. Behind a security gate, the ding's primary entrance within. age door and a solid wood entry uminum sash window with wood ds. Between the bay and the ded sill. The building lding appears to be in fair
		*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1924, Asssessor's Office
		*P7. Owner and Address:
		Hom, Stephen 652 10th Ave.
		San Francisco, Ca 94118
	Hus	*P8. Recorded by
		Kelley & VerPlanck, LLC 2912 Diamond Street, #330
		San Francisco, CA 94131
		*P9. Date Recorded: 11.07.08
	6	*P10. Survey Type: (Describe)
		Reconnaissance-level survey: Oceanside Survey
*P11. Report Citation: (Cite survey report and othe	er sources, or enter "none") None	•
	☐ Photograph Record ☐ Continuation Shee	et .
<u> </u>	☐ Location Map ☐ Other ☐ Linear Feature Record	

Department of Parks and Recr PRIMARY RECORD	eation	Primary # HRI #  Trinomial NRHP Status Code	
Re	eview Code	Reviewer	Date
P1. Other Identifier N *P2. Location: ☐ Not for *a. County: San Fran	one Publication ☑ Unrestric	eted	1st Ave th a Location Map as necessary.
*c. Address: 1270 41		City: San Franciscresources) Zone;	•
	Assessor's Parcel Number		on, alterations, size, setting, and boundaries)
primary entrance within. door and a solid wood en window with wood surroun and the entry alcove is bay are simple geometric overhang. The minimally related dwellings compri	To the right of the stry door. Above the gads flanked by doubled a fixed wood sash wind decorative reliefs. Saltered building appearing 1258, 1262, 1266, at attributes and codes)	arage door is a chamfered bay w hung aluminum sash windows with dow with wood surrounds and an The building terminates with a ars to be in good condition. Th	e a wood and glass panel garage indow featuring an aluminum sash wood surrounds. Between the bay extended sill. Above the window and simple cornice and a shallow eave e building is part of a row of four
			*P6. Date Constructed/Age and Sources  Historic Prehistoric Both  1924, Asssessor'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 surv	rey report and other source	es, or enter "none") None	-
☐ Archaeological Record	NONE ☐ Loca	ograph Record	Sheet

State of California The Res Department of Parks and Res PRIMARY RECOR	creation	Primary # HRI # Trinomial NRHP Status Code	
	Other Listings Review Code	Reviewer	Date
*a. County: San Fra *b. USGS 7.5' Quad: 'c. Address: 1266 4 d. UTM: (Give more than e. Other Locational Data *P3a. Description: (Describe 1266 41st Avenue is a t flat roof. The building The primary façade is s	None or Publication Unrestrict ancisco SF North alst Ave n one ofr large and/or linear a: Assessor's Parcel Number resource and its major elem wo-story, wood-frame, is 1,046 sq ft and lot lightly set back from	and P2b and P2c or P2d. Attack Date: 1994  City: San Francisco resources) Zone; er: 1710031 nents. Include design, materials, conditio  Mediterranean-style dwelling fire ocated on a 2,996 sq ft lot between	ma Location Map as necessary.  Zip: 94122mE/mN  n, alterations, size, setting, and boundaries)  nished in stucco and capped with a een Lincoln Way and Irving Street. aces west on 41st Avenue. The first
a large fixed four-over the right of the stairs panel door with a four-window with wood surrous bay and the entry alcow building terminates with minimally altered build dwellings comprising 12 *P3b. Resource Attributes: (	-one wood sash window ase on the first level light window. Above the nds flanked by wood sate is a fixed two-overhal a shaped parapet in grappears to be in 958, 1262, 1266, and 1265, and 1265, and 1265, and	with wood surrounds and the buil are a solid wood garage door with the garage door is a chamfered bay ash two-over-one casement windows one wood sash window with wood set with courses of red clay tile good condition. The building is property or the same of t	y featuring a fixed wood sash is with wood surrounds. Between the surrounds and an extended sill. The es and a simple cornice. The part of a row of four related
		uildings, structures, and objects	*P5b. Photo (view, date, accession # View toward east, 100_8865.JPG  *P6. Date Constructed/Age and Sources
			Mistoric ☐ Prehistoric ☐ Both 1924, Asssessor'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
	- 4		*P10. Survey Type: (Describe) Reconnaissance-level survey: Oceanside Survey
*P11. Report Citation: (Cite su	rvey report and other sourc	·	
7 11100 0 1 11110 1 1 1 1	X NONE ☐ Loc	otograph Record	neet

Department of Parks and Recreation PRIMARY RECORD		Primary # HRI # Trinomial NRHP Stat	us Code	
	Other Listings Review Code	Re	viewer	 Date
<del></del> -	*Resource name( None for Publication  cancisco SF North	<del>-</del> '	ŕ	Ave  Location Map as necessary.
	41st Ave	City I/or linear resources) Zone	y: San Francisco ; r	<b>Zip:</b> 94122 m <b>E/</b> m <b>N</b>
e. Other Locational Da	ta: Assessor's Parc	el Number: 1710032		alterations, size, setting, and boundaries)
building's primary ent window, a wood and gla is a canted bay window sash windows with wood wood surrounds and an minimally altered buildwellings comprising 1  *P3b. Resource Attributes: P4. Resources Present:	rance within. The ss panel garage of featuring a slow surrounds. Bet extended sill. ding appears to 258, 1262, 1266 (list attributes and a Building Structure)	door, and a wood door widing vinyl sash window ween the bay and the ent	case on the first in the small security with wood surrounds ary alcove is a doubt with a shaped paragraphe building is particle.  Ly property  District O Element of	level are a sliding vinyl sash ty window. Above the garage door s flanked by double-hung vinyl ble-hung vinyl sash window with pet and molded cornice. The t of a row of four related
				*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1924, Asssessor's Office  *P7. Owner and Address:  Tang Yuk Ying & Chung Ping  1262 41st Ave.  San Francisco, Ca 94122
			18 4. 19 5. 19 5.	*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:
*P11. Report Citation: (Cite s	urvey report and of	her sources, or enter "none")	None	Oceanside Survey
*Attachments  Archaeological Record  Artifact Record	☐ BSOR ☑ NONE ☐ District Record	☐ Photograph Record ☐ Location Map	☐ Continuation Shee ☐ Other	pt .

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
P1. Other Identifier None  P2. Location: ☐ Not for Publication ☑ U  *a. County: San Francisco  *b. USGS 7.5' Quad: SF North  *c. Address: 1258 41st Ave	and P2b and P2c or P2d. Attach Date: 1994  City: San Francisco r linear resources) Zone;  Number: 1710033 or elements. Include design, materials, condition rame, Mediterranean-style dwelling finitiand located on a 3,000 sq ft lot between	Zip: 94122 _mE/mN  a, alterations, size, setting, and boundaries) ished in stucco and capped with a en Lincoln Way and Irving Street.
a shaped entry alcove on the left side of window with wood surrounds and the build first level are a solid wood garage door the garage door is a chamfered bay window surrounds. Between the bay and the entry sill. The building terminates with a simple are to be in good condition. The building terminates with a simple are to be in good condition. The building, and 1270 41st Avenue.  *P3b. Resource Attributes: (list attributes and code P4. Resources Present: Building Structure P5a. Photograph or Drawing (Photograph required)	ding's primary entrance within. To the r and a wood pedestrian door with a throw featuring within each facet an alumity alcove is a fixed wood sash window with mple cornice and a shallow eave overhar ilding is part of a row of four related des)  HP2. Single-family property  e Object OSite ODistrict OElement	right of the staircase on the ree-light security window. Above inum sash window with wood ith wood surrounds and an extended ng. The minimally altered building d dwellings comprising 1258, 1262,
Tour Indicate a series of the	a tot buildings, structures, and objects	*P6. Date Constructed/Age and Sources  Mistoric Prehistoric Both 1924, Asssessor'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	r sources, or enter "none") $^{ m None}$	
☐ Archaeological Record ☒ NONE [	☐ Photograph Record ☐ Continuation Sho ☐ Location Map ☐ Other ☐ Linear Feature Record	eet

Department of Parks and Recreation  PRIMARY RECORD		HRI#		
	Other Listings Review Code	NRHP Status Revie	ewer	 Date
Page 1 of 1 P1. Other Identifier	*Resource name(s)	or number (assigned by record		
	for Publication 🔯 Cancisco SF North		'2c or P2d. Attach a Lo	cation Map as necessary.
	41st Ave an one ofr large and/o	City: or linear resources) Zone	San Francisco ;mE	<b>Zip:</b> 94122 <b>:/mN</b>
e. Other Locational Da *P3a. Description: (Describe			aterials, condition, alte	erations, size, setting, and boundaries)
entry porch at the right by fixed wood sash wir window to the left of fixed wood-sash window and features a fixed of wood siding and is pur cornice. The moderate of the wood siding and is pur cornice. The moderate of the wood siding and is pur cornice. The moderate of the wood siding and is pur cornice. The moderate of the wood siding and is pur cornice. The moderate of the wood siding and is pur cornice. The moderate of the wood siding and is pur cornice.	ht of the first some dows. Other fenes the entry porch, with wide wood soctagonal window. ctuated by a nongy altered building (list attributes and consultations)	story. It contains a pane stration at the first sto and a projecting rectang surrounds. The gable fron	led wood glazed dory includes a non-iular bay window at toverhangs the fiin a mix of imbricant. The building tecondition.  property  strict O Element of D	the left with a multi-light rst story with a slight flare, ated shingle and horizontal rminates with a raking
		ô \	*P	View toward east, 100_8859.JPG  P6. Date Constructed/Age and Sources  ☐ Historic ☐ Prehistoric ☐ Both  1915, Asssessor's Office
				P7. Owner and Address: Thedford, Leah 1254 41st Ave San Francisco. Ca 94122
			*P	P8. Recorded by Kelley & VerPlanck, LLC 2912 Diamond Street, #330 San Francisco, CA 94131 P9. Date Recorded: 10.24.08
8	-6.1			P10. Survey Type: (Describe) Reconnaissance-level survey:
*P11. Report Citation: (Cite s	urvey report and other	er sources or enter "none") No	one	Oceanside Survey
*Attachments  Archaeological Record  Artifact Record	☐ BSOR ☑ NONE ☐ District Record	☐ Photograph Record ☐	Continuation Sheet Other	

State of California The R Department of Parks and R PRIMARY RECOF	ecreation	Primary ; HRI # Trinomia NRHP St		
	Review Code	F	Reviewer	Date
	*Resource name None for Publication		·	Ave  Location Map as necessary.
d. UTM: (Give more th		d/or linear resources) Zone _	ity: San Francisco ;n	
		cel Number: 1710035 major elements. Include desiç	ın, materials, condition, a	Ilterations, size, setting, and boundaries)
wood railings. The encover the garage left of two double-hung vinyl windows with wood surfacernice with a narrow	of the entry possash windows was counds set in the eave overhang.	our-paneled wood door surch and presents a fixed ith wood surrounds. The ne slightly overhanging	armounted by a transor d wood sash window wi second level present gable. The building	a short straight wood stair with om. A canted bay window stands ith wood surrounds flanked by ts two double-hung vinyl sash terminates in a simple raking s visible on the left. The
	*	codes) HP2. Single-far		f District Other
		uired for buildings, structures		*P5b. Photo (view, date, accession # View toward east, 100_8856.JPG
				*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1910, Asssessor'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
•		ther sources, or enter "none"		
*Attachments ☐ Archaeological Record	□ BSOR ☑ NONE	☐ Photograph Record ☐ Location Map	☐ Continuation Shee ☐ Other	ot.

☐ District Record ☐ Linear Feature Record

☐ Artifact Record

PRIMARY RECORD		Trino	HRI #		
	Other Listings Review Code	NRHI	P Status Code Reviewer		
	*Resource name(s None for Publication  rancisco SF North		2b and P2c or P2d. Attach		p as necessary.
d. UTM: (Give more th	_	or linear resources) Zo	City: San Francisco ne;	_mE/	<b>Zip:</b> 94122 mN
		l Number: 1710036 ajor elements. Include d	lesign, materials, condition,	, alterations, s	ize, setting, and boundaries)
gabled roof. The 1,406 Lincoln Way and Irving basement is semi-expos left. The primary entr first-floor level. The plain wood posts. A fi with a top ribbon of s on the first level rig window is articulated presents another recta roof with exposed raft facade terminates with dormer is visible on t condition. This build:  *P3b. Resource Attributes: P4. Resources Present:  P5a. Photograph or Drawin	g Street. The prised with a solid rance is a solid rance is a solid reporch is access exed five-over-on stained glass panght of the porch. by three double-rangular bay windo rers. The front for a steeply pitch the right side of appears to be congapred to the first attributes and consultations.	mary façade is slig wood garage door or wood door sheltered ed by a straight wo e wood sash window es. A rectangular h The bay window has hung wood-sash wind w supported by deco acet displays a slig ed raking cornice s the roof. The mining a twin of 1242 41s	ghtly set back from the the right, and a sold in a recessed entry bood staircase with woo with wood surrounds it bay window supported by a hipped roof feature dows with wood surround prative beam ends. It iding aluminum sash with supported by triangulationally altered building at Avenue.	ne front of id wood peoper on the drailings inset to by two decorring exposed too is shell and with war knee brack appears to to is shell appears to too is shell and with war knee brack appears to too is shell appears to t	the lot line. The destrian door on the destrian door on the de left side of the and is supported by the left of the door rative beams is present derafters. The bay cond-floor level detered beneath a shed wood surrounds. The dees. A gable-roofed to be in good
					onstructed/Age and Sources ☐ Prehistoric ☐ Both sssessor's Office
				Pappas D 1246 41s San Fran 94122 *P8. Record Kelley 2912 Di San Fran *P9. Date R 01.28.09  *P10. Surve	t Ave cisco Ca  led by & VerPlanck, LLC amond Street, #330 ncisco, CA 94131
P11. Report Citation: (Cite s	urvey report and oth	er sources, or enter "no	one") None		
*Attachments  ☐ Archaeological Record  ☐ Artifact Record	☐ BSOR ☑ NONE ☐ District Record	☐ Photograph Recor ☐ Location Map ☐ Linear Feature Re	Other	eet	

Primary #

State of California The Resources Agency

Department of Parks and Recreation PRIMARY RECORD	HRI# Trinomial NRHP Status Code	
Other Listin Review Cod		
P1. Other Identifier None	ion  In Unrestricted  and P2b and P2c or P2d	242 41st Ave  d. Attach a Location Map as necessary.
*c. Address: 1242 41st Ave		incisco <b>Zip:</b> 94122
d. UTM: (Give more than one ofr la	rge and/or linear resources) Zone;	•
e. Other Locational Data: Assessor		condition, alterations, size, setting, and boundaries)
		ad in wood shingles and capped by a gable
canted bay window is present on sash sliding window with wood supresents a shallow squared bay we capped by an exposed-rafter hippy terminates with a front eave overside of the roof, a gable-roofed front containing a sliding alumit double-hung wood sash window with to be in good condition. This but the part of the proof of the roof. The proof of the roof of the roof, a gable-roofed front containing a sliding alumit double-hung wood sash window with the part of the roof of the roof. The proof of the roof o	with wood surrounds and is capped by an the first level on the right side of turrounds. The bay is capped with an exposit window with a six-light, sliding vinyl sped brow. Two exposed false beams supported by the side of the common surrounds and simple vergeboard supported by the domer is visible. The right side of the inum sash window with wood surrounds, and the wood surrounds capped by a shed roof. The common suilding appears to be a twin of 1246 41st the common surrounds. Single-family propert of the common surrounds of the common surrounds. Single-family propert of the common surrounds of the common surrounds capped by a shed roof. Structure of the common surrounds capped by a shed roof. Structure of the common surrounds capped by a shed roof. Of the common surrounds capped by a shed roof. Of the common surrounds capped by a shed roof. Of the common surrounds capped by a shed roof. Of the common surrounds capped by a shed roof. Of the common surrounds capped by a shed roof. Of the common surrounds capped by a shed roof. Of the common surrounds capped by a shed roof. Of the common surrounds capped by a shed roof. Of the common surrounds capped by a shed roof. Of the common surrounds capped by a shed roof. Of the common surrounds capped by a shed roof. Of the common surrounds capped by a shed roof.	the facade with at least one aluminum osed-rafter brow. The second level sash window with wood surrounds, and is not the window sill. The building by triangular knee braces. On the left the roof features a dormer toward the had a rear dormer with at least one. The minimally altered building appears st Avenue.
	The second secon	View toward east, 100_8850.JPG
		*P6. Date Constructed/Age and Sources  ☐ Historic ☐ Prehistoric ☐ Both  1910, Asssessor'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:
*P11. Report Citation: (Cite survey report	and other sources, or enter "none") None	Oceanside Survey
*Attachments ☐ BSOR ☐ Archaeological Record ☐ NONE ☐ Artifact Record ☐ District F	☐ Photograph Record ☐ Continual ☐ Location Map ☐ Other	ation Sheet

State of California The Re Department of Parks and Re PRIMARY RECOR	creation	Primary # HRI # Trinomial NRHP Status Code	
	Other Listings Review Code	Reviewer	 Date
*a. County: San Fr *b. USGS 7.5' Quad: *c. Address: 1234 d. UTM: (Give more that e. Other Locational Data *P3a. Description: (Describe 1234 41st Avenue is a hipped roof. The build primary façade is slig is fully raised and cl garage entry is presen with a double-hung vin right. The main project	*Resource name(s) or number for Publication Unrestrict ancisco SF North 41st Ave in one ofr large and/or linear in a: Assessor's Parcel Number resource and its major element two-story, wood-frame, in ing is 1,200 sq ft on a htly set back from the stand in wood "California in the at center. A straight yl sash window with wood tion of the building dis	cited  and P2b and P2c or P2d. Atta  Date: 1994  City: San Francis resources) Zone  : 1710039  ents. Include design, materials, condit vernacular dwelling clad in tr 3,000 sq ft lot between Linco front of the lot line, and fac Novelty" siding. An alley entr wood stair rises on the left d surrounds, and the primary e splays three six-over-six viny	41st Ave  ach a Location Map as necessary.  aco Zip: 94122  mE/mN  alterations, size, setting, and boundaries)  ansite shingles, and capped with a
P4. Resources Present:   [ ]	Building O Structure O C	HP2. Single-family property  Object O Site O District O Elemildings, structures, and objects	nent of District O Other  *P5b. Photo (view, date, accession #  View toward east, 100_8847.JPG
			*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1912, Asssessor'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 s	urvey report and other source	es, or enter "none") None	
*Attachments  Archaeological Record  Artifact Record	NONE ☐ Loca	ograph Record Continuation dion Map Other	Sheet

Department of Parks and Recreation  PRIMARY RECORD  Other Listings	Primary #  HRI #  Trinomial  NRHP Status Code	
Review Code	Reviewer	Date
Page 1 of 1 *Resource name(s) or nu P1. Other Identifier None *P2. Location: ☐ Not for Publication ☑ Unrest *a. County: San Francisco *b. USGS 7.5' Quad: SF North	mber (assigned by recorder) 1230 41stricted and P2b and P2c or P2d. Attach Date: 1994	a Location Map as necessary.
*c. Address: 1230 41st Ave d. UTM: (Give more than one ofr large and/or linea	City: San Francisco ar resources) Zone :	•
e. Other Locational Data: Assessor's Parcel Numb *P3a. Description: (Describe resource and its major ele	ber: 1710040	
shingles with corner moldings, and capped whetween Lincoln Way and Irving Street. The passed that Avenue. The basement is fully raised whentry door on the left. A straight wood state story. The primary entrance is a wood panely part aluminum sash window with wood surround second story is a canted bay with a three-pastringcourse separates the second story from with wood surrounds. The building terminates building appears to be in good condition.  *P3b. Resource Attributes: (list attributes and codes) P4. Resources Present: Building O Structure Company of the structure of the str	primary façade reaches the front o ith a wood panel overhead garage dircase with wood rails rises to a sed door, with another entry on the ds is present on the left of the eart aluminum sash window with wood m the third story, which displays in a molded cornice with broken parts in a molded cornice with broken parts. Single-family property  Object Osite O District O Elemen	f the lot line and faces west on our on the right and a solid wood recessed entry porch on the second left side of the porch. A three-ntry. Inset on the right of the surrounds on each facet. A molded two sliding aluminum sash windows pediment. The moderately altered
P5a. Photograph or Drawing (Photograph required for	buildings, structures, and objects	*P5b. Photo (view, date, accession # View toward east, 100_8840.JPC  *P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both 1912, Asssessor'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 sou	rces, or enter "none") None	TIOUNDING DULVEY
☐ Archaeological Record ☒ NONE ☐ Lo	notograph Record	neet

PRIMARY RECORD		Trinomial NRHP Sta	tus Code	
	Other Listings Review Code	R	eviewer	 Date
*a. County: San Fi *b. USGS 7.5' Quad: *c. Address: 3909	None for Publication  cancisco SF North Lincoln Way	and P2b and Date: 1994	nd P2c or P2d. Attach a	Location Map as necessary. <b>Zip:</b> 94122
e. Other Locational Da *P3a. Description: (Describe			n, materials, condition, a	alterations, size, setting, and boundaries)
40th and 41st avenues. and a wood-panel garag narrow lancet windows concealed behind a stemulti-light casement we french doors surmounted to resemble rusticated by decorative metal so the windows. The facad good condition.	The first-floor ge door housed wi enclosed behind sel security gate yindows. Above the do by fan lights. It masonry. The Frerolls and enclose terminates in	level of the primary thin a recessed, archeturned spindle screens at the second floor lee garage are two archet The openings are boundench doors open onto sied by wrought iron meta simple molded cornice	facade features a s d alcove at right. . The primary entra evel. At the top of d opening each hous ded by elaborate mo hallow curved balco al railings. Rounde e. The minimally al	buth side of Lincoln Way between straight concrete stair at left on either side of the garage are ance is accessed by the stair and the stair is a pair of wood sing pairs of multi-light wood olded stucco surrounds designed onies with molded bases supported els embellish the frieze above tered building appears to be in
P4. Resources Present:	Building O Structu	odes) HP2. Single-famure Object OSite Cred for buildings, structures,	District	*P5b. Photo (view, date, accession #
	0			View toward south, 100_8829.  JPG  *P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1923, Asssessor's Office
				*P7. Owner and Address:  Lam, Simon & Fiona Chu 3909 Lincoln Wy San Francisco, Ca 94122  *P8. Recorded by
		2201		Kelley & VerPlanck, LLC 2912 Diamond Street, #330 San Francisco, CA 94131 *P9. Date Recorded: 01.27.09
1				*P10. Survey Type: (Describe) Reconnaissance-level survey: Oceanside Survey
P11. Report Citation: (Cite s	urvey report and oth	er sources, or enter "none")	None	
*Attachments  ☐ Archaeological Record  ☐ Artifact Record	☐ BSOR ☑ NONE ☐ District Record	☐ Photograph Record ☐ Location Map ☐ Linear Feature Record	☐ Continuation Shed☐ Other	et

Primary #

State of California The Resources Agency

Department of Parks and Rec PRIMARY RECORI	reation	Primary # HRI # Trinomial NRHP Status Code	
	Other Listings Review Code	Reviewer	Date
*P2. Location:  Not for *a. County: San Fra *b. USGS 7.5' Quad: S	None or Publication Unreaction or State of the State of t	stricted  and P2b and P2c or P2d. Attac  Date: 1994	h a Location Map as necessary.
	9th Ave one ofr large and/or line	City: San Francisc ear resources) Zone;	•
e. Other Locational Data	: Assessor's Parcel Nun	nber: 1711004	
	_	<del>-</del>	on, alterations, size, setting, and boundaries) inished in stucco and capped with a
wood panel garage door window is set on the le sliding aluminum sash w bottom and at top, a do clay tiles. The buildin appears to be in good c 1231, and 1235 39th Ave	recessed to the lef- ft side of the gara- indows with wood su- uble band of egg-an- g terminates in a s- ondition. The build nue.	ouche molding is affixed over the of the entry staircase. A wood possesse alcove. The second level present rounds on each facet. The bay has dedart and dentil moldings. Above imple molded cornice without eaves ing is part of a row of four related HP2. Single-family property	edestrian door with a circular ts a wide chamfered bay window with a wide floral molding at its this is a hipped roof clad in red. The minimally altered building ed dwellings including 1223, 1227,
		r 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, Asssessor'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:
and the second	-		Oceanside Survey
*P11. Report Citation: (Cite su			
☐ Archaeological Record	NONE □L	Photograph Record ☐ Continuation Socation Map ☐ Other  inear Feature Record	heet

State of California The Resources Agency Department of Parks and Recreation PRIMARY RECORD		Primary #		
	Listings ———— Code	Reviewer		 Date
Page 1 of 1 *Reso	ource name(s) or numbe	r (assigned by recorder)	227 39th Ave	
P1. Other Identifier None  *P2. Location: ☐ Not for Pub  *a. County: San Francis  *b. USGS 7.5' Quad: SF No		ed and P2b and P2c or P2c Date: 1994	d. Attach a Location N	lap as necessary.
*c. Address: 1227 39th	1 011	City: San Fra	ncisco	<b>Zip:</b> 94122
d. UTM: (Give more than one of	ofr large and/or linear re	sources) Zone;		
e. Other Locational Data: Asse			andition alterations	oize cetting and boundaries)
*P3a. Description: (Describe resour 1227 39th Avenue is a two-st	-			,
door. A shield molding is af to the left of the entry sta presents a wide barrel bay whas a wide floral molding at this is a hipped roof clad if The building is part of a roof the building part of a roof the	ircase. A wood door indow with five fix its bottom and at n red clay tiles. The wood four related of the bottom and the clay tiles. The bottom ibutes and codes has been been been been been been been bee	r is set on the left side ked or casement vinyl sas top, a double band of equipment of the minimally altered buildwellings including 1223, p. 22. Single-family propertiect O Site O District O	e of the garage a sh windows with w gg-and-dart and d lding appears to 1227, 1231, and eye Element of District *P5b. Pho	O Other to (view, date, accession #
		A BURNETH BERLE	View t	oward west, 100_8825.JPG
				Constructed/Age and Sources ☐ Prehistoric ☐ Both Asssessor's Office
			Goltsei 1227 39	er and Address: c, Arkadiy & Salima th Ave. nncisco, Ca 94122
			2912 D San Fr <b>*P9. Date</b> 11.07.08	& VerPlanck, LLC iamond Street, #330 ancisco, CA 94131 Recorded: 3/Rev. 4.24.12
				vey Type: (Describe) aissance-level survey:
*P11. Report Citation: (Cite survey re	opert and other sources	or enter "none") None	Oceans	ide Survey
<u> </u>		·	ation Sheet	
☐ Archaeological Record ☑ NO	NE Locati			

Department of Parks and Recreation PRIMARY RECORD	HRI#  Trinomial  NRHP Status Code	
Other Listings Review Code	Reviewer	 Date
P1. Other Identifier None  P2. Location: ☐ Not for Publication ☐  *a. County: San Francisco	☑ Unrestricted  and P2b and P2c or P2d. Attac	9th Ave
*b. USGS 7.5' Quad: SF North  *c. Address: 1231 39th Ave	Date: 1994  City: San Francisc	<b>Zip:</b> 94122
	nd/or linear resources) Zone;	•
e. Other Locational Data: Assessor's Par	rcel Number: 1711005A major elements. Include design, materials, condition	on alterations size setting and houndaries)
accessed by a straight terrazzo stai entrance is located within an arched door. The first level presents a woo A wood door is set on the left insid window with a fixed wood sash window surrounds. A sunken half-circle reli relief in its center. The bay window tiles flank the bay window, which is minimally altered building appears t dwellings including 1223, 1227, 1231  *P3b. Resource Attributes: (list attributes and	codes) HP2. Single-family property	the right side of the facade. The see porch contains a wood and glass to the left of the entry staircase. It presents a wide chamfered bay strong wood sash windows with wood asse and garland molded decorative to pent visor roofs clad in red clay and flat parapet coping. The part of a row of four related
P4. Resources Present:   Building   Structure  Structure  Structure  P5a. Photograph or Drawing (Photograph req	cture O Object O Site O District O Eleme uired for buildings, structures, and objects	<pre>ent of District</pre>
		*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1924, Asssessor'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 c	other sources, or enter "none") None	
*Attachments ☐ BSOR ☐ Archaeological Record ☐ NONE ☐ District Record	☐ Photograph Record ☐ Continuation S☐ Location Map ☐ Other	Sheet

Department of Parks and Recreation PRIMARY RECORD  Other Listings	Primary # HRI # Trinomial NRHP Status Code	
Review Code	Reviewer	Date
P1. Other Identifier None  P2. Location: ☐ Not for Publication ☑ Ur  *a. County: San Francisco	or number (assigned by recorder) 1235 39th A  nrestricted and P2b and P2c or P2d. Attach a Loc Date: 1994	
*b. USGS 7.5' Quad: SF North  *c. Address: 1235 39th Ave	City: San Francisco	<b>Zip:</b> 94122
-	linear resources) Zone;mE	:/ mN
e. Other Locational Data: Assessor's Parcel N *P3a. Description: (Describe resource and its majo	Number: 1711006 or elements. Include design, materials, condition, alte	rations, size, setting, and boundaries)
A wood door is set on the left side of t five fixed or casement vinyl sash window molded stucco zig-zag cornice at the top The building terminates a shaped parapet good condition. The building is part of 39th Avenue.  *P3b. Resource Attributes: (list attributes and code)	es) HP2. Single-family property	ures a wide barrel bay with molding at its bottom and a oof clad in red clay tiles. ered building appears to be in 1223, 1227, 1231, and 1235
P5a. Photograph or Drawing (Photograph required		Sb. Photo (view, date, accession # View toward west, 100_8821.JPG
		6. Date Constructed/Age and Sources Historic ☐ Prehistoric ☐ Both 1924, Asssessor's Office
		P7. Owner and Address: Quinn, James 6255 Pentz Rd. Paradise, Ca 95969
	*P	Recorded by Kelley & VerPlanck, LLC 2912 Diamond Street, #330 San Francisco, CA 94131 P9. Date Recorded: 11.07.08 / Rev. 4.24.12
	F	P10. Survey Type: (Describe) Reconnaissance-level survey: Doceanside Survey
*P11. Report Citation: (Cite survey report and other		<u> </u>
☐ Archaeological Record ☑ NONE	☐ Photograph Record ☐ Continuation Sheet ☐ Location Map ☐ Other	

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 no P1. Other Identifier None  *P2. Location: ☐ Not for Publication ☑ Unrese *a. County: San Francisco  *b. USGS 7.5' Quad: SF North  *c. Address: 1242 38th Ave  d. UTM: (Give more than one ofr large and/or line e. Other Locational Data: Assessor's Parcel Num  *P3a. Description: (Describe resource and its major el	and P2b and P2c or P2d. Attac Date: 1994  City: San Francisc ear resources) Zone;  pber: 1713037	h a Location Map as necessary.  Zip: 94122mE/ mN
and Irving Street. The building is set back primary entrance at left and a recessed must is located within an arched, recessed porch chamfered bay window at center with a gable presents a tripartite vinyl-sash window in facade terminates with a raked cornice and moderately altered building appears to be adwellings consisting of 1222, 1226, 1230,	lti-panel wood and glass garage do h secured behind a metal security e roof flanked by fixed vinyl-sash the center and fixed vinyl-sash w a shed roofed parapet concealing in good condition. The building is 1234, 1238, and 1242 38th Avenue.  HP2. Single-family property	or at right. The primary entrance gate. The second-story features a windows. The chamfered bay window indows on the side facets. The the flat roof behind. This part of a row of six related
P4. Resources Present:   Building   Structure ( P5a. Photograph or Drawing (Photograph required for		*P5b. Photo (view, date, accession # View toward east, 100_8818.JPG
	The same of the sa	*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1923, Asssessor's Office  *P7. Owner and Address:
		Paulette Rougeaux Revoc Tru 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
*P11. Report Citation: (Cite survey report and other so	urces. or enter "none") None	*P10. Survey Type: (Describe) Reconnaissance-level survey: Oceanside Survey

☐ Continuation Sheet

Other...

 $\square$  Photograph Record

☐ Location Map

☐ District Record ☐ Linear Feature Record

BSOR

\*Attachments

☐ Artifact Record

☐ Archaeological Record ☐ NONE

State of California The Re Department of Parks and R PRIMARY RECOR	ecreation	Н Т	Primary # HRI # rinomial IRHP Status Code		
	Other Listings - Review Code		Reviewer		 Date
*a. County: San Fi *b. USGS 7.5' Quad:	None for Publication U cancisco SF North	nrestricted		Attach a Location M	
	38th Ave an one ofr large and/or	linear resources	City: San France Zone;	cisco m <b>E/</b>	•
	ta: Assessor's Parcel Ne resource and its majo			ndition, alterations,	size, setting, and boundaries)
	building occupies building is set he building is set he class garage door a crched porch and fer with a hip roof. The windows on the soncealing the flat and is part of a row (list attributes and cod Building O Structure)	a 3,000 sq ft back from the pat left and a eatures a pane he chamfered b side facets. T roof behind. w of six relat  les) HP2. Sin e Object O	lot on the east sic public sidewalk. The recessed primary end led wood door with any presents two fixed he building terminal This moderately altoward dwellings consists of the side of the public side of	de of 38th Avenue e ground level for trance at right. Sidelights. The ed vinyl-sash with tes with a project ered building apting of 1222, 12 lement of District  *P5b. Photo View to *P6. Date ( Historic 1923, 1881 37 San Fra *P8. Recor Kelley 2912 Disan Fra *P9. Date for the property of	Constructed/Age and Sources Prehistoric Both Asssessor's Office  rand Address: Jerry Y. & Florence C. th Ave ncisco, Ca 94122  rded by & VerPlanck, LLC iamond Street, #330 ancisco, CA 94131
7 -11 - 11	-	the s			ey Type: (Describe)
			77.00		aissance-level survey: ide Survey
*P11. Report Citation: (Cite s					
*Attachments ☐ Archaeological Record ☐ Artifact Record	⊠ NONE [	☐ Photograph Re☐ Location Map☐ Linear Feature	Other	ion Sheet	

Department of Parks and F	Recreation	Primary # HRI #	HRI#			
PRIMARY RECO	עא	Trinomial ————————————————————————————————————				
	Other Listings Review Code	Reviewer	Date			
Page 1 of 1	*Resource name(s) or	number (assigned by recorder) 1234 3	8th Ave			
P1. Other Identifier	None					
	t for Publication ☑ Unr rancisco		ch a Location Map as necessary.			
*b. USGS 7.5' Quad:	SF North	Date: 1994	on a Location map as necessary.			
*c. Address: 1234	38th Ave	City: San Francis	<b>Zip:</b> 94122			
d. UTM: (Give more the	nan one ofr large and/or li	inear resources) Zone;	mE/ mN			
	ata: Assessor's Parcel Nu					
	-	elements. Include design, materials, conditions, con	on, alterations, size, setting, and boundaries)			
at the second-story a terminates with a mol building appears to b 1222, 1226, 1230, 123	nd features a band o ded cornice and shal e in good condition. 4, 1238, and 1242 38	behind a metal security gate. A "kef vinyl-sash casement windows with low red clay-tile clad parapet copic. The building is part of a row of seth Avenue.  Shape of the building is part of a row of seth Avenue.	wood surrounds. This building .ng. This moderately altered			
	_	Object Osite ODistrict OEleme				
P5a. Photograph or Drawin	ng (Photograph required f	for buildings, structures, and objects	*P5b. Photo (view, date, accession # View toward east, 100 8816.JPG			
			view coward east, 100_0010.010			
		2 - /// //-	*P6. Date Constructed/Age and Sources			
			☐ Historic ☐ Prehistoric ☐ Both			
		The state of the s	1923, Asssessor's Office			
00000						
			*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			
		77	*P9. Date Recorded:			
			12.11.08 / 4.24.12			
		1 1 1	*P10. Survey Type: (Describe)			
0		THE RESERVE AND ADDRESS OF THE PARTY.	Reconnaissance-level survey:			
			Oceanside Survey			
*P11. Report Citation: (Cite	survey report and other s	sources, or enter "none") $^{ m None}$				
*Attachments		Photograph Record	Sheet			
Archaeological Record		Location Map Other				
☐ Artifact Record	☐ District Record ☐	Linear Feature Record				

Department of Parks and Recreation PRIMARY RECORD  Other Listings	HRI#  Trinomial  NRHP Status Code	
Review Code	Reviewer	Date
P1. Other Identifier None  P2. Location: ☐ Not for Publication ☑ Unitary: San Francisco	and P2b and P2c or P2d. Attach a Loc	
*b. USGS 7.5' Quad: SF North  *c. Address: 1230 38th Ave	Date: 1994  City: San Francisco	<b>Zip:</b> 94122
d. UTM: (Give more than one ofr large and/or l	•	// mN
e. Other Locational Data: Assessor's Parcel No *P3a. Description: (Describe resource and its major	umber: 1713040 r elements. Include design, materials, condition, alte	rations, size, setting, and boundaries)
is located within an arched recessed porc chamfered bay window at center that is fl presents a tripartite vinyl-sash slider w facets. The facade terminates with a project		The second-story features a ows. The bay window itself yl-sash windows on the side g the flat roof. This heavily
P4. Resources Present:   Building   Structure  P5a. Photograph or Drawing (Photograph required	Object O Site O District O Element of D	istrict Other 5b. Photo (view, date, accession #
rsa. Filotograph of Brawing (Filotograph required		Jiew toward east, 100_8814.JPG
		6. Date Constructed/Age and Sources  ☐ Historic ☐ Prehistoric ☐ Both  ☐ Both  ☐ Both  ☐ Both
	I	7. Owner and Address: Lee Elaine Trust Elaine Lee L230 38th Ave San Francisco, Ca 94122 8. Recorded by Kelley & VerPlanck, LLC
	*P	2912 Diamond Street, #330 San Francisco, CA 94131 9. Date Recorded: 12.11.08 / Rev. 4.24.12
	R	10. Survey Type: (Describe) Reconnaissance-level survey: Oceanside Survey
*P11. Report Citation: (Cite survey report and other s		-
☐ Archaeological Record ☑ NONE ☐	Photograph Record Continuation Sheet Location Map Other  Linear Feature Record	

Department of Parks and Re PRIMARY RECOR	creation	HRI # Trinom	HRI #  Trinomial  NRHP Status Code			
	Other Listings Review Code		_ Reviewer		 . Date	
•	None		recorder) 1226	38th Ave	Map as necessary.	
*c. Address: 1226 d. UTM: (Give more tha	38th Ave n one ofr large and	/or linear resources) Zone	City: San Franci		<b>Zip:</b> 94122 mN	
			sign, materials, cond	ition, alterations	, size, setting, and boundaries)	
glass and wood garage of the second level present bay window is flanked is small red clay-tile-class	door at right. The same wide barrend of the same wide barrend of the same with the sam	The recessed primary el-shaped bay window reliefs framed within The building terminately altered building assisting of 1222, 1226	entrance is scre with five vinyl n raised plaster ses with a smooth appears to be in 5, 1230, 1234, 12	ened behind a sash windows panels. The p frieze ornam good condition	with wood surrounds. The panels are capped by mented with square tiles on. The building is part	
P4. Resources Present: <b>●</b> P5a. Photograph or Drawing	_	=		*P5b. Pho	Other  oto (view, date, accession #  toward east, 100_8813.JPG	
					Constructed/Age and Sources C Prehistoric Both Asssessor's Office	
				Lam Ph 1226 3	er and Address: an So 8th Ave. ancisco, Ca 94122	
				2912 I San Fi <b>*P9. Date</b>	orded by  y & VerPlanck, LLC Diamond Street, #330 rancisco, CA 94131 Recorded: 8 / Rev. 4.24.12	
				Reconn	rvey Type: (Describe) naissance-level survey: side Survey	
*P11. Report Citation: (Cite s	irvey report and oth	her sources, or enter "non	e") None	oceans	SIGE DULVEY	
*Attachments	□ BSOR ☑ NONE □ District Record	☐ Photograph Record ☐ Location Map	Continuation	n Sheet		

Department of Parks and Recreation PRIMARY RECORD  Other Listings	HRI #  Trinomial  NRHP Status Code	
Review Code _	Reviewer	Date
Page 1 of 1  P1. Other Identifier P2. Location: Not for Publication *a. County: San Francisco *b. USGS 7.5' Quad: SF North	me(s) or number (assigned by recorder)  1222 38th  Unrestricted  and P2b and P2c or P2d. Attach a Lo  Date: 1994	
*c. Address: 1222 38th Ave	City: San Francisco	<b>Zip:</b> 94122
	and/or linear resources) Zone;m	
e. Other Locational Data: Assessor's P		
*P3a. Description: (Describe resource and it	s major elements. Include design, materials, condition, alt	erations, size, setting, and boundaries)
sash windows in the center and one-red-tile pent roof. The third story window at right. The building termi good condition. The building is par 1238, and 1242 38th Avenue.  *P3b. Resource Attributes: (list attributes ar	nd story, fenestration includes an chamfered becover-one vinyl sash windows on the side. The by addition features a vinyl slider window at least the sum of six related dwellings consisting and codes)  HP2. Single-family property	pay window is capped with a seft and a tri-part vinyl sash sered building appears to be in g of 1222, 1226, 1230, 1234,
<del>-</del>	ructure O Object O Site O District O Element of equired for buildings, structures, and objects	District Other P5b. Photo (view, date, accession #
	•	View toward east, 100_8812.JPG
The same of the sa		P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both
		1923, Asssessor'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:
	AND THE RESERVE OF THE PARTY OF	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	cocanorae barvey
*Attachments ☐ BSOR ☐ Archaeological Record ☒ NONE	☐ Photograph Record ☐ Continuation Sheet ☐ Location Map ☐ Other	
☐ Artifact Record ☐ District Record	ord 🔲 Linear Feature Record	

Department of Parks and Recreation	HRI#	
PRIMARY RECORD	Trinomial ————	
	NRHP Status Code	
Other Listings		
Review Code	Reviewer	Date
***************************************	with an / continued by recorded 1 250 41 1	
Page 1 of 1 *Resource name(s) or no P1. Other Identifier None	umber (assigned by recorder) 1350 41st	Ave
* <b>P2. Location:</b> ☐ Not for Publication ☑ Unre	stricted	
*a. County: San Francisco	and P2b and P2c or P2d. Attach a I	Location Map as necessary.
*b. USGS 7.5' Quad: SF North	<b>Date:</b> 1994	,
*c. Address: 1350 41st Ave	City: San Francisco	<b>Zip:</b> 94122
d. UTM: (Give more than one ofr large and/or line	•	•
e. Other Locational Data: Assessor's Parcel Num		
*P3a. Description: (Describe resource and its major el		Iterations, size, setting, and boundaries)
facing gable roof. The 982 sq ft building of Irving and Judah streets. At the left side entrance and then to the second floor. A mentry is located between the stairs and the beneath a pent roof. The sealed wall at the fenestration at the second story includes clad in vertical wood siding and a simple condition.  *P3b. Resource Attributes: (list attributes and codes)	of the first story are concrete dogle ulti-panel garage door sits to the rige e garage. Above the garage is a band of e top of the stairs features a securit two metal-sash casement windows. The raking cornice. The heavily altered by	eg stairs leading to the primary ght of the stairs. A pedestrian of four fixed windows sheltered ty gated window. Other facade terminates with a gable
P4. Resources Present:   Building   Structure (		f District O Other
P5a. Photograph or Drawing (Photograph required for	-	*P5b. Photo (view, date, accession #
		View toward east, 00 8881.JPG
		*P6. Date Constructed/Age and Sources
		⊠ Historic    □ Prehistoric    □ Both
		1904, Asssessor's Office
		*P7. Owner and Address:
		Illescas, Gilbert Ernesto
		430 Merrill Circle
		Ashland, Or 97520
		*P8. Recorded by
		Kelley & VerPlanck, LLC
	AND THE RESERVE OF THE PERSON NAMED IN COLUMN TWO IS NOT THE PERSON NAMED IN COLUMN TWO IS NAMED	2912 Diamond Street, #330
	44 44 44 44 44	San Francisco, CA 94131 *P9. Date Recorded:
		12.11.08
		12.11.00
		*P10. Survey Type: (Describe)
The second secon		Reconnaissance-level survey:
	20	Oceanside Survey
*P11. Report Citation: (Cite survey report and other so	urces, or enter "none") None	
	Photograph Record	t
<del>-</del>	ocation Map	
☐ Artifact Record ☐ District Record ☐ L	inear Feature Record	

Primary #

State of California The Resources Agency

DPR 523A (1/95) \*Required Information

Department of Parks and Recreation	HRI#	
PRIMARY RECORD	Trinomial	
Other Listings	NRHP Status Code	
Review Code	Reviewer	Date
Page 1 of 1 *Resource name(s) or num	mber (assigned by recorder) 1342 4	1st Ave
P1. Other Identifier None		
*P2. Location: ☐ Not for Publication ☑ Unrestrem *a. County: San Francisco		sh a Lagatian Man as passager.
*b. USGS 7.5' Quad: SF North	Date: 1994	ch a Location Map as necessary.
*c. Address: 1342 41st Ave	City: San Francisc	<b>Zip:</b> 94122
d. UTM: (Give more than one ofr large and/or linea	•	•
e. Other Locational Data: Assessor's Parcel Numb		
*P3a. Description: (Describe resource and its major eler	nents. Include design, materials, condition	on, alterations, size, setting, and boundaries)
and Judah streets. The building is 2,080 sq story features a garage at left, a single pa leads up to the second story. The primary en a projecting entry porch. The porch features doors. The porch is topped by a crenellated set of vinyl-sash casement windows. All seco façade stucco. Fenestration at the third sto pair of vinyl-sash sliding window at left, b with a lobed parapet with contrasting coping  *P3b. Resource Attributes: (list attributes and codes)  P4. Resources Present: ■ Building ○ Structure ○  P5a. Photograph or Drawing (Photograph required for be	these a 3,000 sf lot on the east signer from the primary façade faces and fixed window at right, and a strance is located at the left of a large fixed single pane windows parapet. Other fenestration at the story fenestration is surrounderly includes a tripartite vinyles both of which have slim wood mold of the moderately altered building. The moderately altered building the Multiple-family property  Object O Site O District O Eleme	de of 41st Avenue between Irving west on 41st Avenue. The first stair parallel to the façade that the second story, enclosed within and multi-panel wood and glass he second story includes a triple ded by scalloped recessions in the ash sliding window at right and a ings. The third story is topped g appears to be in good condition.  ent of District Other  *P5b. Photo (view, date, accession # View toward east, 100_8885.JPC)
		*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1916, Asssessor's Office  *P7. Owner and Address:
		Steinhart, Alex
		1342 41st Ave San Francisco, Ca 94122
		San Flancisco, Ca 94122
		*P8. Recorded by Kelley & VerPlanck, LLC
	ALCOHOL:	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 source	·	
	otograph Record	Sheet
<u> </u>	ear Feature Record	

Department of Parks and Recreation		HRI#			
PRIMARY RECORD		Trinomial			
		NRHP Stat	us Code		
Other Li					
Review	Code	Re	viewer	Date	
D4	urce name(s) or num	ber (assigned by rec	order) 3947 Irvi	ng St	
1,0116	ication 🛛 Unrestri	cted			
*a. County: San Francisc			d P2c or P2d. Attach a	Location Map as necessary.	
*b. USGS 7.5' Quad: SF Nor	rth	<b>Date:</b> 1994			
*c. Address: 3947 Irving d. UTM: (Give more than one of			g: San Francisco	<b>Zip:</b> 94122 mE/ mN	
e. Other Locational Data: Asses *P3a. Description: (Describe resource			, materials, condition, a	alterations, size, setting, and boundaries)	
flat roof. The 1,115 sq ft bu and 41st Avenues. The buildin primary entrance at left and second story within a porch of Other fenestration includes a	milding occupies ng sits atop a ra a multi-panel wo capped with a she a tripartite mult	a 2,499 sq ft lo ised basement, w od garage door a d roof. A fixed i-light vinyl sa	t on the south sid which features a te t right. The prima wood-sash window s ash casement window	ry entrance is located at the its at the top of the landing.	
*P3b. Resource Attributes: (list attributes: P4. Resources Present: ● Building P5a. Photograph or Drawing (Photograph)	○ Structure ○ C	Object OSite O	District O Element o	*P5b. Photo (view, date, accession # View toward south, 100_8879. JPG  *P6. Date Constructed/Age and Sources	
				☐ Historic ☐ Prehistoric ☐ Both	
				1922, Asssessor's Office  *P7. Owner and Address:	
				Tran, Bai N. & Mui M. 3947 Irving St. San Francisco, Ca 94122	
	941			*P8. Recorded by Kelley & VerPlanck, LLC 2912 Diamond Street, #330 San Francisco, CA 94131 *P9. Date Recorded: 01.16.09	
Later of the second		à	2 6	*P10. Survey Type: (Describe) Reconnaissance-level survey: Oceanside Survey	
P11. Report Citation: (Cite survey rep	port and other source	es, or enter "none")	None		
*Attachments ☐ BSO ☐ Archaeological Record ☐ Distr	IE Loca	tograph Record ation Map ar Feature Record	☐ Continuation Shee	et	

Primary #

State of California The Resources Agency

State of California The Ro Department of Parks and R PRIMARY RECOR	ecreation	Primary # HRI # Trinomial NRHP Stat	us Coda	
	Other Listings Review Code		eviewer	 Date
*a. County: San Fi *b. USGS 7.5' Quad: *c. Address: 3638	None for Publication  rancisco SF North Judah St	and P2b ar Date: 1994	nd P2c or P2d. Attach a Lo	ocation Map as necessary. <b>Zip:</b> 94122
e. Other Locational Da			materials condition alt	erations, size, setting, and boundaries)
compound gable, hipped Judah Street between 4 the older hipped-roof overhead garage door a flattened stucco moldi intersecting front gab tails. The facade term appears to be in good *P3b. Resource Attributes:	d, and flat roof.  Alst and 42nd ave section to the rest left and a recong tops the first ple tops the wind minates with a floondition.	The 1,526 sq ft dwelling nues. The existing facalear. The first floor lessed entry porch, conditions to story. The second story at the right, which attened cornice and mire story.  Differential to the story of the second story at the right, which attened cornice and mire story. The second story of the sec	ang occupies a 2,498 ade appears to be parevel of the primary realed behind a steel ory features two trip features a simple basimal eave overhang.	l security gate, at right. A partite vinyl sash windows. An argeboard and exposed rafter The heavily altered building
		red 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
			*	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:
	or substitute of the substitute of			Oceanside Survey
		er sources, or enter "none")	None	
*Attachments  ☐ Archaeological Record ☐ Artifact Record	☐ BSOR ☑ NONE ☐ District Record	☐ Photograph Record ☐ Location Map ☐ Linear Feature Record	☐ Continuation Sheet☐ Other	

Department of Parks and Recreation PRIMARY RECORD	HRI #  Trinomial  NRHP Status Code	
Other Listings Review Code	Reviewer	
P1. Other Identifier None  P2. Location: ☐ Not for Publication ☑ Unreservation:  *a. County: San Francisco	stricted and P2b and P2c or P2d. Attach a Date: 1994	
*b. USGS 7.5' Quad: SF North  *c. Address: 1330 42nd Ave d. UTM: (Give more than one ofr large and/or line	City: San Francisco	
e. Other Locational Data: Assessor's Parcel Num *P3a. Description: (Describe resource and its major el		alterations, size, setting, and boundaries)
has been enclosed within fixed multi-light story includes a large fixed aluminum sash with slim wood surrounds. The third story windows flanked by smaller double-hung alumbalustraded balcony over the second-story approximately six inches. The building termbuilding appears to be in good condition.  *P3b. Resource Attributes: (list attributes and codes) P4. Resources Present: Building Structure (P5a. Photograph or Drawing (Photograph required for	window flanked by smaller double hun features a tripartite arrangement of minum sash windows, all with slim woo entry porch. The third story overhang minates with a slightly flared raking  HP2. Single-family property  Object Site District Element o	g aluminum sash windows, all double-hung aluminum sash d surrounds. There is a s the first story by cornice. The heavily altered of District Other *P5b. Photo (view, date, accession #
		*P6. Date Constructed/Age and Sources  ☐ Historic ☐ Prehistoric ☐ Both  1907, Asssessor'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 so	urces, or enter "none") None	
☐ Archaeological Record ☐ NONE ☐ L	Photograph Record	et

State of California The R Department of Parks and R PRIMARY RECOF	ecreation	HRI#	Primary # HRI # Trinomial NRHP Status Code			
	Other Listings Review Code		Reviewer	 Date		
*a. County: San F: *b. USGS 7.5' Quad: *c. Address: 1318 d. UTM: (Give more th	None for Publication rancisco SF North 42nd Ave an one ofr large and ta: Assessor's Parce e resource and its m	and P2b Date: 1994 //or linear resources) Zone el Number: 1796033 najor elements. Include des	city: San Francisco ; ign, materials, condition,	Location Map as nece Zip: 941 mE/ mN alterations, size, settin	g, and boundaries)	
The first level preser central concrete stain terminates at an enclosash window with thin braces. A small slidin level. A chamfered bay is present on the right tiles. The building tealtered building appearance building appearance building appearance.  *P3b. Resource Attributes: P4. Resources Present: P5a. Photograph or Drawin	case with wood hosed entry porch wood surrounds and vinyl sash win window contains the side of the seeminates with a term to be in good (list attributes and contains).	handrails is situated on the left side of and a shed roof clad and with wood surrousing three double-hung econd level. The bay simple raking cornical condition.  Codes) HP2. Single-foure Object OSite	at the center. The sethe second level. The second level. The in red clay tiles and nds is set to the rigorous windows window is capped by a e with shallow overhalms.  O District O Element of the second level.	staircase turns 90 porch features a supported by trickht of the porch of the wood surrounds hipped roof cladinging eaves. The management of the surround surrounds hipped roof cladinging eaves.	degrees and sliding vinyl angular knee n the second s on each facet in red clay moderately	
				*P6. Date Constructe  ☑ Historic ☐ Prehistor 1924, Asssesso  *P7. Owner and Addr Gee, Theresa 1318 42nd Ave. San Francisco, 0  *P8. Recorded by Kelley & VerPl 2912 Diamond S San Francisco, *P9. Date Recorded: 11.07.08	oric ☐Both r's Office  ress:  Ca 94122  anck, LLC treet, #330	
				*P10. Survey Type: (E Reconnaissance Oceanside Surv	-level survey:	
*P11. Report Citation: (Cite s	survey report and oth	her sources, or enter "none	e") None			
*Attachments  Archaeological Record  Artifact Record	□ BSOR ☑ NONE □ District Record	☐ Photograph Record	☐ Continuation Shed	∍t		

State of California The Ro Department of Parks and Ro PRIMARY RECOR	ecreation	Primary # HRI # Trinomial NRHP Stat			<u>-</u>
	Other Listings Review Code		viewer	Date	
	*Resource name(s) None for Publication  cancisco SF North		,	g St  ocation Map as necessary.	
d. UTM: (Give more that	_	or linear resources) Zone	r: San Francisco ;m	•	
e. Other Locational Da *P3a. Description: (Describe			, materials, condition, alt	erations, size, setting, and boundaries)	
the rear of the lot an lot. The rear building capped with a front-fa Irving Street between terminates in a wide of *P3b. Resource Attributes: P4. Resources Present: •	Id a two-story, work, which is particularly gable roof. Alst and 42nd averbanging eave.  (list attributes and comparison of the company of th	ood-frame, vernacular d ally visible from the s The 973 sq ft building enues. A pent visor cap	welling dating from treet, is clad in hooccupies a 3,125 state first story led details are obscuring mily property  District O Element of	dwelling dating from 1907 at the 1970s on the front of the prizontal wood siding and q ft lot on the south side of evel of the façade, which red by the front building.  District O Other P5b. Photo (view, date, accession # View toward south, 100_8888.  JPG	
			A1 Lique to the second	P6. Date Constructed/Age and Sources  Historic  Prehistoric  Both  1907, Asssessor'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 s	urvey report and oth	er 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 RECORD			Trinomial ————————————————————————————————————			
			NRHP Status	Code		
	Other Listings Review Code		Povi			 Date
	Neview Code		Revi	ewer		Date
Page 1 of 1 P1. Other Identifier	*Resource name	(s) or number (ass	igned by recor	<b>der)</b> 4009 Irv	ring St	
<b>P2</b> . Location: No	t for Publication	Unrestricted				
_	rancisco			P2c or P2d. Attach	a Location M	ap as necessary.
*b. USGS 7.5' Quad:	SF North	Date:				
	Irving St	d/a liaa	•	San Francisco		<b>Zip:</b> 94122
d. UTM: (Give more th	_		•	_;	_mE/	_ mN
e. Other Locational Description: (Describ				naterials, condition	, alterations,	size, setting, and boundaries)
Irving Street between aluminum window on the reached by a short wo a hood supported by the second story presents with wood surrounds.	by a flat roof.  41st and 42nd a e left side and od stair, is con riangular knee b a chamfered bay A single matchin minates with a s	The 1,708 sq f evenues. The fi a recessed ent cealed behind craces. A molder window on the end window is low	t building of rst floor leading of the ry porch on a wrought in the course left side of the cated at the	occupies a 2,500 evel of the prime the right. The con security gates defines the tecontaining three eright side of	sq ft lot mary façade primary en e. The por op of the aluminum the second	c on the south side of e features a tripartite strance, which is such is sheltered beneath first floor level. The
*P3b. Resource Attributes: P4. Resources Present:	Building O Struc	ture Object	○ Site ○ Di	istrict O Element		
P5a. Photograph or Drawin	ng (Photograph requ	ired for buildings,	structures, an	d objects		to (view, date, accession #
	///			/ /	View to JPG	oward south, 100_8878.
				/		Constructed/Age and Sources
	-#/			2		Prehistoric Both
					1910,	Asssessor's Office
					*P7 Owne	r and Address:
				BOOK WAS	Gee, Sz	
				U V		ving St.
					San Fra	ncisco Ca 94122
		Total Indiana			*P8. Reco	
		8827 000				& VerPlanck, LLC iamond Street, #330
- ARA			The second	101		ancisco, CA 94131
			_/		*P9. Date I	
					01.16.09	
1				7636	*P10. Surv	rey Type: (Describe)
			-			aissance-level survey:
The second				-	Oceans	ide Survey
P11. Report Citation: (Cite	survey report and of	ther sources, or en	iter "none") $^{ m N}$	one		
*Attachments	□BSOR	☐ Photograph	Record Γ	☐ Continuation She	eet	
Archaeological Record	NONE	Location Ma		Other		
Artifact Record	☐ District Record		•			

\*Required Information

Primary # HRI #

State of California The Resources Agency Department of Parks and Recreation

DPR 523A (1/95)

State of California The Resources Agency Department of Parks and Recreation PRIMARY RECORD		Primary : HRI # Trinomia		
	Other Listings Review Code		atus Code	 Date
	_			
*a. County: San Fr	None for Publication  ancisco	and P2b a	,	Ave ocation Map as necessary.
*c. Address: 1336	SF North 42nd Ave n one ofr large and	Date: 1994 C /or linear resources) Zone _	ity: San Francisco	<b>Zip:</b> 94122 nE/mN
		el Number: 1796045		
				terations, size, setting, and boundaries)  clad in wood shingles (north
3,034 sq ft and the pr buildings sit atop par grade. Short wood stai enclosed within multidouble-hung wood sash minimally altered buil  *P3b. Resource Attributes: P4. Resources Present: ©	imary façades fatially raised bates access adjoint light fixed wood windows. Both but dings appear to list attributes and consultations.	ace west on 42nd Avenue asements which feature ning recessed entry poid sash windows. The oppuildings terminates with be in good condition.	e. The yards have been pedestrian doors with riches on both building posite bays of both of the a moderate eave over the control of the contr	he buildings together comprise n paved for parking. The h wood surrounds located below gs. The entry porches are both wellings feature pairs of erhang and hipped roofs. The  District Other *P5b. Photo (view, date, accession #
	, (Caraca)	<b>3</b> ,	\	View toward east, 100_8900.JPG
				*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1907, Asssessor's Office
77				*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 s	urvey report and oth	her sources. or enter "none"	) None	occanorae burvey
*Attachments	□BSOR	☐ Photograph Record	☐ Continuation Sheet	
☐ Archaeological Record ☐ Artifact Record	<ul><li>NONE</li><li>□ District Record</li></ul>	☐ Location Map ☐ Linear Feature Record	Other	

State of California The Ro Department of Parks and R PRIMARY RECOR	ecreation		Primary # HRI # Trinomial				_ _ _
	Other Listings		NRHP Status			- Data	
	Review Code		Revie	wer		Date	
	*Resource name(s  None for Publication  cancisco	Unrestricted	-	er) 4109 Irv: 2c or P2d. Attach a	-	n as nacassary	
*b. USGS 7.5' Quad:	SF North	Date:		20 of 1 2u. Attacil a	Location wa	p as necessary.	
*c. Address: 4109 d. UTM: (Give more that	Irving St an one ofr large and	/or linear resource	•	San Francisco		<b>Zip:</b> 94122 mN	
e. Other Locational Da	=		-	, <u> </u>			
*P3a. Description: (Describe	e resource and its m	ajor elements. Incl	lude design, ma	aterials, condition,	alterations, s	ize, setting, and boundaries)	
on the right. The seco	door on the left door on the left and and third flo ay window on the ling appears to b	flat roof. The t and a recesse oors are identi e right contain	first floor ed entry porcectal, consist aing three vi	level of the particle concealed beling of a single layer sliding wire	rimary faca nind a wrou e vinyl sli ndows. The	de features an aght iron security gate ding window on the facade terminates with	
*P3b. Resource Attributes: P4. Resources Present:  P5a. Photograph or Drawing	Building O Struct	ure Object (	◯ Site ◯ Dis	trict O Element	*P5b. Photo	Other (view, date, accession # ward south, 100_9058.	
						onstructed/Age and Sources Prehistoric Both sssessor's Office	
				STATE OF THE PARTY	*P7. Owner	and Address:	
					Tam, Arti 750 15th San Fran		
			CORNE DEMOCRATION OF		2912 Dia San Fran *P9. Date Ro 01.16.09 *P10. Surve	<pre>&amp; VerPlanck, LLC amond Street, #330 ncisco, CA 94131 ecorded: v Type: (Describe) issance-level survey:</pre>	
- A - A	and the first	1 1			Oceansio	de Survey	
P11. Report Citation: (Cite s				ne			
*Attachments  ☐ Archaeological Record ☐ Artifact Record	☐ BSOR  ☑ NONE ☐ District Record	☐ Photograph F☐ Location Map ☐ Linear Featu	р 🗆	Continuation She	et		

State of California T Department of Parks a PRIMARY REC	nd Recreation	Primary # —— HRI # —— Trinomial —— NRHP Status Code		
	Other Listings — Review Code	Reviewer —		 Date
	• •		1380 43rd Ave	Nan as nocossary
*b. USGS 7.5' Qua		Date: 1994	Zu. Attach a Location N	map as necessary.
*c. Address: 1	380 43rd Ave	<b>City:</b> San Fi	rancisco	<b>Zip:</b> 94122
		inear resources) Zone;	mE/	mN
	al Data: Assessor's Parcel N	umber: 1797022 elements. Include design, materials	condition alterations	size setting and houndaries)
wood surrounds. The with wood surround	e entrance is flanked h s. Fenestration at the nates with overhanging	of the second floor, the ent by two canted bay windows, ea gable front includes a small eaves and a raking cornice.	ch containing three sliding window wi	e double-hung windows th slim wood surrounds.
P4. Resources Present	t:   Building   Structure	s) HP2. Single-family prope Object Osite O District for buildings, structures, and object	○ Element of District	Other oto (view, date, accession #
			View t	coward east, 100_8942.JPG
f				Constructed/Age and Sources □ Prehistoric □ Both Asssessor's Office
<u></u>	1		*P7. Own	er and Address:
			1380 43	Philip A. 3rd Ave. ancisco, Ca 94122
			2912 D San Fr	& VerPlanck, LLC Diamond Street, #330 Cancisco, CA 94131 Recorded:
			Reconn	vey Type: (Describe) maissance-level survey: mide Survey
*P11. Report Citation: (0	Cite survey report and other	sources, or enter "none") None		
*Attachments	□BSOR□	Photograph Record	nuation Sheet	

Other...

☐ Location Map

☐ District Record ☐ Linear Feature Record

 $\ \square$  Archaeological Record  $\ \square$  NONE

☐ Artifact Record

Department of Parks and Recreation  PRIMARY RECORD		Primary # HRI # Trinomial NRHP Stat	HRI#			
	Other Listings Review Code		eviewer		 Date	
	*Resource name( None for Publication  rancisco SF North		corder) 1330 4	3rd Ave	ap as necessary.	
	43rd Ave		y: San Franciso	20	<b>Zip:</b> 94122	
·	=	d/or linear resources) Zone	, ;	mE/	_ mN	
		el Number: 1797028	n materials, conditi	on, alterations	size, setting, and boundaries)	
roof. The 2,327 sq ft Judah Streets. The fin panel garage door and behind a metal securit pane, six-part, vinyl-	building occuping the floor level wood panel door by gate. The secretary windows. This minimally a	-frame, Craftsman-style es a 3,000 sq ft lot on features a recessed primat right. The primary ond story projects over he building terminates wiltered building appears e.	the east side of mary entrance at entrance is received the ground level with a scored ga	of 43rd Avenue left and a essed within el and is artable element	me between Irving and glass and wood multi- a porch and enclosed diculated by two multi- and a stepped parapet	
P4. Resources Present:	Building O Struc	codes) HP2. Single-famiture Object OSite Oired for buildings, structures,	District O Eleme	*P5b. Phot	Other to (view, date, accession #	
and the same of th						
					Constructed/Age and Sources Prehistoric Both Asssessor's Office	
				*P7. Owne	r and Address:	
			1	Liu Des 1330 43 San Fra	2	
				2912 D	& VerPlanck, LLC iamond Street, #330 ancisco, CA 94131 Recorded:	
Y A V					ey Type: (Describe) aissance-level survey:	
*D44 D 40% (1 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	1		None	Oceansi	ide Survey	
		her sources, or enter "none")		Chaot		
*Attachments ☐ Archaeological Record ☐ Artifact Record	☐ BSOR ☑ NONE ☐ District Record	☐ Photograph Record ☐ Location Map ☐ Linear Feature Record	☐ Continuation S☐ Other	oneet		

Department of Parks and Recreation PRIMARY RECORD	Primary #  HRI #  Trinomial  NRHP Status Code	
Other Listings Review Code	Reviewer	
P1. Other Identifier None  *P2. Location: ☐ Not for Publication ☒ U  *a. County: San Francisco	and P2b and P2c or P2d. Attach	
_	Date: 1994  City: San Francisco or linear resources) Zone;	•
e. Other Locational Data: Assessor's Parcel *P3a. Description: (Describe resource and its ma	l Number: 1797028A .jor elements. Include design, materials, conditior	n, alterations, size, setting, and boundaries)
second story projects over the ground of the building terminates with a gabled of	ance is recessed within a porch secured level and is articulated by two multi-pelement and a stepped parapet with rais on. The building appears to be a twin t	ane, six-part, vinyl-sash windows. ed corners. This heavily altered
*P3b. Resource Attributes: (list attributes and co P4. Resources Present:  Building  Structure P5a. Photograph or Drawing (Photograph require	re Object OSite ODistrict OElemen	t of District O Other  *P5b. Photo (view, date, accession #  View toward east, 100_8960.JPG
		*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1922, Asssessor's Office
*		*P7. Owner and Address:
		Choi, Young & Monica S. 1326 43rd Ave. San Francisco, Ca 94122
	1350	*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	er sources, or enter "none") None	oceansine survey
*Attachments ☐ BSOR ☐ Archaeological Record ☒ NONE	☐ Photograph Record ☐ Continuation Sh☐ Location Map ☐ Other ☐ Linear Feature Record	eet

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
D4 00 11 00	number (assigned by recorder) 1318 43rd Ave	е
<b>P1.</b> Other identifier None $^*$ P2. Location: $\square$ Not for Publication $\square$ Unr	restricted	
*a. County: San Francisco	and P2b and P2c or P2d. Attach a Loca	tion Map as necessary.
*b. USGS 7.5' Quad: SF North	Date: 1994	
*c. Address: 1318 43rd Ave	City: San Francisco near resources) Zone;mE/_	
e. Other Locational Data: Assessor's Parcel Nu		
*P3a. Description: (Describe resource and its major	elements. Include design, materials, condition, altera	tions, size, setting, and boundaries)
contains the primary entrance. A solid wo level arched alcove. A chamfered bay wind window is centered a tripartite sliding a on the side facets by double-hung aluminu eave overhang and simple cornice caps the cornice. The minimally altered building a the row of eight related dwellings on the	s) HP2. Single-family property Object O Site O District O Element of Disform buildings, structures, and objects *P5k	trict O Other  ove though a first-floor  ove the garage. On the bay  the center window is flanked  and hipped roof with shallow  oved parapet and a molded  trict O Other  o. Photo (view, date, accession #
	*P6. ⊠ ⊦	Date Constructed/Age and Sources Historic ☐ Prehistoric ☐ Both 24, Asssessor's Office
		Owner and Address: arsa Maher
		18 43rd Ave.
		n Francisco, Ca 94122
	Ke 29 Sa *P9.	Recorded by  clley & VerPlanck, LLC 12 Diamond Street, #330 In Francisco, CA 94131  Date Recorded: .07.08
	*P10	0. Survey Type: (Describe)
		connaissance-level survey:
*P11. Report Citation: (Cite survey report and other s		eanside Survey
	Photograph Record	
☐ Archaeological Record ☒ NONE ☐	Location Map Other  Linear Feature Record	

State of California The Re Department of Parks and Re PRIMARY RECOR	creation	HRI#	Primary #			
			tatus Code			
	Other Listings Review Code		Reviewer		 Date	
	*Resource name( None or Publication	='	recorder) 1319 4	43rd Ave	ap as necessary.	
*c. Address: 1319 d. UTM: (Give more tha e. Other Locational Dat	a: Assessor's Parc	M/or linear resources) Zone el Number: 1798005		mE/	Zip: 94122 _ mN size, setting, and boundaries)	
right side of the build the left. A wood pedest wide chamfered bay wind molding at its bottom a	tte and accesseding. The first crian door is in low with five a condition of the condition	d by a straight brick level presents a wood nset on the inside left luminum sliding sash way a hipped shed roof warapet and molded corniof a row of eight relate.  codes) HP2. Single-fature Object Osite	stair to a second and glass panel it of the garage a rindows with wood rith red clay tile ce. The moderate detected dwellings in the ce. The moderate of the ce. The ce. The moderate of the ce. The c	d-floor entry overhead gar alcove. The s surrounds. T es and a shal ly altered bu cluding 1319,	valcove recessed on the rage door recessed to second level presents a The bay has a relief low eave overhang. The milding appears to be in 1323, 1327, 1331,	
		A & -		* <b>P6. Date (</b> ☑ Historic	Constructed/Age and Sources  Prehistoric Both  Asssessor's Office	
				Wong, L 2529 24		
				2912 D: San Fra <b>*P9. Date l</b>	& VerPlanck, LLC iamond Street, #330 ancisco, CA 94131	
				Reconna	rey Type: (Describe) aissance-level survey: ide Survey	
*P11. Report Citation: (Cite su	rvey report and ot	her sources, or enter "none	") None		•	
Archaeological Record	□ BSOR ■ NONE □ District Record	☐ Photograph Record ☐ Location Map ☐ Linear Feature Recor	Continuation S	Sheet		

State of California The Ro Department of Parks and R PRIMARY RECOR	ecreation	Primary ; HRI # Trinomia NRHP St			
	Other Listings Review Code	F	Reviewer		 Date
*a. County: San Fi *b. USGS 7.5' Quad: *c. Address: 1323 d. UTM: (Give more the e. Other Locational Da	None for Publication cancisco SF North 43rd Ave an one ofr large ar ta: Assessor's Par	and P2b a  Date: 1994  Ci d/or linear resources) Zone _ cel Number: 1798006	and P2c or P2d. Attac ity: San Francisc	ch a Location M	<b>Zip:</b> 94122
Irving and Judah stree Avenue. The primary en alcove recessed on the garage door recessed to second level presents has a relief molding a overhang. The building in good condition. The 1335, 1339, 1345, and	etts. The primar atrance is a wo right side of to the left. A a wide chamfer at its bottom a terminates wie building is p 1347 43rd Aven	y façade is set back from od panel door, accessed the building. The first wood pedestrian door is ed bay window articulated and is capped by a shall of the simple molded corning art of a row of eight reque.	om the front of the by a straight brown the level presents inset on the inset of the level presents and by large aluminations. The moderate elated dwellings	the lot line rick stair to a wood and side left of inum sliding red clay to altered left altered	o a second-floor entry glass panel, overhead the garage alcove. The windows. The bay window iles and a shallow eave building appears to be
P4. Resources Present:  P5a. Photograph or Drawin	Building O Strue g (Photograph req	codes) HP2. Single-far cture O Object O Site O uired for buildings, structures	District O Eleme	*P5b. Pho View t  *P6. Date Historica 1924,  *P7. Owne Kum L. 2230 18 San Fra  *P8. Reco Kelley 2912 D San Fr  *P9. Date 11.21.08  *P10. Sur Reconn	constructed/Age and Sources Constructed/Age and Sources Prehistoric Both Asssessor's Office  er and Address: & Chui Y. Wong Revoc T Bth Ave. Ancisco, Ca 94116
*P11. Report Citation: (Cite s  *Attachments  ☐ Archaeological Record	BSOR NONE	other sources, or enter "none"  Photograph Record  Location Map	Continuation S Other	Sheet	

☐ District Record ☐ Linear Feature Record

☐ Artifact Record

State of California The Resources Agency Department of Parks and Recreation PRIMARY RECORD		HRI # Trinomial			
	Other Listings Review Code		eviewer	Date	
*a. County: San F:  *b. USGS 7.5' Quad:  *c. Address: 1327 d. UTM: (Give more the) e. Other Locational Da  *P3a. Description: (Describe)	None for Publication cancisco SF North 43rd Ave an one ofr large and/ ta: Assessor's Parce e resource and its ma	and P2b a  Date: 1994  Cit or linear resources) Zone _ I Number: 1798007 ajor elements. Include design	nd P2c or P2d. Attach a Loy: San Francisco	ocation Map as necessary. <b>Zip:</b> 94122	
brick stair to a secon a solid wood, overhead set on the inside left central vinyl, double-shallow shed roof clack molded cornice. The mit of eight related dwell *P3b. Resource Attributes:	d-floor entry all garage door, or of the garage a chung window fland in red clay til nimally altered ings including 1	cove recessed on the r namented with a raised lcove. The second leve ked by pairs of smalle es and a shallow eave	ight side of the built wood panel, recessed presents a wide chart vinyl double-hung to overhang. The building in good condition. In 1335, 1339, 1345, and it is property		
<del>-</del>	• -	red 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, Asssessor'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 s	urvey report and oth	er sources, or enter "none")	None		
*Attachments ☐ Archaeological Record ☐ Artifact Record	☐ BSOR ☑ NONE ☐ District Record	☐ Photograph Record ☐ Location Map ☐ Linear Feature Record	☐ Continuation Sheet ☐ Other		

State of California The Res Department of Parks and Rec PRIMARY RECORI	creation	Primary #  HRI #  Trinomial  NRHP Status Code	
	Other Listings Review Code	Reviewer	 Date
*a. County: San Fra *b. USGS 7.5' Quad: 3 *c. Address: 1331 4 d. UTM: (Give more than e. Other Locational Data *P3a. Description: (Describe 1331 43rd Avenue is a tflat roof. The building Irving and Judah street Avenue. The primary ent floor entry alcove rece doors with porthole win garage alcove. The secon aluminum window flanked shallow shed roof clad molded cornice. The min	None or Publication Unrestri ancisco SF North Bard Ave none ofr large and/or linear a: Assessor's Parcel Number resource and its major elem wo-story, wood-frame, is 1,030 sq ft and lo s. The primary façade rance is a wood and gl ssed on the right side dows recessed to the l nd level presents a wi by two pairs of small in red clay tiles and imally altered buildir	cted  and P2b and P2c or P2d. Attact Date: 1994  City: San Francise resources) Zone  ir: 1798008  ments. Include design, materials, condition  Mediterranean-style dwelling from the front of the set back from t	ch a Location Map as necessary.  CO Zip: 94122mE/mN  Son, alterations, size, setting, and boundaries) sinished in stucco and capped with a the west side of 43rd Avenue between the lot line and faces east on 43rd traight brick stair to a second-vel presents a pair of hinged wood set on the inside left of the lated by a larger central sliding ws. The bay window is capped by a milding terminates with a simple ion. The building is part of a row
P4. Resources Present:   B	uilding O Structure O	HP2. Single-family property  Object O Site O District O Elemental Company Structures, and objects	ent of District O Other  *P5b. Photo (view, date, accession #  View toward west, 100_8955.JPG
			*P6. Date Constructed/Age and Sources  ☐ Historic ☐ Prehistoric ☐ Both  1924, Asssessor'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
	☐BSOR ☐Pho	es, or enter "none") None  tograph Record Continuation Station Map Other	Sheet
☐ Artifact Record		ear Feature Record	

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
P1. Other Identifier None  *P2. Location: Not for Publication **  *a. County: San Francisco  *b. USGS 7.5' Quad: SF North  *c. Address: 1335 43rd Ave  d. UTM: (Give more than one ofr large and/o  e. Other Locational Data: Assessor's Parcel  *P3a. Description: (Describe resource and its ma  1335 43rd Avenue is a two-story, wood-: flat roof. The building is 1,030 sq ft between Irving and Judah streets. The p	and P2b and P2c or P2d. Attach Date: 1994  City: San Francisco or linear resources) Zone;	Zip: 94122 _mE/mN  a, alterations, size, setting, and boundaries) ished in stucco and capped with a e west side of 43rd Avenue, nt of the lot line and faces east
panel garage door recessed to the left the garage alcove. The second level prewood surrounds on the front facet, and shallow shed roof clad in red clay tile a simple molded cornice. The minimally of a row of eight related dwellings in the *P3b. Resource Attributes: (list attributes and corp*). Resources Present: Building O Structure.	ure Object OSite ODistrict OElement	r is inset on the inside left of three vinyl sash windows with a window with wood surrounds. A bay. The building terminates with condition. The building is part 339, 1345, and 1347 43rd Avenue.
	THE STATE OF THE S	*P5b. Photo (view, date, accession # View toward west, 100_8954.JPG  *P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both 1924, Asssessor'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 *Attachments ☐ BSOR ☐ Archaeological Record ☐ NONE ☐ District Record	Photograph Record ☐ Continuation Short ☐ Location Map ☐ Other ☐ Linear Feature Record	eet

State of California The Resources Agency Department of Parks and Recreation PRIMARY RECORD  Other Listings		Primary #  HRI #  Trinomial  NRHP Status Code	
	ier Listings view Code	Reviewer	 Date
P1. Other Identifier No	Resource name(s) or num	,	43rd Ave
*a. County: San Franc *b. USGS 7.5' Quad: SF *c. Address: 1339 43a	North	and P2b and P2c or P2d. Atta  Date: 1994  City: San Francis	ch a Location Map as necessary.  co Zip: 94122
•	_	resources) Zone;	mE/ mN
e. Other Locational Data: A *P3a. Description: (Describe res			ion, alterations, size, setting, and boundaries)
glass panel garage door ralcove. The second level wood surrounds on the fro surrounds. A shed roof cl with a stepped parapet an condition. The building i 1339, 1345, and 1347 43rd  *P3b. Resource Attributes: (list P4. Resources Present:  Building	ecessed to the left presents a wide channt facet, and on ea ad in red clay tile d a simple molded cospart of a row of Avenue.  attributes and codes) ding O Structure O	. A wood pedestrian door is insomfered bay window with two double ch side facet, a double-hung alors and a shallow eave overhang cornice. The minimally altered by	aps the bay. The building terminates uilding appears to be in good ng 1319, 1323, 1327, 1331, 1335,
			*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1924, Asssessor'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 surve	ey report and other source	ces, or enter "none") None	-
☐ Archaeological Record	NONE Loc	otograph Record	Sheet

State of California The Resources Agency Department of Parks and Recreation PRIMARY RECORD	Primary # HRI # Trinomial NRHP Status Code	
Other Listings ————————————————————————————————————	Reviewer	
Page 1 of 1 *Resource name(s) or number P1. Other Identifier None P2. Location: ☐ Not for Publication ☑ Unrestricted *a. County: San Francisco		3rd Ave
*c. Address: 1345 43rd Ave	ate: 1994 City: San Francisc	<b>Zip:</b> 94122
d. UTM: (Give more than one ofr large and/or linear rese e. Other Locational Data: Assessor's Parcel Number: *P3a. Description: (Describe resource and its major elements)	1798011	
panel garage door recessed to the left of the er of the garage alcove. Street trees obscure the rewindow like its neighbors. The heavily altered for addition matches the second floor. The but altered building appears to be in good condition including 1319, 1323, 1327, 1331, 1335, 1339, 1335.  *P3b. Resource Attributes: (list attributes and codes)	rest of the building, but it facade is articulated by non- ilding terminates in a simple n. The building is part of a 345, and 1347 43rd Avenue.	has a two-level, chamfered bay historic aluminum windows. A third parapet coping. The heavily row of eight related dwellings
P4. Resources Present:   Building   Structure   Obje  P5a. Photograph or Drawing (Photograph required for buildi		*P5b. Photo (view, date, accession # View toward west, 100_8951.JPG
		*P6. Date Constructed/Age and Sources ☑ Historic ☐ Prehistoric ☐ Both 1924, Asssessor'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
*P11. Report Citation: (Cite survey report and other sources,	or enter "none") None	*P10. Survey Type: (Describe) Reconnaissance-level survey: Oceanside Survey

☐ Continuation Sheet

Other...

Photograph Record

☐ Location Map

☐ District Record ☐ Linear Feature Record

\*Attachments

☐ Archaeological Record
☐ Artifact Record

 $\square$ BSOR

NONE

State of California The R Department of Parks and R PRIMARY RECOR	ecreation	HRI # Trinomial			
	Other Listings Review Code		eviewer		
	*Resource name( None for Publication  rancisco SF North		·	Ave ocation Map as necessary.	
d. UTM: (Give more th	<del>-</del>	Cit d/or linear resources) Zone _ eel Number: 1798012	ry: San Francisco ;m	•	
			n, materials, condition, alt	terations, size, setting, and boundaries)	
Irving and Judah stree Avenue. The primary en the right side of the left. A wood door is a bay window articulated shallow eave overhang. The minimally altered dwellings including 13 *P3b. Resource Attributes: P4. Resources Present: ①	tets. The primary trance is access building. The fiset on the left by five double caps the bay. The building appear 1319, 1323, 1327, (list attributes and complete the building Office) Structure of the building Office of the buil	façade is set back from sed by a straight brick irst level presents a w inside of the garage al -hung aluminum sash win he building terminates	m the front of the lost stair to a second-ficood panel overhead grove. The second level dows with wood surrous with a stepped parapeon. The building is p, and 1347 43rd Avenual lily property  District O Element of and objects		
THE STATE			*	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 s	survey report and ot	her sources, or enter "none")	None		
*Attachments ☐ Archaeological Record ☐ Artifact Record	☐ BSOR ☑ NONE ☐ District Record	☐ Photograph Record ☐ Location Map ☐ Linear Feature Record	☐ Continuation Sheet ☐ Other		

State of California The Ro Department of Parks and R PRIMARY RECOR	ecreation	Primary # HRI # Trinomial NRHP Sta		
	Review Code	R	eviewer	Date
*a. County: San France *b. USGS 7.5' Quad:  *c. Address: 1351 d. UTM: (Give more that the control of the control of the country of the countr	None for Publication cancisco SF North 43rd Ave an one ofr large and ta: Assessor's Parce resource and its m three-story, woo hingles. The 1,8 nd Irving Street	and P2b at Date: 1994  Cit /or linear resources) Zone el Number: 1798013 ajor elements. Include designed-frame, vernacular dw 340 sq ft building occurs. The building is two	y: San Francisco  y: materials, condition, a colling clad in brick pies a 3,000 sq ft is bays wide and sits	Location Map as necessary. <b>Zip:</b> 94122
the primary entrance. beyond the second floor building appears to be  *P3b. Resource Attributes:	The third story r level. The bui in good condition	is encompassed within ilding terminates with	the mansard roof ele a plain parapet cop:	ix vinyl-sash window rests above ement, which projects slightly ing. This heavily altered
P5a. Photograph or Drawin	g (Photograph requi	red for buildings, structures,	and objects	*P5b. Photo (view, date, accession # View toward west, 100_8949.JP0
				*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1919, Asssessor's Office  *P7. Owner and Address: Chen, Feng  1351 43rd Ave.
				*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:
*P11. Report Citation: (Cite s	urvey report and oth	ner sources, or enter "none")	None	Oceanside Survey
*Attachments  Archaeological Record  Artifact Record	☐ BSOR ☑ NONE ☐ District Record	☐ Photograph Record ☐ Location Map ☐ Linear Feature Record	☐ Continuation Shee ☐ Other	t

State of California The Department of Parks and	~ ~	Primary # HRI #	
PRIMARY RECO		Trinomial	
T TAILURANT TALOU		NRHP Status Code	
	Other Listings		
	Review Code	Reviewer	Date
Page 1 of 1	*Resource name(s) or	number (assigned by recorder) 1357 43:	rd Ave
P1. Other Identifier	None	and the state of	
	lot for Publication        Unr Francisco	estricted and P2b and P2c or P2d. Attach	a Location Man as necessary
*b. USGS 7.5' Quad:	SF North	Date: 1994	a Location map as necessary.
	7 43rd Ave	City: San Francisco	<b>Zip:</b> 94122
d. UTM: (Give more	than one ofr large and/or li	near resources) Zone;	
	Data: Assessor's Parcel Nu		
*P3a. Description: (Description)	ibe resource and its major	elements. Include design, materials, condition	, alterations, size, setting, and boundaries)
partially exposed ba porch. The entry por wood panel door. The canted bay window wi building terminates	sement on an ungraded ch, enclosed by balus porch also features th double-hung wood s with a flattened box	sq ft and the primary façade faces endot. A straight concrete stair at the ters and supported by an attenuated a multi-light window. Other fenestra ash windows with wood surrounds and cornice featuring dropped pendant dends. The minimally altered building	he right side leads to the entry Tuscan column, contains a glazed tion at the first story includes a non-historic shutters. The tails. A hipped dormer contains
P4. Resources Present: (	Building O Structure	s) HP2. Single-family property Object O Site O District O Elemen for buildings, structures, and objects	t of District ○ Other  *P5b. Photo (view, date, accession # View toward west, 100_8947.JPG  *P6. Date Constructed/Age and Sources ☑ Historic □ Prehistoric □ Both

1908, Asssessor'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
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*Attachments	□BSOR	☐ Photograph Record	☐ Continuation Sheet
☐ Archaeological Record	<b>⋈</b> NONE	☐ Location Map	Other
☐ Artifact Record	☐ District Record	☐ Linear Feature Record	

Department of Parks and Recreation PRIMARY RECORD		HRI # Trinomial NRHP Status C	Code	
	Other Listings Review Code	Review	wer	 Date
•	None for Publication  ancisco		er) 1359 43rd Ave	on Map as necessary.
*c. Address: 1359 d. UTM: (Give more that	=		an Francisco mE/	<b>Zip:</b> 94122 mN
			iterials, condition, alterati	ons, size, setting, and boundaries)
recessed to the left of alcove. The second lev window with wood surrous surrounds. A shallow sterminates with a step good condition. 1359 at the north.  *P3b. Resource Attributes:	f the entry sta el presents a w unds, and on ea hed roof with M ped parapet and nd 1363 43rd Av	a simple molded cornice. Tenue appear to be twins that	loor is inset on the which has on its from the which has on its from the whole when a sliding alumi whallow eave overhang the minimally altered at are related to a lump of the whole who who who who who who who was a summary of the whole who who was a summary of the whole who who was a summary of the whole who	inside left of the garage t facet a fixed wood sash num sash window with wood caps the bay. The building building appears to be in arger cluster located to
	_	ture Object Osite Object ired for buildings, structures, and	objects *P5b.	<pre>ict O Other Photo (view, date, accession # w toward west, 100_8945.JPG</pre>
		A	<b>⊠</b> His	Date Constructed/Age and Sources storic Prehistoric Both 4, Asssessor's Office
			Lai 135	Owner and Address: Albert K. 9 43rd Ave. Francisco, Ca 94122
30	AL		Kel 291 San <b>*P9.</b> [	Recorded by ley & VerPlanck, LLC 2 Diamond Street, #330 Francisco, CA 94131 Date Recorded: 26.08
			Rec	Survey Type: (Describe) onnaissance-level survey: anside Survey
*P11. Report Citation: (Cite s	urvey report and ot	ther sources, or enter "none") $^{ m No}$	ne	
*Attachments  Archaeological Record  Artifact Record	☐ BSOR ☑ NONE ☐ District Record	Location Map	Continuation Sheet Other	

	creation  Other Listings	HRI#  Trinomial  NRHP Status Code		
F	Review Code	Reviewer	Date	
P1. Other Identifier  *P2. Location: Not for the state of	None Dr Publication Unrestr		43rd Ave ch a Location Map as necessary	<i>ı</i> .
	3rd Ave	City: San Francis	co <b>Zip:</b> 94122	
·	=	r resources) Zone;	mE/ mN	
	: Assessor's Parcel Numbersource and its major eler	er: 1798016 ments. Include design, materials, condit	ion alterations size setting an	d houndaries)
Irving and Judah street Avenue. The primary ent entry alcove recessed o recessed to the left of alcove. In between the second level presents a with wood surrounds fla is a sliding aluminum s simple molded cornice. 43rd Avenue appear to b	s. The primary façade rance is behind a sec n the right side of t the entry stair. A w alcove and the stairc wide chamfered bay w nked by sliding alumi ash window with wood The building moderate e twins and match a l	ocated on a 3,000 sq ft lot on is set back from the front of urity gate accessed by a straig he building. The first level prood pedestrian door is inset on ase is a double-hung wood sash indow, which has on its front f num sash windows with wood surr surrounds. The building terminally altered building appears to arger cluster located to the no	the lot line and faces ease th brick stair to a second esents a wood panel garage the inside left of the ga window with wood surrounds acet a sliding aluminum sa ounds. On each side facet tes with a shaped parapet be in good condition. 1359 rth.	st on 43rd d-floor e door arage s. The ash window of the bay and a
	=	Object O Site O District O Elemouildings, structures, and objects	*P5b. Photo (view, date, ac View toward west,	
			*P6. Date Constructed/Age  ☑ Historic ☐ Prehistoric ☐ 1924, Asssessor's  *P7. Owner and Address: Kuang Hong Liang Yu- 1363 43rd Ave. San Francisco, Ca 94	e and Sources Both Office
1361		1365	*P8. Recorded by Kelley & VerPlanck 2912 Diamond Stree San Francisco, CA *P9. Date Recorded: 11.26.08  *P10. Survey Type: (Described)	s, LLC et, #330 94131 ibe)
			Oceanside Survey	
*P11. Report Citation: (Cite su		·		
☐ Archaeological Record	NONE ☐ Loc	otograph Record	Sheet	

State of California The Resources Agence Department of Parks and Recreation PRIMARY RECORD	Primary #  HRI #  Trinomial  NRHP Status Code	
Other Listings Review Code _		
Page 1 of 1 *Resource na P1. Other Identifier None *P2. Location: Not for Publication *a. County: San Francisco	nme(s) or number (assigned by recorder) 1379 −1381  ☐ Unrestricted  and P2b and P2c or P2d. Attach a L	
*b. USGS 7.5' Quad: SF North  *c. Address: 1379 -1381 43rd d. UTM: (Give more than one ofr large e. Other Locational Data: Assessor's F	and/or linear resources) Zone;n	•
*P3a. Description: (Describe resource and i	its major elements. Include design, materials, condition, al	Iterations, size, setting, and boundaries)
basement is exposed with a garage entry porch. A fixed wood sash win is present on the left side of the capped by a hipped visor roof. Through the building terminates with a wid stepped parapet with a molded corn pair of double-hung wood sash wind condition, although it is apparent *P3b. Resource Attributes: (list attributes a P4. Resources Present:   Building   St	and codes) HP3. Multiple-family property tructure O Object O Site O District O Element of	It leads up to a second-story  If the porch. A canted bay window was on each facet. The bay is rrounds are on the second story.  The bod shingles and presenting a pear building appears to have a  If building appears to be in poor
		*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1912, Asssessor's Office
		*P7. Owner and Address: Jacuzzi, Douglas & Hodges G 1381 C 43rd Ave
		*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 an	d other sources, or enter "none") $^{ m None}$	
*Attachments ☐ BSOR ☐ Archaeological Record ☐ NONE ☐ Artifact Record ☐ District Rec	☐ Photograph Record ☐ Continuation Sheet☐ Location Map ☐ Other  Cord ☐ Linear Feature Record	t

Department of Parks and Recreation PRIMARY RECORD		HR	mary # — II # — nomial —			
I KIMAKI KECOKE			HP Status Code			
	er Listings ew Code		Reviewer .		 Date	
Page 1 of 1 *Ro P1. Other Identifier N○ *P2. Location: ☐ Not for F	ne	or number (assigne	d by recorder)	1327 44th A	ve	
*a. County: San Franc *b. USGS 7.5' Quad: SF	isco North	<b>Date:</b> 19		r P2d. Attach a Loc	cation Map as neces	sary.
*c. Address: 1327 44t d. UTM: (Give more than or	e ofr large and/	·	Zone;	Francisco mE		22
e. Other Locational Data: A *P3a. Description: (Describe res				als, condition, alte	rations, size, setting	, and boundaries)
*P3b. Resource Attributes: (list a P4. Resources Present:  Build P5a. Photograph or Drawing (Ph	the a double-he the porch.  ght of that, resent above The buildin h. The minim ted dwelling	ung wood sash wir To the right of t a wood entry doo the garage. Four g terminates with ally altered buil s including 1327,  odes) HP2. Singl	ndow and the the staircase or with a four double-hung a projected ding appears 1331, 1335,	primary entrand on the first in relight window wood sash wind cornice elaborato be in good and 1337 44th	ce. A shield-and- level is a wood of the control of	-floral overhead ith a simple urrounds are and-dart and building is
			1		6. Date Constructed Historic Prehistori 924, Asssessor	c 🔲 Both
				*P	7. Owner and Addres	ss:
			701	1	lexander Staritz Sigalova Valeri 327 44th Ave. San Francisco, Ca	ya, Truste
				*P	8. Recorded by	
<b>-</b> ,				2	Kelley & VerPla 1912 Diamond St	reet, #330
1003				*P	San Francisco, 9. Date Recorded: 0.30.08 / Rev. 4.24	
			To be a second	*P	10. Survey Type: (De	escribe)
			-	Charles and Charle	Reconnaissance- Oceanside Surve	_
*P11. Report Citation: (Cite surve	report and oth	er sources, or enter "	'none") None			
	SOR	☐ Photograph Rec	_	ntinuation Sheet		
	IONE District Record	☐ Location Map ☐ Linear Feature F	☐ Oth Record	ei		

Department of Parks and Recreation PRIMARY RECORD  Other Listings		HRI # Trinomial NRHP Stat	us Code			_ _ _
	Review Code	Re	eviewer		Date	_
•	None		·	44th Ave	Map as necessary.	
	44th Ave		<b>y:</b> San Francis	sco	<b>Zip:</b> 94122	
		or linear resources) Zone			•	
e. Other Locational Dat			materials condit	tion alteration	s, size, setting, and boundaries)	
					stucco and capped with a	
present above the garabay. A projected corniminally altered build dwellings including 13:  *P3b. Resource Attributes: ( P4. Resources Present:   E	ge. Five fanned- ce surmounts the ding appears to 27, 1331, 1335,  list attributes and c Building Structi	odes) HP2. Single-famiure Object O Site Ored for buildings, structures,	n casement wind ding terminates This building in the control of th	lows with wo with a sim s part of a	od surrounds span the ple cornice. The row of four related	
Tou. Thotograph of Brawning	(i notograph roqui	iou for buildings, structures,	und objecte		toward west, 100_8435.3	JPG
		1			e Constructed/Age and Sources ic Prehistoric Both Asssessor's Office	
				Hall, 149 N	ner and Address: Edward Delaware St. ateo, Ca 94401	
SHU				Kelle 2912 San F <b>*P9. Dat</b>	orded by y & VerPlanck, LLC Diamond Street, #330 rancisco, CA 94131 e Recorded: 08 / Rev. 4.24.12	
		8		Recon	rvey Type: (Describe) naissance-level survey: side Survey	:
*P11. Report Citation: (Cite s	irvey report and oth	ner sources, or enter "none")	None			
☐ Archaeological Record	☐ BSOR ☑ NONE ☐ District Record	☐ Photograph Record ☐ Location Map ☐ Linear Feature Record	☐ Continuation ☐ Other	Sheet		

State of California The F Department of Parks and F PRIMARY RECOI	Recreation	Primary HRI # Trinomia NRHP S			
	Review Code		Reviewer	Date	-
*a. County: San F *b. USGS 7.5' Quad:	*Resource name None t for Publication   Trancisco SF North 44th Ave	and P2b Date: 1994	·	h a Location Map as necessary.	
		nd/or linear resources) Zone			
		rcel Number: 1799006 major elements, Include desi	an materials conditio	n, alterations, size, setting, and boundaries)	
garage door, and to t stringcourse is prese surrounds span the ba arcuated molding bene of a row of four rela	he right of tha nt above the ga y. The building ath. The minima ted dwellings i	t, a wood panel entry or rage. Five fanned-four- terminates with a proj	loor. A canted "ba over-one wood sash ected cornice elak pears to be in goo 35, and 1337 44th	irst level is a wood overhead arrel" bay with a simple molded in casement windows with wood borated by an egg-and-dart and an od condition. This building is part Avenue.	
	_	cture Object OSite uired for buildings, structure		<pre>nt of District O Other    *P5b. Photo (view, date, accession #    View toward west, 100_8433.JP</pre>	'G
		П		*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1924, Asssessor'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	
		other sources, or enter "none			
*Attachments  ☐ Archaeological Record	□ BSOR ☑ NONE	☐ Photograph Record ☐ Location Map	☐ Continuation SI☐ Other	heet	

☐ District Record ☐ Linear Feature Record

☐ Artifact Record

State of California The R Department of Parks and R PRIMARY RECOF	Recreation  RD  Other Listings	Primary # HRI # Trinomial NRHP St:		
	Review Code	F	Reviewer	Date
<del></del>	*Resource name( None t for Publication  rancisco		,	Ave occation Map as necessary.
	SF North 44th Ave		ty: San Francisco	<b>Zip:</b> 94122 n <b>E/</b> mN
•	_	d/or linear resources) Zone _ cel Number: 1799007	,"	1E/ IIIN
			ın, materials, condition, al	terations, size, setting, and boundaries)
are a double-hung wood porch. To the right of that, a wood pedestrict present above the gard cornice surmounts the building appears to be 1327, 1331, 1335, and *P3b. Resource Attributes: P4. Resources Present: ①	d sash window and the staircase an door with a fage. Five slidin bay windows. The in good condit 1337 44th Avenu (list attributes and Building ) Struc	nd the primary entrance, on the first level is a four-light window. A baring aluminum sash windows the building terminates wition. This building is particular than the state of the state	A shield-and-floral a wood, overhead gara rel bay with a simple with wood surrounds with a simple cornice part of a row of four nily property	e second level. Within the porch cartouche is affixed above the age door, and to the right of the molded bottom stringcourse is a span the bay. A projected the moderately altered are related dwellings including  *District Other  *P5b. Photo (view, date, accession # View toward west, 100_8431.JPG
				*P6. Date Constructed/Age and Sources  Historic Prehistoric Both  1924, Asssessor'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:
*P11 Report Citation: (Cita	survey report and at	ther sources, or enter "none"	None	Oceanside Survey
*Attachments  Archaeological Record  Artifact Record	BSOR NONE District Record	☐ Photograph Record ☐ Location Map	☐ Continuation Sheet ☐ Other	

State of California The Ro Department of Parks and R PRIMARY RECOR	ecreation	Primary # HRI # Trinomial NRHP Sta		
	Other Listings Review Code	R	eviewer	Date
*a. County: San Fi	*Resource name(s  None for Publication	and P2b a	ŕ	h Ave Location Map as necessary.
d. UTM: (Give more the		or linear resources) Zone _	ty: San Francisco	L'
e. Other Locational Da *P3a. Description: (Describe			n, materials, condition,	alterations, size, setting, and boundaries)
garage door at left ar recessed within an arc over the garage and fedouble-hung wood-sash third story features awindows on the left ar "Mission" parapet pier *P3b. Resource Attributes: P4. Resources Present: ①	d a terrazzo sta hed covered porc atures a six-ove windows. The bay tripartite wind d a one-over-one ced by a lobed o  (list attributes and co	ir leading to the prim th and features a wood er-one double-hung wood window and arched ent low with a central fixed aluminum-sash window	ary entrance at rig panel door. A cham sash window in the ryway are capped by d window flanked by at right. The build altered building a	*P5b. Photo (view, date, accession #
				*P6. Date Constructed/Age and Sources  Mistoric ☐ Prehistoric ☐ Both  1921, Asssessor'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 s	urvey report and oth	er sources, or enter "none")	None	
*Attachments ☐ Archaeological Record ☐ Artifact Record	☐ BSOR ☑ NONE ☐ District Record	☐ Photograph Record ☐ Location Map ☐ Linear Feature Record	☐ Continuation She☐ Other	et

State of California The R Department of Parks and R PRIMARY RECOR	ecreation	Primary # HRI # Trinomial NRHP Sta	tus Code	
	Other Listings Review Code		eviewer	Date
*a. County: San F	*Resource name( None for Publication	and P2b ar	corder) 1371 44th Av	
d. UTM: (Give more th	_	Date: 1994  City  I/or linear resources) Zone  sel Number: 1799011	y: San Francisco ;mE/	•
			ı, materials, condition, alteı	rations, size, setting, and boundaries)
Irving and Judah street a raised basement, white wood, overhead garage by a stucco column with door. To the right of sash replacement window wood sash windows. The minimally altered built *P3b. Resource Attributes: P4. Resources Present: ①	ets. The building ich features a sindoor on the right has a squared cape the second story ows. The bay is the building terminal ding appears to the second story of the building terminal ding appears to the second story of the building appears to the second story of	g is 1,528 sq ft and the traight terrazzo stair t ht. The primary entrance itol. The entry porch co y is a five-faceted cant	e primary façade faces to the left and a rece e is housed within an ontains a fixed window ted bay window punctua The third story feature sion" parapet with con ally property  District O Element of Di and objects *Ps	
			* <b>p</b> ;	6. Date Constructed/Age and Sources Historic Prehistoric Both 1913, Asssessor's Office  7. Owner and Address: Crouch, Helen P. 1371 44th Ave. 1381 Francisco, Ca 94122
			*P-R	8. Recorded by Kelley & VerPlanck, LLC 1912 Diamond Street, #330 San Francisco, CA 94131 9. Date Recorded: 10.30.08  10. Survey Type: (Describe) Reconnaissance-level survey: Deceanside Survey
*P11. Report Citation: (Cite s	survey report and ot	her sources, or enter "none")	None	<i>,</i>
*Attachments  Archaeological Record  Artifact Record	□ BSOR ☑ NONE □ District Record	☐ Photograph Record ☐ Location Map	☐ Continuation Sheet ☐ Other	

State of California The Department of Parks and PRIMARY RECO	Recreation	Primary # HRI # Trinomial NRHP Status Code	
	Other Listings Review Code	Reviewer	Date
<b>*a. County:</b> San	None Iot for Publication ☑ Unres Francisco	and P2b and P2c or P2d. Attac	4th Ave
d. UTM: (Give more	5 44th Ave	Date: 1994  City: San Francisc ar resources) Zone;  bor: 1700012	•
			on, alterations, size, setting, and boundaries)
44th Avenue. The buistraight stair at rise of the second story, entry porch and the consists of a triple windows are vinyl sa soffit and dentillat minimally altered but	Iding sits atop a raise ght leading up to the p recessed from the fron recessed garage feature set of windows, one lash with wood moldings. ed molding, and the building appears is in go	ed basement, which features a receprimary entrance. The primary entrant of the building and further recepted decorative scalloped arches. Otherge multi-light fixed flanked by The second story terminates with alding terminates with a gabled an anod condition.	rance is located at the right side lessed in an entry porch. Both the er fenestration at the second story slim multi-light casements. All a projecting cornice with a curved
		HP2. Single-family property  Object O Site O District O Eleme	ent of District Other
	_	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, Asssessor'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
	50		*P10. Survey Type: (Describe) Reconnaissance-level survey: Oceanside Survey
P11. Report Citation: (Cit	e survey report and other sou	rces, or enter "none") None	
*Attachments  ☐ Archaeological Recor  ☐ Artifact Record		hotograph Record	Sheet

State of California The Resources Agency Department of Parks and Recreation	Primary # HRI #	
PRIMARY RECORD	Trinomial	
Other Listings —	NRHP Status Code	
Review Code	Reviewer	Date
• • • • • • • • • • • • • • • • • • • •	number (assigned by recorder) 1383 44th A	Ave
P1. Other Identifier None *P2. Location: ☐ Not for Publication ☑ Unre	petricted	
*a. County: San Francisco	and P2b and P2c or P2d. Attach a Lo	cation Map as necessary.
*b. USGS 7.5' Quad: SF North	<b>Date:</b> 1994	
*c. Address: 1383 44th Ave	City: San Francisco	<b>Zip:</b> 94122
d. UTM: (Give more than one ofr large and/or lir	·	E/ mN
e. Other Locational Data: Assessor's Parcel Nu *P3a. Description: (Describe resource and its major of		erations, size, setting, and boundaries)
1383 44th Avenue is a two-story (with a pa		
lot on the west side of 44th Avenue between primary façade faces east. The building stat left and a multi-panel wood garage door recessed in an entrance porch at the left with simple capitols. Other fenestration a fixed single pane flanked by double hung, separates the first and second stories. At windows with wood moldings. A projecting of terminates with a gabled parapet. A steel third story addition is set well back from altered building appears to be in good constant.  *P3b. Resource Attributes: (list attributes and codes P4. Resources Present: ** Building ** O Structure P5a. Photograph or Drawing (Photograph required for the primary face of the primary	ts above a partially raised basement, we at right. The stair leads up to the proof the building. The porch has an arche at the first story consists of a triple all with vinyl sashes and wood moldings the second story there are two symmetry gabled bracketed cornice tops the second fire escape is attached to the facade and the facade and has a flat roof with gandition.  HP3. Multiple-family property  Object O Site O District O Element of Dor buildings, structures, and objects  *For buildings, structures, and objects	Thich features a straight stair rimary entrance, deeply and entryway and stucco columns set of windows: a central and a bracketed cornice rical double hung vinyl sash a story, and the façade bove the entrance. A partial abled parapet. The moderately  District O Other  P5b. Photo (view, date, accession # View toward west, 100_8422.JPG
		P6. Date Constructed/Age and Sources  ☐ Historic ☐ Prehistoric ☐ Both  1908, Asssessor's Office
	*	P7. Owner and Address:
		Malchow, Martin Trust % Martin Malchow
		1387 44th Ave.
		San Francisco, Ca 94122 <b>P8. Recorded by</b>
		Kelley & VerPlanck, LLC
		2912 Diamond Street, #330 San Francisco, CA 94131
	*F	P9. Date Recorded:
		10.30.08
8	*F	P10. Survey Type: (Describe)
		Reconnaissance-level survey:
		Oceanside Survey
*P11. Report Citation: (Cite survey report and other so	·	
	Photograph Record	
	Linear Feature Record	

State of California The R Department of Parks and R PRIMARY RECOR	ecreation RD	Primary # HRI # Trinomial NRHP Stat	tus Code	
	Other Listings Review Code	Re	eviewer	 Date
Page 1 of 1 P1. Other Identifier	*Resource name(s	s) or number (assigned by rec	corder) 1387 44th 2	Ave
	for Publication Image: rancisco SF North		nd P2c or P2d. Attach a Lc	ocation Map as necessary.
	44th Ave an one ofr large and	City /or linear resources) Zone	y: San Francisco ;m	•
		el Number: 1799015	umaterials, condition, alt	erations, size, setting, and boundaries)
and Irving Streets. The amulti-panel wood and feature three, one-overwith a stepped parapet condition.	ne ground level in deglass garage do er-one vinyl-sask with plaster ca	features a recessed pede por at right. Two chamfe n windows. A pent roof s artouches. This minimal	estrian entrance with ered bay windows pro- shelters the bay wind y altered building a	of 44th Avenue between Judah in glazed wood door at left and ject over the ground level and dows. The building terminates appears to be in good
P4. Resources Present:	Building O Struct	codes) HP2. Single-fami ure O Object O Site O ired for buildings, structures,	District O Element of I and objects	P5b. Photo (view, date, accession #
			*	P6. Date Constructed/Age and Sources  Historic ☐ Prehistoric ☐ Both  1922, Asssessor'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 s	survey report and oth	her sources, or enter "none")	None	
*Attachments ☐ Archaeological Record ☐ Artifact Record	☐ BSOR ☑ NONE ☐ District Record	☐ Photograph Record ☐ Location Map ☐ Linear Feature Record	☐ Continuation Sheet ☐ Other	

State of California The Resources Agency Department of Parks and Recreation PRIMARY RECORD		Primary # HRI # Trinomial NRHP Status Code		
	Other Listings	Reviewer	Date	
Page 1 of 1	*Resource name(s) or nur	mber (assigned by recorder) 1374	45th Ave	
P1. Other Identifier *P2. Location: ☐ No	None ot for Publication ☑ Unrest Francisco	ricted	ach a Location Map as necessary.	
	SF North 45th Ave	Date: 1994  City: San Francis		
	han one ofr large and/or linea ata: Assessor's Parcel Numb	r resources) Zone;	mE/ mN	
			tion, alterations, size, setting, and boundaries)	
concrete straight stastory. The entry porce The primary entrance includes an aluminum spans the width of the moderate eave overhand *P3b. Resource Attributes*  *P4. Resources Present:	air skirts the façade arch is enclosed on three is located (and obscure sash sliding window with the second story, capping ag. The moderately alternate (list attributes and codes)  Building Structure	nd leads to a projecting entry posides by multi-pane fixed windowed) within the porch. Other fends that fixed transom window at the goath that the porch and the stairword building appears to be in factorially property.  HP2. Single-family property  Object O Site O District O Elempuldings, structures, and objects	eright of the façade. A hipped brow ray. The building terminates with a ir condition.	
			*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1905, Asssessor'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 sour	rces, or enter "none") None		
*Attachments  Archaeological Record	NONE ☐ Lo	otograph Record Continuation cation Map Other	Sheet	

State of California The Re Department of Parks and Re PRIMARY RECOR	ecreation	Primary # HRI # Trinomial NRHP Status Code	
	Other Listings ————————————————————————————————————	Reviewer	 Date
	*Resource name(s) or number (a: San Francisco Fire Depar for Publication Unrestricted ancisco SF North	•	
d. UTM: (Give more tha	45th Ave. In one ofr large and/or linear resou ta: Assessor's Parcel Number: 17	City: San Francisco	•
- ,	•	<u> </u>	alterations, size, setting, and boundaries) ck and stucco and capped with a
occupies a 3,599 sq ft level features a large pedestrian entrance on The second-story featuwindows has a continuo appears to be in good	lot on the east side of 45t recessed vehicular bay with the right. Metal lettering res four vertically oriented us concrete sill. The facade condition.	ch Avenue between Irving and a metal roll-up door in the that spells "S.F.F.D" is att d windows with brick piers see terminates with a plain par	ached above the vehicular bay. parating each window. The band of
	(list attributes and codes) HP14 Building O Structure O Object	. Government building O Site O District O Element	of District O Other
	g (Photograph required for building		*P5b. Photo (view, date, accession # View toward east, 100_8757.  JPG
			*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1900, Asssessor'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
	urvey report and other sources, or	·	
*Attachments  Archaeological Record  Artifact Record	☐ BSOR ☐ Photograp ☐ NONE ☐ Location N ☐ District Record ☐ Linear Fe	Лар ☐ Other	ет

State of California The R Department of Parks and R PRIMARY RECOR	Recreation	Primary # HRI # Trinomial		
	Other Listings Review Code	NRHP Status Code Reviewer		
Dave 4 of 4	*Posource name(s) or i			
<del></del>	None t for Publication Unre rancisco SF North		2d. Attach a Location Ma	ap as necessary.
*c. Address: 1334	45th Ave		ancisco mE/	<b>Zip:</b> 94122 _mN
	ata: Assessor's Parcel Nu	mber: 1799032 elements. Include design, materials,	condition alterations	size setting and boundaries)
tripartite aluminum p the gable. Recessed b building terminates w	icture window with twehind the facade is a ith a plain raking co	sh wood door and an aluminum wo slider windows. A two-pane a roof-top addition with a frornice. The heavily altered be the beauty and the beauty altered beauty altered be the beauty altered by the beauty altered beauty altered by the beauty altered by	e modern window sit cont-facing gable rouilding appears to	s occupies the apex of oof and a chimney. The
P4. Resources Present:	Building O Structure	Object O Site O District Or buildings, structures, and objects	Element of District (	◯ Other o (view, date, accession #
	g (			ward west, 100_8754.JPG
				constructed/Age and Sources Prehistoric Both sssessor's Office
				and Address:
			1334 45t	Jeremy R. W. Ch Ave. ncisco, Ca 94122
			2912 Di San Fra <b>*P9. Date R</b> 10.31.08	& VerPlanck, LLC amond Street, #330 ncisco, CA 94131 Recorded:
			Reconna	ey Type: (Describe) issance-level survey:
*P11. Report Citation: (Cite	survey report and other so	ources, or enter "none") None	Oceansi	de Survey
*Attachments  Archaeological Record  Artifact Record	□ BSOR □ □ NONE □	·	uation Sheet	

State of California The R Department of Parks and R PRIMARY RECOF	ecreation	Primary # HRI # Trinomial NRHP Sta	tus Code	
	Other Listings Review Code	Re	eviewer	 Date
*a. County: San F: *b. USGS 7.5' Quad:	*Resource name(s None for Publication  rancisco SF North 45th Ave	and P2b ar Date: 1994	·	Location Map as necessary.
e. Other Locational Da	ta: Assessor's Parc	/or linear resources) Zone el Number: 1799033	,	•
Judah streets. The gro right. The primary ent behind a metal securit	ound level feature rance is recessed by gate. The seconds. The build	res a recessed primary e ed within a porch with a ond-story features a "ba ding terminates with a p	entrance at left an an opening shaped l arrel" bay window w	5th Avenue between Irving and d a multi-panel garage door at ike an enlarged keyhole secured ith five vinyl-sash slider This moderately altered
P4. Resources Present:	Building O Struct	codes) HP2. Single-fam: ure O Object O Site O ired for buildings, structures,	District O Element o	f District OOther  *P5b. Photo (view, date, accession # View toward east, 100_8753.JPG
				*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1923, Asssessor'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 s	survey report and otl	her sources, or enter "none")	None	
*Attachments  Archaeological Record  Artifact Record	☐ BSOR ☑ NONE ☐ District Record	☐ Photograph Record ☐ Location Map ☐ Linear Feature Record	☐ Continuation Shee ☐ Other	rt .

State of California The Re Department of Parks and Re PRIMARY RECOR	ecreation		Primary # HRI # Trinomial NRHP Status	Code			
	Other Listings Review Code			ewer		— Date	
			Revie				
Page 1 of 1 P1. Other Identifier	*Resource name(s	) or number (assi	gned by record	<b>der)</b> 1388 45th	Ave		
*P2. Location: Not	for Publication	Unrestricted					
*a. County: San Fr *b. USGS 7.5' Quad:	ancisco SF North	Date:		P2c or P2d. Attach a	Location Ma	ip as necessary.	
	45th Ave	Date.		San Francisco		<b>7in:</b> 94122	
d. UTM: (Give more tha		or linear resource					
e. Other Locational Da				estaviala aanditian a	lteretiene e	sine cotting and he	
*P3a. Description: (Describe		-	_			_	•
45th Avenue between Ir 45th Avenue. The build between the house and slightly recessed, and entry is obscured by m aluminum sash window a terminates with a shal in good condition.	ing is set back the sidewalk. Th the door is mul ultiple fences. t the left and a	from the street e building has ti-panel wood The second sto larger triple	et and a fen s two entran and glass w Dry has appl e set of vin	ced and landscap ces at the first ith a distinctive ied half-timbering yl sash windows	ed yard od story; the pointed ng and feat the right	ccupies the space ne left entry is arch header. The atures a small sught. The buildir	ce s ne right sliding ng
*P3b. Resource Attributes: P4. Resources Present: (a) P5a. Photograph or Drawing	Building O Structu	re O Object	◯ Site ◯ Di	strict O Element o	*P5b. Photo	Other o (view, date, access ward east, 100	
					★ Historic	onstructed/Age and Prehistoric Bo	th
			* 7 * 5	17 100	*D7 Owner	and Address:	
	1000				Ruiz, Mo		
					1388 45t San Fran	ch Ave. ncisco, Ca 94122	
						·	
						& VerPlanck, I	
			DIL	1000		amond Street, ncisco, CA 941	
					* <b>P9. Date R</b> 11.03.08		
	8	1388 D			*P10. Surve	ey Type: (Describe)	
Bar I I	Les The	26 7 1				issance-level	survey:
*P11. Report Citation: (Cite s	urvey report and oth	er sources, or en	ter "none") No	one	oceansi	de Survey	
*Attachments	□ BSOR	☐ Photograph	_	Continuation Shee	et		
Archaeological Record Artifact Record	☑ NONE ☐ District Record	Location Ma	р 🗀	Other			

State of California The R Department of Parks and R PRIMARY RECOF	ecreation				
	Other Listings Review Code	F	Reviewer	D	Pate
Page 1 of 1	*Resource name(s	s) or number (assigned by re	ecorder) 1327 45th	Ave	
	None for Publication  rancisco SF North		and P2c or P2d. Attach a I	Location Map a	as necessary.
	45th Ave		ty: San Francisco		ip: 94122
·	=	/or linear resources)  Zone _ el Number:    1800004	;r	mE/ m	N
		ajor elements. Include desig	n, materials, condition, a	Iterations, size	, setting, and boundaries)
entrances, two solid of The porch projects over hipped roof with Spans windows. Third story a wide eave overhang.  *P3b. Resource Attributes: P4. Resources Present:	wood doors locate or the first storish tiles. Other fenestration construction for the heavily alteral (list attributes and construction) Building Ostruct	azzo stair skirts the fed at the right side of ry garage door, and is fenestration at the sesists of three sliding ered building appears to the codes)  HP3. Multiple-fure Object OSite Cored for buildings, structures	the first-story and supported by square econd story consists aluminum sash window to be in good conditionally property  District Clement of	d sheltered stucco post of two slice ws. The builtion.	by an entry porch.  Is and capped by a  Bridging aluminum sash  Eding terminates with
3.1	3 (	3,		View towa	rd west, 100_8492.JPG
	A			★ Historic       □	structed/Age and Sources   Prehistoric
				*P7. Owner an Kim, Chris 1786 Beach San Franci	tian
				2912 Diam	VerPlanck, LLC ond Street, #330 cisco, CA 94131
				*P10. Survey	Type: (Describe) sance-level survey:
34		PAGE 1		Oceanside	_
*P11. Report Citation: (Cite s	-	ner sources, or enter "none"	) None		
*Attachments ☐ Archaeological Record ☐ Artifact Record	☐ BSOR ☑ NONE ☐ District Record	☐ Photograph Record ☐ Location Map ☐ Linear Feature Record	☐ Continuation Shee☐ Other	t	

Department of Parks and Rec PRIMARY RECORI	creation		HRI #Trinomial		
	Other Listings Review Code		atus Code		
	teview code		Leviewei		
*a. County: San Fra	None properties of Publication incisco	and P2b a	·	Ave ocation Map as necessary.	
	SF North	<b>Date:</b> 1994	. Can Burnelana	- 04100	
	Sth Ave n one ofr large and	ان _ or linear resources)  Zone/	ty: San Francisco : n	<b>Zip:</b> 94122 nE/ mN	
e. Other Locational Data	_			<del></del>	
*P3a. Description: (Describe	resource and its m	najor elements. Include desig	n, materials, condition, a	terations, size, setting, and boundaries)	
recessed with an arched brow with exposed beam sliding windows with wo vinyl-sash sliding wind The building terminates	entry porch fends. Other feod moldings. Fows with wood at right with with a parapet	ronted by a metal secur nestration at the first enestration at the secon moldings and at left a a front gable roof wit with contrasting copin codes) HP3. Multiple-facure Object OSite O	ity gate and topped story consists of and story consists of recessed balcony with overhanging eaves, g. The moderately all family property	by a projecting front gable a triple set of aluminum-sash at right a triple set of the a full-length casement door. a boxed cornice and exposed thered building appears to be in  District Other  *P5b. Photo (view, date, accession # View toward west, 100 8498.JPG	
				*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1915, Asssessor's Office	
				*P7. Owner and Address:	
		I BY THIM I I WIN		Li, Dong & Wei	
1 4		M		1333 45th Ave. San Francisco, Ca 94122	
				*P8. Recorded by	
	055			Kelley & VerPlanck, LLC 2912 Diamond Street, #330 San Francisco, CA 94131  *P9. Date Recorded: 10.31.08	
				*P10. Survey Type: (Describe)	
	1 198	10000		Reconnaissance-level survey:	
	12 hours			Oceanside Survey	
*P11. Report Citation: (Cite su	rvey report and ot	her sources, or enter "none"	None		
Archaeological Record	☐ BSOR ☑ NONE ☐ District Record	☐ Photograph Record ☐ Location Map ☐ Linear Feature Record	☐ Continuation Shee☐ Other	t	

State of California The Rough Department of Parks and R	~ .	Primary HRI #		
PRIMARY RECOR		Trinomi	al	
	041	NRHP S	Status Code	
	Other Listings Review Code		Reviewer	
Page 1 of 1	*Resource name(s)	or number (assigned by	recorder) 1335 45t	th Ave
P1. Other Identifier	None	Invastriated		
<del></del> -	for Publication          ↓ rancisco		and P2c or P2d. Attach	a Location Map as necessary.
*b. USGS 7.5' Quad:	SF North	<b>Date:</b> 1994		,
	45th Ave		City: San Francisco	•
•	_	or linear resources) Zone	;	mE/ mN
e. Other Locational Da *P3a. Description: (Describe			ign. materials. condition	, alterations, size, setting, and boundaries)
				elling finished in stucco and
capped with a front-fa	cing gable roof o	concealed behind a pa	arapet wall. The but	ilding occupies a 3,004 sq ft lot g is 1,800 sq ft and the primary
				features a pedestrian door at
				r with brick walls at right which n entry porch at the right side of
the first story. Other	fenestration at	the first story cons	sists of a triple se	et of aluminum sash sliding
				ntral aluminum-sash sliding dings. The building terminates
				ppears to be in fair condition.
*P3b. Resource Attributes:	•	-		
P4. Resources Present:  P5a. Photograph or Drawin	_	_		*P5b. Photo (view, date, accession #
. our i notographi or Branni	g (i notograpii rodano	ou for buildings, structure		View toward west, 100_8500.JPG
				_
		<b>X</b>		*P6. Date Constructed/Age and Sources
				☑ Historic ☐ Prehistoric ☐ Both  1914, Asssessor's Office
	No.			1914, ASSSESSOT'S OILICE
				*P7 Occurrence of Addresses
1			FR BR	*P7. Owner and Address: Fastovsky, Peter & Nelly
	1.1			1335 45th Ave.
				San Francisco, Ca 94122
		16		*P8. Recorded by
				Kelley & VerPlanck, LLC
			A II I MONO ma	2912 Diamond Street, #330 San Francisco, CA 94131
	0		000	*P9. Date Recorded:
				10.31.08
-8			de	*P10. Survey Type: (Describe)
The second second	(a =	The state of the s		Reconnaissance-level survey:
	Manager Company	7	4.	Oceanside Survey
*P11. Report Citation: (Cite s	_		·	
*Attachments		Photograph Record	☐ Continuation Sh	eet
☐ Archaeological Record ☐ Artifact Record	<ul><li>☑ NONE</li><li>☐ District Record</li></ul>	<ul><li>☐ Location Map</li><li>☐ Linear Feature Record</li></ul>	☐ Other	
		Catalo I Coo	-	

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
P1. Other Identifier None  *P2. Location: Not for Publication Un  *a. County: San Francisco  *b. USGS 7.5' Quad: SF North  *c. Address: 1337 45th Ave  d. UTM: (Give more than one ofr large and/or I  e. Other Locational Data: Assessor's Parcel N  *P3a. Description: (Describe resource and its major)  1337 45th Avenue is a two-story, wood-fra	and P2b and P2c or P2d. Attach a Lo Date: 1994  City: San Francisco linear resources) Zone;mE	Zip: 94122 E/ mN erations, size, setting, and boundaries) d in horizontal siding and
façade faces east. A short brick stair as and glass door. Other fenestration at the aluminum sash windows, all with wood surfirst and second stories. The second stories and sliding single panes with wood surrouflat-topped parapet. The heavily altered *P3b. Resource Attributes: (list attributes and code	Object O Site O District O Element of D I for buildings, structures, and objects	ich contains a multi-panel wood flanked by two sliding eates the space between the ndows comprised of both fixed d of flattened molding and a n.  District Other P5b. Photo (view, date, accession #
*P44. Parant Citations (Citations Citations of Albandaria and Alba	*! *! *!	P6. Date Constructed/Age and Sources    Historic
☐ Archaeological Record ☑ NONE ☐	sources, or enter "none")  Photograph Record  Continuation Sheet  Continuation Sheet  Continuation Sheet  Continuation Sheet  Continuation Sheet	

Department of Parks and Recreation  PRIMARY RECORD	HRI#  Trinomial  NRHP Status Code	
Other Listings Review Code _		Date
P1. Other Identifier None  *P2. Location: Not for Publication  *a. County: San Francisco	☑ Unrestricted  and P2b and P2c or P2d. Attack	5th Ave h a Location Map as necessary.
	Date: 1994  City: San Francisc and/or linear resources) Zone;	•
e. Other Locational Data: Assessor's F *P3a. Description: (Describe resource and i	Parcel Number: 1800010A its major elements. Include design, materials, condition	on, alterations, size, setting, and boundaries)
story features a sunken garage at a obscured by an entry porch. Fenest bays punctuated by vinyl-sash cases	1,540 sq ft and the primary façade faces right (door is obscured) and the primary e ration at the second and third stories is ment windows with wood surrounds. The bays erminates with a lobed and stepped parapet	ntrance at left, recessed and identical: two two-story canted are capped at top and bottom by
P4. Resources Present:   Building   St	and codes) HP3. Multiple-family property tructure O Object O Site O District O Eleme 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, Asssessor'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	d other sources, or enter "none") $^{ ext{None}}$	
*Attachments ☐ BSOR ☐ Archaeological Record ☐ NONE ☐ Artifact Record ☐ District Rec	☐ Photograph Record ☐ Continuation S ☐ Location Map ☐ Other  cord ☐ Linear Feature Record	Sheet

Department of Parks and Recreation PRIMARY RECORD	HRI #  Trinomial  NRHP Status Code		
Other Listings Review Code	Reviewer	Date	
Page 1 of 1 *Resource name(s) or r P1. Other Identifier None *P2. Location: ☐ Not for Publication ☑ Unre *a. County: San Francisco *b. USGS 7.5' Quad: SF North	estricted  and P2b and P2c or P2d. Attach  Date: 1994		
*c. Address: 1367 45th Ave d. UTM: (Give more than one ofr large and/or lin	City: San Francisco	•	
e. Other Locational Data: Assessor's Parcel Nur *P3a. Description: (Describe resource and its major e		alterations, size, setting, and boundaries)	
story, recessed in an entry porch fronted supported by wood rafters and posts. Other window with wood moldings and a large trip enlarged sill. The larger windows are set building terminates with a parapet roof the moderately altered building appears to be  *P3b. Resource Attributes: (list attributes and codes) P4. Resources Present: Building Structure	refenestration at the first story colle-set of aluminum-sash sliding wind within a extruded bay which extends not features a central pediment supposin good condition.  HP2. Single-family property Object Site District Element	nsists of a small fixed art-glass dows with wood moldings and an down to the street level. The brief by wood brackets. The	
P5a. Photograph or Drawing (Photograph required fo	or 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, Asssessor'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 so	ources, or enter "none") None	/	
☐ Archaeological Record ☒ NONE ☐ I	Photograph Record	eet	

State of California The Roman Periment of Parks and R	ecreation	Primary # HRI # Trinomial NRHP Stat	tus Code	
	Other Listings Review Code	Re	eviewer	 Date
*a. County: San F	None for Publication  cancisco	and P2b ar	order) 1371 45th Av	
d. UTM: (Give more th	=	Date: 1994  City or linear resources) Zone el Number: 1800010C	y: San Francisco;mE/_	•
			, materials, condition, altera	ations, size, setting, and boundaries)
Avenue. The building sight, a centrally looporch. The entry porch roof with exposed raft story consists of a the located at the second building terminates with good condition. The building terminates with the second building terminates with good condition. The building terminates with the second condition. The building terminates with good condition. The building terminates with the second condition. The building terminates with the second condition of the second condition.	sits atop a particated single panel contains a pair ers and supported piple set of viny story, a window tha lobed paraphilding is part of the contains and contains and contains the contains and contains and contains the contains and contains the contains and contains the contai	ally raised basement, we all garage door, and a standard of single-panel wood of the door of single-panel wood of the door of similar configuration of similar configuration of the door o	which features a single raight wood stair at less and stair at less and by sood brackets. Other feature wood moldings and aron is flanked by applied the moderately altered lings including 1371, ally property  District O Element of Distand objects *P5	ry façade faces east on 45th le panel pedestrian door at left leading up to the entry eltered beneath a shed visor enestration at the first h exaggerated sill. Centrally ed wood planter boxes. The d building appears to be in 1375, and 1379 45th Avenue.  Strict O Other b. Photo (view, date, accession # lew toward west, 100 8510.JPG
			*P6.  *P7.  Ke 13 Sa  *P8.  Ke 29 Sa *P9.  04  *P10 Re	Date Constructed/Age and Sources Historic  Prehistoric  Both D16, Asssessor's Office  Decorated Address: Dearns, Rita D171 45th Ave. D181 Francisco, Ca 94122  D182 Recorded by D182 Diamond Street, #330 D183 Prancisco, CA 94131  Date Recorded: D183 Date Recorded: D184 Diamond Street, #330 Date Recorded: D185 Diamond Street, #330 Date Recorded: D186 Date Recorded: D186 Date Recorded: D187 Date Recorded: D187 Date Recorded: D188 Date Recorded:
*P11. Report Citation: (Cite s	urvey report and oth	ner sources, or enter "none")	None	
*Attachments  Archaeological Record  Artifact Record	☐ BSOR ☑ NONE ☐ District Record	☐ Photograph Record ☐ Location Map ☐ Linear Feature Record	☐ Continuation Sheet ☐ Other	

Department of Parks at PRIMARY REC	nd Recreation ORD Other Listings	Primary # — HRI # — Trinomial — NRHP Status Code	e	
	Review Code	Reviewer		_ Date
	r <sub>None</sub> Not for Publication <b>∑</b>			
*a. County: Sai *b. USGS 7.5' Qua	n Francisco d: SF North	and P2b and P2c o	or P2d. Attach a Location	Map as necessary.
*c. Address: 13 d. UTM: (Give mo	378 46th Ave re than one ofr large and	City: San d/or linear resources) Zone; _	Francisco mE/	<b>Zip:</b> 94122 mN
		cel Number: 1800010E najor elements. Include design, materi	ials, condition, alteration	s, size, setting, and boundaries)
story, a pent viso wood moldings. The	r roof with decorat building terminate	right is topped by a decorative brackets caps a centrally as with a lobed parapet with colling appears to be in good conditions.	located vinyl-sash and ontrasting coping and	sliding window with slim
P4. Resources Present	:   Building   Struc	codes) HP3. Multiple-family p	Element of District	○ Other
P5a. Photograph or Dra	awing (Photograph requ	ired for buildings, structures, and obj		oto (view, date, accession # toward east, 100 8319.JPG
				_
				e Constructed/Age and Sources ic Prehistoric Both Asssessor's Office
			Lin Bo 1378 4	ner and Address:  bb Jian  16th Avenue  rancisco, Ca 94122
			Kelle 2912 San F	orded by y & VerPlanck, LLC Diamond Street, #330 rancisco, CA 94131 e Recorded: 08
			Recon	rvey Type: (Describe) naissance-level survey: side Survey
*P11. Report Citation: (C *Attachments	ite survey report and of	ther sources, or enter "none") None  Photograph Record Co	ntinuation Sheet	
Attaviiiidilla				

Other...

☐ Location Map

☐ District Record ☐ Linear Feature Record

 $\square$  Archaeological Record  $\ igstar$  NONE

☐ Artifact Record

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
P1. Other Identifier None  *P2. Location: Not for Publication Unit  *a. County: San Francisco  *b. USGS 7.5' Quad: SF North  *c. Address: 1368 46th Ave  d. UTM: (Give more than one ofr large and/or literation)  e. Other Locational Data: Assessor's Parcel Note  *P3a. Description: (Describe resource and its major)  1368 46th Avenue is a three-story, wood-free capped with a combination gable and hippere east side of 46th Avenue between Irving a and glass garage door at right, a central the entry porch. A stringcourse molding sepanel wood and glass door flanked at left sheltered by a pyramidal hipped roof support of a triple set of aluminum sliders located visor brow. At the third story, a large free dormer is capped by a smaller hipped dormed building terminates with shallow box corresponding terminates with shallow box corresponding terminates.	and P2b and P2c or P2d. Attach a Loca Date: 1994  City: San Francisco Inear resources) Zone;mE/	zip: 94122mN  ations, size, setting, and boundaries)  g finished in stucco and    a 3,000 sq ft lot on the    s a recessed multi-panel wood    e stair at left leading up to    e porch contains a multiwood surrounds. The porch is    at the second story consists    s capped by a shed-roofed    iple aluminum sliders. The    dow with wood surrounds. The    to be in good condition. The
*P3b. Resource Attributes: (list attributes and code P4. Resources Present:  Building Structure P5a. Photograph or Drawing (Photograph required	Object O Site O District O Element of District buildings, structures, and objects *P5	strict Other  bb. Photo (view, date, accession #  iew toward west, 100_8323.JPG
	≥ 1:	6. Date Constructed/Age and Sources Historic Prehistoric Both 915, Asssessor's Office 7. Owner and Address: Doper, Rafael & Darlene
	*P8 *P9 11 *P1 *P1	368 46th Ave. an Francisco, Ca 94122  3. Recorded by elley & VerPlanck, LLC 912 Diamond Street, #330 an Francisco, CA 94131  3. Date Recorded: 1.06.08 / Rev. 4.24.12  10. Survey Type: (Describe) econnaissance-level survey:
*P11. Report Citation: (Cite survey report and other s		ceanside Survey
*Attachments ☐ BSOR ☐ Archaeological Record ☒ NONE ☐	Photograph Record Continuation Sheet Cocation Map Other	

Department of Parks and Rec PRIMARY RECORI	reation	HRI #  Trinomial				
	Other Listings	NRH	P Status Code _			
	Review Code		Reviewer		 _ Date	
P1. Other Identifier  P2. Location: ☐ Not for the state of the state	None or Publication  ncisco	and F	P2b and P2c or P2d. A			
*b. USGS 7.5' Quad: S *c. Address: 1358 - d. UTM: (Give more than			City: San Franc		<b>Zip:</b> 94122 mN	
e. Other Locational Data *P3a. Description: (Describe i				dition, alteration	s, size, setting, and bo	undaries)
wide wood surrounds. The supported by squared stassh windows at the right double-hung vinyl-sash located beneath the win flanked by small shed digable terminates with a in good condition. The flank 1370 46th Avenue.  *P3b. Resource Attributes: (Iii) P4. Resources Present: Bigs Bigs Bigs Bigs Bigs Bigs Bigs Bigs	ucco posts. Oth ht side of the windows with wo dows and above ormers with do raking cornice building is par	her fenestration at second story. At tood surrounds and d them is a single duble hung vinyl-sase with exposed purl rt of a row of relactors.  Codes) HP3. Multip	the second story when third story, we ecorative wood should be supported by the second story and the second story are second so that the second story are second story and second story are second story are second story and second story are secon	consists of ithin the fro utters. A dec sash window. corative wood rately altere luding 1354,	three double-hung nt gable, there are orative planter be The front gable is shutters. The free d building appears 1356, 1360, 1362,	vinyl- re three ox is ont s to be
P5a. Photograph or Drawing	(Photograph requi	ired for buildings, struct	ures, and objects		noto (view, date, acces toward east, 100	
	/				e Constructed/Age and ric Prehistoric Bo	th
				Cotte 1358	ner and Address: r, William F. 46th Ave. rancisco, Ca 94122	
				Kelle 2912 San F <b>*P9. Dat</b>	corded by  by & VerPlanck, I Diamond Street, Trancisco, CA 941 e Recorded: 08 / Rev. 4.24.12	#330
				Recon	rvey Type: (Describe) naissance-level side Survey	survey:
*P11. Report Citation: (Cite su	vey report and otl	her sources, or enter "n	one") <sup>None</sup>	occan		
☐ Archaeological Record	☐ BSOR ☑ NONE ☐ District Record	☐ Photograph Record ☐ Location Map☐ Linear Feature Re	Other	n Sheet		

State of California The F Department of Parks and I PRIMARY RECO	Recreation	Primary #			
	Other Listings - Review Code		eviewer		_ Date
*a. County: San E *b. USGS 7.5' Quad: *c. Address: 1354 d. UTM: (Give more the county of the county	None t for Publication Under Publication Trancisco SF North 46th Ave nan one ofr large and/or ata: Assessor's Parcel Note resource and its major three-story, wood- le roof. The 1,290 and Judah streets. ge door at right, a	and P2b at Date: 1994  Cit Inear resources) Zone Number: 1800010H or elements. Include designer.  frame, Craftsman-sty sq ft building occup. The building sits at a solid panel wood pe	ry: San Francisco ;	Iterations, silling finish of on the seed basementer, and	Zip: 94122 mN  ze, setting, and boundaries) hed in stucco and east side of 46th
sash windows with woo	d surrounds. At the ws with wood surrou le terminates with e in good condition 8, and 1370 46th Av clist attributes and cod Building Structure	e third story level, ands and decorative so a raking cornice with the building is payenue.  The building is payenue.  HP3. Multiple-form the Object O Site C	within the front gal hutters. Above this h exposed purlin end rt of a row of relat amily property	ole, is a is a sing ds. The mo ted dwelli  f District C *P5b. Photo	ngs including 1354,  Other (view, date, accession #
				*P6. Date Co     Historic       1915, As  *P7. Owner at Lee, Jania 1354 46th San France  *P8. Recorder Kelley & 2912 Dia San France San Fran Fran France San France San Fran Fran Fran Fran Fran France San Fran	ed by VerPlanck, LLC mond Street, #330 cisco, CA 94131
*Pd4 Powert Citations (Cit	(SE)	an and a House H	None		le Survey
*P11. Report Citation: (Cite  *Attachments		☐ Photograph Record	☐ Continuation Shee	t	
☐ Archaeological Record ☐ Artifact Record	■ NONE	Location Map Linear Feature Record	Other		

Department of Parks and Recreation PRIMARY RECORD	Primary # HRI # Trinomial NRHP Status Code		
Other Listings Review Code	NRHP Status Code  Reviewer		
P1. Other Identifier None  *P2. Location: ☐ Not for Publication ☒ Unrest  *a. County: San Francisco	and P2b and P2c or P2d. Attach		
*b. USGS 7.5' Quad: SF North  *c. Address: 1363 45th Ave d. UTM: (Give more than one ofr large and/or linea		•	
e. Other Locational Data: Assessor's Parcel Numb *P3a. Description: (Describe resource and its major elei		, alterations, size, setting, and boundaries)	
with wood door at left, wood stairs leading The primary entrance is recessed within a co door. A tripartite aluminum-sash slider wind features a tripartite aluminum-sash window f building terminates with a lobed "Mission" p in good condition.  *P3b. Resource Attributes: (list attributes and codes)	overed porch featuring a window with dow is located on the right of the flanked by small fixed wood-sash with coping. The moderately HP2. Single-family property	th security gate and a wood panel second story. The third story endows resembling arrow slits. The altered building appears to be	
P4. Resources Present:  ■ Building  ○ Structure  ○ P5a. Photograph or Drawing (Photograph required for because of the provided HTML)		*P5b. Photo (view, date, accession # View toward west, 100_8505.JPG	
		*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1915, Asssessor'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:	
*P44 Parent Offstian (O)	None	Oceanside Survey	
☐ Archaeological Record ☒ NONE ☐ Loc	rces, or enter "none") None  otograph Record Continuation She cation Map Other  near Feature Record	eet	

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
P1. Other Identifier None  *P2. Location: Not for Publication Un  *a. County: San Francisco  *b. USGS 7.5' Quad: SF North  *c. Address: 1375 45th Ave  d. UTM: (Give more than one ofr large and/or le.)  e. Other Locational Data: Assessor's Parcel N	and P2b and P2c or P2d. Attach a Loc Date: 1994  City: San Francisco linear resources) Zone;mE/	zation Map as necessary.  Zip: 94122  mN
faces east on 45th Avenue. The building pedestrian door at right, a centrally loleading up to the entry porch. The porch story consists of a triple set of aluming configuration sits centrally located at molded coping. The heavily altered build related buildings that includes 1371, 13 **P3b. Resource Attributes: (list attributes and code	es) HP2. Single-family property	ich features a multi-panel ight terrazzo stair at left fenestration at the first rrounds. A window of similar with a sculpted parapet with building is part of a row of
P4. Resources Present:   Building Structure P5a. Photograph or Drawing (Photograph required	*P** **P** *	istrict ○ Other  15b. Photo (view, date, accession #  17iew toward west, 100_8511.JPG  16. Date Constructed/Age and Sources  17. Historic □ Prehistoric □ Both  1916, Asssessor's Office  17. Owner and Address:  18. Recorded by  18. Recorded by  18. Recorded by  19. Date Recorded:  11.03.08 / Rev. 4.24.12  10. Survey Type: (Describe)  10. Reconnaissance-level survey:  10. Constructed/Age and Sources  10. Survey Survey  10. Survey Survey
*P11. Report Citation: (Cite survey report and other		

☐ Photograph Record

☐ Location Map

☐ District Record ☐ Linear Feature Record

BSOR

\*Attachments

☐ Artifact Record

☐ Archaeological Record ☐ NONE

☐ Continuation Sheet

Other...

Department of Parks and Recreation  PRIMARY RECORD	Primary # ———————————————————————————————————	
Other Listings Review Code	Reviewer	 Date
P1. Other Identifier None  *P2. Location: ☐ Not for Publication ☑  *a. County: San Francisco	Unrestricted  and P2b and P2c or P2d. Attac	5th Ave
·	Date: 1994  City: San Franciso d/or linear resources) Zone;	•
e. Other Locational Data: Assessor's Parc *P3a. Description: (Describe resource and its n	el Number: 1800010K najor elements. Include design, materials, conditi	on. alterations. size. setting, and boundaries)
to the entry porch. The entry porch of porch. Other fenestration at the first similar configuration sits centrally with projecting coping. The heavily at row of related buildings that include *P3b. Resource Attributes: (list attributes and experience)	codes) HP2. Single-family property ture 🔘 Object 🔘 Site 🔘 District 🔘 Eleme	cor. A flat projecting roof tops the aminum-sash windows. A window of any terminates with a lobed parapet condition. The building is part of a condition of a condition. The building is part of a condition.
		*P6. Date Constructed/Age and Sources  Historic □ Prehistoric □ Both  1916, Asssessor'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:
*P11. Report Citation: (Cite survey report and ot	ther sources or enter "none") None	Oceanside Survey
*Attachments	☐ Photograph Record ☐ Continuation S☐ Location Map ☐ Other	Sheet

Department of Parks and Recreation  PRIMARY RECORD	gency Primary #				
TRIMART RECORD	NRHP Status Code				
Other Listings Review Code	Reviewer	 Date			
***	umber (assigned by recorder) 1374 46th A	ve			
P1. Other Identifier None  *P2. Location: ☐ Not for Publication ☑ Unres	stricted				
*a. County: San Francisco	and P2b and P2c or P2d. Attach a Loc	cation Map as necessary.			
*b. USGS 7.5' Quad: SF North	Date: 1994	ration map as necessary.			
*c. Address: 1374 46th Ave	City: San Francisco	<b>Zip:</b> 94122			
d. UTM: (Give more than one ofr large and/or line		•			
e. Other Locational Data: Assessor's Parcel Num	· —				
*P3a. Description: (Describe resource and its major el		rations, size, setting, and boundaries)			
streets. The first story features two multi- stair at left leading up to the second stor- and contains a multi-panel wood door with a with no supports. Other fenestration at the with slim wood surrounds. At the third stor- and a pair of vinyl-sash sliding windows at projecting boxed cornice. The heavily alter-	ry. The primary entrance is located at t a single-pane transom window, sheltered e second story consists of a tripartite ry, there is a similar tripartite vinyl- t left, all with slim wood surrounds. The	the left of the second story by a flat projecting roof vinyl-sash sliding windows -sash sliding windows at right he building terminates with a			
*P3b. Resource Attributes: (list attributes and codes) P4. Resources Present:   Building   Structure ( P5a. Photograph or Drawing (Photograph required for	Object O Site O District O Element of Dir buildings, structures, and objects	istrict Other  5b. Photo (view, date, accession #  7iew toward east, 100_8321.JPG			
	***	G Data Canaturated/Ass and Sarras			
		6. Date Constructed/Age and Sources  ☐ Historic ☐ Prehistoric ☐ Both			
		1915, Asssessor's Office			
	*P	7. Owner and Address:			
		Hu Yi Hua & Li Feng Y			
		374 46th Ave San Francisco, Ca 94122			
	*P	8. Recorded by			
		Kelley & VerPlanck, LLC			
	2	2912 Diamond Street, #330			
	The state of the s	San Francisco, CA 94131			
		<b>9. Date Recorded:</b> 1.06.08 / Rev. 4.24.12			
	*P	10. Survey Type: (Describe)			
C - Contract of the second	The second secon	Reconnaissance-level survey:			
	C	Oceanside Survey			
*P11. Report Citation: (Cite survey report and other sou	urces, or enter "none") None				
*Attachments	Photograph Record				
	ocation Map				
☐ Artifact Record ☐ District Record ☐ L	inear Feature Record				

State of California The Res Department of Parks and Rec PRIMARY RECORI	creation	Primary # HRI # Trinomial NRHP Status Code	
	Other Listings Review Code	Reviewer	Date
P2. Location: Not for *a. County: San Fra	None In Inc. None Inc. No. Inc.		of the Ave the
*c. Address: 1370 4 d. UTM: (Give more than	6th Ave	City: San Franciscosources) Zone;	•
			n, alterations, size, setting, and boundaries)
wood pedestrian doors a consists of a large tri applied brick cladding. sash casement windows. cover the eave overhang	re located at the left ple set of wood-sash ca At the third story, a The dormer is fronted b . The heavily altered b	of the second story porch. Other sement windows. The second stor large shed-roofed dormer contain y a shingled superstructure, ar	ins a similar triple set of wood- nd the shingle motif extends to condition. The building is part of
•	·	P3. Multiple-family property	and of Bioderical Control
	_	oject ○ Site ○ District ○ Elemendings, structures, and objects	*P5b. Photo (view, date, accession # View toward east, 100_8322.JPG
			*P6. Date Constructed/Age and Sources ☑ Historic ☐ Prehistoric ☐ Both 1915, Asssessor'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 su	rvey report and other sources	s, or enter "none") $^{ m None}$	
☐ Archaeological Record	☐ BSOR ☐ Photo ☑ NONE ☐ Locat ☐ District Record ☐ Linea	•	heet

Department of Parks and Recreation PRIMARY RECORD	HRI#  Trinomial  NRHP Status Code		
Other Listings Review Code	Reviewer	Date	
P1. Other Identifier None  *P2. Location: ☐ Not for Publication ☑ Unres  *a. County: San Francisco	umber (assigned by recorder) 1362 46t stricted and P2b and P2c or P2d. Attach Date: 1994		
*b. USGS 7.5' Quad: SF North  *c. Address: 1362 46th Ave	City: San Francisco	<b>Zip:</b> 94122	
d. UTM: (Give more than one ofr large and/or line		•	
e. Other Locational Data: Assessor's Parcel Num *P3a. Description: (Describe resource and its major el-		alterations, size, setting, and boundaries)	
horizontal wood siding and capped by a cross the east side of 46th Avenue between Irving door at right, a multi-panel wood and glass leads up to the entry porch. The porch cont is capped by an extension of the cross gabl Other fenestration at the second story cons second story. The windows are located in a visor brow with exposed rafter ends. At the windows with wood surrounds separated by a window. The front gable terminates with a rebuilding appears to be in good condition. Tasse, 1360, 1362, 1368, and 1370 46th Avenue	g and Judah streets. The first story is garage door at center, and a straitains two single-panel wood doors will be roof with exposed rafters and suggests of three aluminum slider window rectangular bay window supported by the third story, within the front gable spandrel panel. Above these windows raking cornice with exposed purling the building is part of a row of relations.	y features a sold wood pedestrian ight wood stair at left which ith wide wood surrounds. The porch ported by squared stucco posts. ows at the right side of the y wood beam ends and capped by a le, there are two aluminum slider is a single aluminum slider ends. The moderately altered	
*P3b. Resource Attributes: (list attributes and codes) P4. Resources Present:   Building   Structure   P5a. Photograph or Drawing (Photograph required for	Object O Site O District O Element	*P6. Date Constructed/Age and Sources  Historic Prehistoric Both	
		*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 sou	·		
☐ Archaeological Record ☐ NONE ☐ Le	Photograph Record	eet	

State of California The R Department of Parks and R PRIMARY RECOF	ecreation	Primary # HRI # Trinomial NRHP Status C		
	Other Listings	Review	ver	 Date
	*Resource name(s) o		er) 1383 -1385 45th	
	SF North -1385 45th Ave an one ofr large and/or	<b>Date:</b> 1994	an Francisco	<b>Zip:</b> 94122
	ita: Assessor's Parcel N e resource and its majo		terials, condition, alterations	, size, setting, and boundaries)
with wood surrounds: t features a centrally double hung wood sash octagonal tower, with	two of the windows cocated canted bay windows. The form a small fixed windows.	ight. The second story for are similar, and the thin window with small double of the canted bay conting ow with wide wood surrousily altered building appoints.	rd, at the right, is sm -hung wood sash windows ues through the rooflin nds at the front. The b	naller. The third story , flanked by larger he to form a short building terminates with
		es) HP3. Multiple-famil		Other
	_	Object O Site O Dist for buildings, structures, and	objects *P5b. Pho	other  oto (view, date, accession #  toward west, 100_8516.JPG
				Constructed/Age and Sources  Prehistoric Both  Asssessor's Office
	I		*P7. Own Denefe. 2347 4	er and Address: ld, Joseph C. & Marieta 1st Ave. ancisco, Ca 94122
			2912 I San Fr	y & VerPlanck, LLC Diamond Street, #330 cancisco, CA 94131 Recorded:
*			Reconr	vey Type: (Describe) naissance-level survey:

☐ Continuation Sheet

Other...

☐ Photograph Record

☐ Location Map

☐ District Record ☐ Linear Feature Record

\*P11. Report Citation: (Cite survey report and other sources, or enter "none")  $\,\,^{\text{None}}$ 

BSOR

\*Attachments

☐ Artifact Record

☐ Archaeological Record ☐ NONE

Department of Parks and Recreation		Primary # HRI # Trinomial		
PRIMARY RECORD		NRHP Stat	us Code	
	ther Listings eview Code	Re	viewer	
P1. Other Identifier  *P2. Location: Not for  *a. County: San Fra  *b. USGS 7.5' Quad: S  *c. Address: 1350 4	None r Publication   ncisco F North 6th Ave	and P2b an Date: 1994	nd P2c or P2d. Attach a Lo	ocation Map as necessary.
e. Other Locational Data	Assessor's Parc	el Number: 1800012		
*P3a. Description: (Describe r	esource and its n	najor elements. Include design	, materials, condition, alt	erations, size, setting, and boundaries)
the front of the lot lin basement is semi-exposed in the rear wing of the entrance, a solid wood of Three wood sash windows cornice with a slight each *P3b. Resource Attributes: (lin	ne, creating solution with a below building, a follow, is inset with wood sure overhand.	pace for a small yard co -grade wood-panel garage ixed wood sash window wi diagonally into the rig	entaining mature tree door on the right. Ith wood surrounds is ght corner of the less that corner of the building appears to be sufficiently property	ft projection of the building. g terminates in a simple in good condition.
P5a. Photograph or Drawing (	Photograph requ	ired for buildings, structures,	=	P5b. Photo (view, date, accession # View toward east, 100_8333.JPG
			*	P6. Date Constructed/Age and Sources  ☐ Historic ☐ Prehistoric ☐ Both  1910, Asssessor'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:
*P44 Papart Citation: (Cita		hor courses ar enter line - "	None	Oceanside Survey
*P11. Report Citation: (Cite sur	vey report and ot BSOR		Continuation Sheet	
☐ Archaeological Record	□ BSOR ☑ NONE ☑ District Record	☐ Photograph Record ☐ Location Map ☐ Linear Feature Record	Other	

State of California The Resources Agency Department of Parks and Recreation PRIMARY RECORD Other Listings	Primary #	
Review Code	Reviewer	Date
Page 1 of 1 *Resource name(s) P1. Other Identifier None *P2. Location: ☐ Not for Publication ☑	) or number (assigned by recorder) 1332 46th Av	ve
*a. County: San Francisco *b. USGS 7.5' Quad: SF North	and P2b and P2c or P2d. Attach a Loc Date: 1994	
*c. Address: 1332 46th Ave d. UTM: (Give more than one ofr large and/o	City: San Francisco or linear resources) Zone;mE/	<b>Zip:</b> 94122 / <b>mN</b>
e. Other Locational Data: Assessor's Parcel	I Number: 1800016	
	ajor elements. Include design, materials, condition, alter	
floor level. The entry porch is enclose consequently not visible from the stree Beyond it to the right are two matching below. The facade terminates with a brobuilding appears to be in good condition.  *P3b. Resource Attributes: (list attributes and consequence)	odes) HP2. Single-family property ure O Object O Site O District O Element of Di ed for buildings, structures, and objects *P8	the primary entrance is all sliding aluminum window. The ornamental planter boxes also the moderately altered
		6. Date Constructed/Age and Sources   Historic
		7. Owner and Address:
	1	ong, Raymond Y. & Sung Daisy 332 46th Ave.
		an Francisco, Ca 94122
	**************************************	8. Recorded by Selley & VerPlanck, LLC 912 Diamond Street, #330 an Francisco, CA 94131 9. Date Recorded: 1.06.08
	*P	10. Survey Type: (Describe)
THE RESERVE THE PARTY OF THE PA		econnaissance-level survey:
*P11. Report Citation: (Cite survey report and other		ceanside Survey
*Attachments	☐ Photograph Record ☐ Continuation Sheet	
☐ Archaeological Record ☒ NONE	☐ Location Map ☐ Other ☐ Linear Feature Record	

State of California The Resources Agency Department of Parks and Recreation PRIMARY RECORD		HRI # Trinon	Primary # HRI # Trinomial NRHP Status Code		
	Other Listings Review Code			Date	
*a. County: San F: *b. USGS 7.5' Quad: *c. Address: 1330 d. UTM: (Give more the e. Other Locational Da *P3a. Description: (Describe 1330 46th Avenue is a a flat roof. The 960 s and Judah streets. The The primary entrance is aluminum sash window is is set on the right. The	*Resource name(s None for Publication  rancisco SF North 46th Ave an one ofr large and ata: Assessor's Parce resource and its m one-story, wood- ag ft building one e primary façade as a central wood as on the left ar The building term	and P2 Date: 1994  /or linear resources) Zonel Number: 1800017  najor elements. Include defende de coupies a 3,000 sq for is set back from the door accessed by a nd a two-sectioned soninates in a slightly	y recorder) 1330 46th  2b and P2c or P2d. Attach a  City: San Francisco  e;  esign, materials, condition, a  welling clad in vertic t lot on the east side e front of the lot lin short concrete stair. liding aluminum sash w y projected cornice cl	Location Map as necessary.  Zip: 94122	
*P3b. Resource Attributes: P4. Resources Present: (a) P5a. Photograph or Drawin	Building O Struct	ure Object OSite	O District O Element o	f District O Other  *P5b. Photo (view, date, accession #  View toward east, 100 8338.JPG	
				*P6. Date Constructed/Age and Sources  Historic Prehistoric Both  1912, Asssessor'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 s	survey report and oth	her sources, or enter "noi	ne") <sup>None</sup>		
*Attachments  Archaeological Record  Artifact Record	☐ BSOR ☑ NONE ☐ District Record	☐ Photograph Record ☐ Location Map ☐ Linear Feature Rec	Other	at .	

State of California The Ro Department of Parks and R PRIMARY RECOR	ecreation	Primary # HRI # Trinomial NRHP Stat		
	Other Listings Review Code	Re	eviewer	Date
	*Resource name(s None for Publication  rancisco SF North		corder) 1328 46th A	
*c. Address: 1328 d. UTM: (Give more the	46th Ave an one ofr large and/		y: San Francisco ;mE	•
			ո, materials, condition, alte	rations, size, setting, and boundaries)
The property contains front of the lot and a photographs, the rear *P3b. Resource Attributes: P4. Resources Present: ①	two buildings: a an older one-stor building, which which (list attributes and c Building ) Structure of the building of the bu	non-historic three-sto	amily property  District O Element of D  and objects Pt the control of the contro	
			*P	7. Owner and Address: Hipon, Albert 2051 41st Ave. San Francisco, Ca 94116  8. Recorded by Kelley & VerPlanck, LLC 2912 Diamond Street, #330 San Francisco, CA 94131  9. Date Recorded: 11.06.08  10. Survey Type: (Describe) Reconnaissance-level survey: Doceanside Survey
*P11. Report Citation: (Cite s		ner sources, or enter "none")		
*Attachments  ☐ Archaeological Record ☐ Artifact Record	☐ BSOR ☑ NONE ☐ District Record	☐ Photograph Record ☐ Location Map ☐ Linear Feature Record	☐ Continuation Sheet☐ Other	

Department of Parks and Recreation	HRI#	
PRIMARY RECORD	Trinomial ————	
	NRHP Status Code	
Other Listings		
Review Code	Reviewer	Date
	per (assigned by recorder) 4425	Irving St
P1. Other Identifier None P2. Location: ☐ Not for Publication ☒ Unrestric	ted	
*a. County: San Francisco		ch a Location Map as necessary.
*b. USGS 7.5' Quad: SF North	<b>Date:</b> 1994	on a <b>200</b> ation map as necessary.
*c. Address: 4425 Irving St	City: San Francis	co <b>Zip:</b> 94122
d. UTM: (Give more than one ofr large and/or linear r	_	•
e. Other Locational Data: Assessor's Parcel Number		<u> </u>
*P3a. Description: (Describe resource and its major eleme		ion, alterations, size, setting, and boundaries)
4425 Irving Street is a two-story, wood-frame, with a flat roof. The 1,506 sq ft building occ between 45th and 46th avenues. The first floor door and a multi-panel wood overhead garage do security gate at right. The second-floor level sliding window at center flanked by two double itself is flanked by narrow double-hung window of the bay, which terminates in a modilloned of side of the bay window cornice and in the surrollows the angle of the bay and features a cebuilding appears to be in good condition.  *P3b. Resource Attributes: (list attributes and codes)	cupies a 2,477 sq ft lot on the relevel of the primary facade is cor at left and a recessed entral presents a chamfered bay wind e-hung aluminum sash windows with the second of the sec	e south side of Irving Street features a solid wood pedestrian ry porch concealed behind a metal dow containing a large aluminum ith wood surrounds. The bay window d is affixed above the center window ornaments are present on either terminates in a parapet, which
P4. Resources Present:  Building  Structure  O		ant of District Other
P5a. Photograph or Drawing (Photograph required for built	-	*P5b. Photo (view, date, accession #
Tour Hotograph of Branning (Finotograph Toquirou for Ball	All and a second	View toward south, 100 8488.
		JPG
		*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both
		1923, Asssessor's Office
· SOMMANDON		*P7. Owner and Address:
	SUPPLIES AND AND ADDRESS OF THE PERSON OF TH	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
AND THE STATE OF T		*P10. Survey Type: (Describe)
	The state of the s	Reconnaissance-level survey:
The state of the s	The same of the sa	Oceanside Survey
P11. Report Citation: (Cite survey report and other source	s. or enter "none") None	
	ograph Record	Shoot
	tion Map	Olieet
	ar Feature Record	

Primary #

State of California The Resources Agency

State of California The Repeartment of Parks and R	ecreation	Primary # HRI # Trinomial NRHP Stat	- Code		_
	Other Listings Review Code		eviewer		
*a. County: San Fi *b. USGS 7.5' Quad:	None for Publication  rancisco SF North	and P2b ar Date: 1994	nd P2c or P2d. Attach a	Location Map as necessary.	
	=	or linear resources) Zone	y: San Francisco ;		
*P3a. Description: (Describe	e resource and its ma	ajor elements. Include design	ı, materials, condition, a	alterations, size, setting, and boundaries)	
between 45th and 46th flush wood door and fi fixed wood-sash window of aluminum-sash slidi	avenues. The printing window. To the second-flooring windows. The limit with a broken control of the second	mary facade features a he right of the porch i or level features two bay windows are both ca rnice detailed similarl	recessed entry por s a multi-panel gl rectangular bay wi apped with dentil m	uth side of Irving Street ch at left. The porch contains a ass and wood garage door and a ndows that each contain a pair oldings and a molded cornice. ws. The moderately altered	
P4. Resources Present:	Building O Structu	odes) HP2. Single-fami ire O Object O Site O ed for buildings, structures,	District O Element o	*P5b. Photo (view, date, accession # View toward south, 100_8490. JPG	
		_/		*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1922, Asssessor'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)	
	d.			Reconnaissance-level survey: Oceanside Survey	
•		er sources, or enter "none")	None		
*Attachments  ☐ Archaeological Record ☐ Artifact Record	☐ BSOR ☑ NONE ☐ District Record	☐ Photograph Record ☐ Location Map ☐ Linear Feature Record	☐ Continuation Shee☐ Other	et	

State of California The R Department of Parks and R PRIMARY RECOR	Recreation RD	Primary # HRI # Trinomial NRHP Stat	tus Code	
	Other Listings Review Code	Re	eviewer	 Date
Page 1 of 1 P1. Other Identifier	*Resource name	(s) or number (assigned by red	corder) 1323 –132	29 46th Ave
*a. County: San F *b. USGS 7.5' Quad:	t for Publication Description rancisco  SF North	and P2b ar Date: 1994		Location Map as necessary.
d. UTM: (Give more the	_	d/or linear resources) Zone	y: San Francisco ;	•
		cel Number: 1801003 najor elements. Include desigr	ı, materials, condition,	alterations, size, setting, and boundaries)
pedestrian doors, bot consists of three dou small entry porch pro surrounds. Other fene terminates with a mol	h multi-panel wo ble-hung vinyl s viding access to stration at the ded cornice. The	ood and glass with wood stash windows, two at the two centrally located r	surrounds. Other fe right and one at t multi-panel wood an f two double-hung v ng appears to be in	rinyl sash windows. The building
	_	ture Object Osite O lired for buildings, structures,		of District Other  *P5b. Photo (view, date, accession #
				*P6. Date Constructed/Age and Sources  Historic □ Prehistoric □ Both  1908, Asssessor'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
		ther sources, or enter "none")	None	
*Attachments ☐ Archaeological Record ☐ Artifact Record	☐ BSOR ☑ NONE ☐ District Record	☐ Photograph Record ☐ Location Map ☐ Linear Feature Record	☐ Continuation Shee☐ Other	et .

State of California The Resources Agency Department of Parks and Recreation PRIMARY RECORD	Primary #	
Other Listings —— Review Code	Reviewer	 Date
Page 1 of 1 *Resource name(s) or n P1. Other Identifier None *P2. Location: ☐ Not for Publication ☑ Unre	number (assigned by recorder) 1331 46th Av	/e
<ul><li>*a. County: San Francisco</li><li>*b. USGS 7.5' Quad: SF North</li><li>*c. Address: 1331 46th Ave</li></ul>	and P2b and P2c or P2d. Attach a Loca Date: 1994  City: San Francisco near resources) Zone;mE/	<b>Zip:</b> 94122
e. Other Locational Data: Assessor's Parcel Nun *P3a. Description: (Describe resource and its major e		rations, size, setting, and boundaries)
capped with a front-facing gabled roof. The 46th Avenue between Irving and Judah stree panel with wood surrounds, three single pathe second story. At the second story, two roof with exposed rafters and wood bracket aluminum sash sliding windows, capped by a third story, a central triple set of alumi single pane windows, all with slim wood mothe building terminates with this parapet, pediment with a raking cornice. The moder *P3b. Resource Attributes: (list attributes and codes) P4. Resources Present: Building Structure P5a. Photograph or Drawing (Photograph required for the second story).	ets. The first story consists of two pederane fixed windows, and a straight tiled so multi-panel pedestrian doors at right at a.s. Other fenestration at the second story and notched header molding supported by declarum-sash sliding windows is flanked by strongly and the supported by square brackets at which is supported by square brackets at eately altered building appears to be in the square brackets at the s	strian doors, both multi- tair at right leading up to re sheltered by a shed visor ry consists of a triple set of corative wood brackets. At the maller aluminum-sash fixed the third story slightly, and and dominated by a central good condition.
	×	6. Date Constructed/Age and Sources Historic ☐ Prehistoric ☐ Both 916, Asssessor's Office
	*P8  Ke 2: S:8  *P9 1:	7. Owner and Address:  yler Living Tr.  yler Steven A & Debra J. Tr.  81 Gabarda Way  ortola Valley, Ca 94028  3. Recorded by  elley & VerPlanck, LLC  912 Diamond Street, #330  an Francisco, CA 94131  D. Date Recorded:  1.06.08
	Re	10. Survey Type: (Describe) econnaissance-level survey:
*P11. Report Citation: (Cite survey report and other so		ceanside Survey
*Attachments ☐ BSOR ☐ F ☐ Archaeological Record ☑ NONE ☐ L	Photograph Record	

State of California The Resources Agency Department of Parks and Recreation PRIMARY RECORD Other Listings	Primary # HRI # Trinomial NRHP Status Code	
Review Code	Reviewer	Date
Page 1 of 1 P1. Other Identifier None *P2. Location: ☐ Not for Publication ☑ Unres *a. County: San Francisco *b. USGS 7.5' Quad: SF North *c. Address: 1351 46th Ave d. UTM: (Give more than one ofr large and/or line e. Other Locational Data: Assessor's Parcel Num *P3a. Description: (Describe resource and its major el  1351 46th Avenue is a two-story, wood-frame roof. The 1,444 sq ft building occupies a 3 Judah Streets. The dwelling stands at the story, one car garage at the front of the smulti-panel wood garage door and a band of steps at the rear of the driveway lead to a obstructed by foliage and appears to be inst two-story chamfered bay window is located one-over-one vinyl-sash windows punctuating second-story of the enclosed porch. The building appears to be in fair condition.	and P2b and P2c or P2d. Attace Date: 1994  City: San Francisco ear resources) Zone;  pher: 1801008  Idements. Include design, materials, condition e, vernacular dwelling finished in 3,002 sq ft lot on the west side of rear of the parcel, leaving room f parcel. The garage structure is lo wood-sash windows facing the conce a wood stair that accesses the pri side the two-story enclosed porch on the left side of the primary fa g the chamfered bay window and a b	mE/ mN  on, alterations, size, setting, and boundaries)  stucco and capped with a hipped f 46th Avenue between Irving and or a paved driveway and a one- cated at the right and features a rete driveway on the left. Concrete mary entrance. The entrance is on the right side of the facade. A cade. The fenestration includes and of wood-sash windows on the
*P3b. Resource Attributes: (list attributes and codes) P4. Resources Present:   Building   Structure ( P5a. Photograph or Drawing (Photograph required for	◯ Object ◯ Site ◯ District ◯ Eleme	*P5b. Photo (view, date, accession # View toward west, 100_8329.JPG  *P6. Date Constructed/Age and Sources ☑ Historic ☐ Prehistoric ☐ Both 1907, Asssessor's Office  *P7. Owner and Address: Porshnikoff, Nikolai D.
	urces, or enter "none") None	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

☐ Continuation Sheet

Other...

☐ Photograph Record

☐ Location Map

☐ District Record ☐ Linear Feature Record

BSOR

\*Attachments

☐ Artifact Record

☐ Archaeological Record ☐ NONE

Department of Parks a		Primary #	
PRIMARY REC	UKU	Trinomial ————————————————————————————————————	
	Other Listings —— Review Code	Reviewer	 Date
Page 1 of 1 P1. Other Identifie	None	umber (assigned by recorder) 1371 46th Av	ve
	Not for Publication ☑ Unre n Francisco d: SF North	and P2b and P2c or P2d. Attach a Loc Date: 1994	ation Map as necessary.
	371 46th Ave	City: San Francisco ear resources) Zone;mE/	• • • • • • • • • • • • • • • • • • •
e. Other Location	al Data: Assessor's Parcel Nun		
with a flat roof. Irving and Judah s garage door at the which is deeply re of a chamfered bay with a pent parape light sliding viny	The 3,230 sq ft building sit reets. The building sit left and a straight wook cessed at the right side window with multi-light at clad in red clay tiles I sash windows. The building	od-frame, Mediterranean-style dwelling foccupies a 3,002 sq ft lot on the west s atop a fully raised basement, which fed stair along the right. The stair leads of the second story. Other fenestration sliding aluminum sash windows. The seco. The non-historic third story is set bading terminates with a modest flattened e heavily altered building appears to be	side of 46th Avenue between eatures a recessed multi-panel s to the primary entrance, n at the second story consists and story façade terminates ack and features two multi- cornice. All exterior
P4. Resources Presen	t:   Building   Structure (	V	<b>5b. Photo (view, date, accession #</b> 'iew toward east, 100_8325.JPG
			6. Date Constructed/Age and Sources  Historic ☐ Prehistoric ☐ Both

1907, Asssessor'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
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*Attachments	□BSOR	☐ Photograph Record	☐ Continuation Shee
☐ Archaeological Record	<b>⋈</b> NONE	☐ Location Map	Other
☐ Artifact Record	☐ District Record	☐ Linear Feature Record	

Department of Parks and Recreation	HRI#			
PRIMARY RECORD	Trinomial ———			
	NRHP Status Code			
Other Listings				
Review Code	Reviewer	Date		
Page 1 of 1 *Resource name(s) or number (	(assigned by recorder) 138	5 46th Ave		
P1. Other Identifier None				
*P2. Location: ☐ Not for Publication ☒ Unrestricted				
*a. County: San Francisco		Attach a Location Map as necessary.		
ni coco ilo quani	te: 1994			
*c. Address: 1385 46th Ave	<b>City:</b> San Franc			
d. UTM: (Give more than one ofr large and/or linear reso	ources) Zone;	mE/ mN		
e. Other Locational Data: Assessor's Parcel Number:	1801016			
*P3a. Description: (Describe resource and its major elements	. Include design, materials, cor	ndition, alterations, size, setting, and boundaries)		
roof. The 3,250 sq ft building occupies a 3,250 Street. This building is connected to the buildi primary entrance seems to be located at this bui entrances at the left side, the center and the f windows and aluminum-sash vinyl windows. The Jud horizontal aluminum-sash window at the far right roof. The heavily altered building appears to be	ng on the left side at Ju lding. The facade facing ar right side. Other fend ah Street facade features side. The building termi	adah Street parcel no. 1801017. The east on 46th Street features three estration include fixed aluminum-sash two fixed aluminum-sash windows and a		
*P3b. Resource Attributes: (list attributes and codes) HP6 P4. Resources Present: ● Building ○ Structure ○ Obje P5a. Photograph or Drawing (Photograph required for building	ct O Site O District O E	ement of District O Other  *P5b. Photo (view, date, accession #		
		View toward north, 100_8318.  JPG		
	-	*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both		
		1923, Asssessor's Office		
		*P7. Owner and Address:		
1	■■ 墨	Grace Evangelical Free Chur Flix Lam, Treasurer 4114 Judah St.		
and the same of th	DUCAM .	San Francisco, Ca 94122  *P8. Recorded by		
		Kelley & VerPlanck, LLC		
		2912 Diamond Street, #330		
	1	San Francisco, CA 94131		
	(A)	*P9. Date Recorded:		
		01.06.08		
		*P10. Survey Type: (Describe)		
9		Reconnaissance-level survey:		
		Oceanside Survey		
*P11. Report Citation: (Cite survey report and other sources, c	or enter "none") None	,		
	aph Record	on Sheet		
☐ Archaeological Record ☑ NONE ☐ Location	·	on onest		
	eature Record			

Primary #

State of California The Resources Agency

State of California The Resources Agency Department of Parks and Recreation PRIMARY RECORD		H Tı	rimary # RI # rinomial			
	Other Listings Review Code	N	RHP Status Code Reviewer		 Date	
	*Resource name(s) None for Publication 🖾 U rancisco SF North	Jnrestricted	ed by recorder)  nd P2b and P2c or P	4136 Judah S		
*c. Address: 4136 d. UTM: (Give more the	_	•	Zone;	rancisco mE/_	•	
				, condition, altera	tions, size, setting, and boundar	ries)
capped with a compound side of Judah Street be older building. The fi wood pedestrian door wentrance. The second faluminum slider window	thipped and flat between 46th and 4 rst floor level of with transom and a floor level feature on the right about its the hipped roaltered building (list attributes and coefficient)	roof. The 1,192 17th avenues. The of the primary of a security gate less two, tripart ove the primary of and boarded appears to be in the color of the primary of and boarded appears to be in the color of the primary of and boarded appears to be in the color of the	2 sq ft building ne existing facacade features a on the right. The state of the sta	occupies a 1, de appears to a two-car gara he security ga ider windows of acade terminat w that appears n.  Perty DElement of Dis s *P51 JP	b. Photo (view, date, accession # ew toward north, 100_83 G	<b>‡</b>
				⊠ ł	Date Constructed/Age and Sour	rces
				*P7.  Ka 41 Sa  *P8.  Ke 29 Sa *P9. 01  *P10	Owner and Address: Wecki, David 36 Judah St. In Francisco, Ca 94122  Recorded by 11ey & VerPlanck, LLC 12 Diamond Street, #330 In Francisco, CA 94131  Date Recorded: .23.09  D. Survey Type: (Describe) connaissance-level surveanside Survey	
P11. Report Citation: (Cite s	urvey report and othe	er sources, or enter	"none") None		,	
*Attachments  Archaeological Record  Artifact Record	☐ BSOR  MONE	☐ Photograph Re☐ Location Map☐ Linear Feature	cord Contin	nuation Sheet 		

State of California The Reso Department of Parks and Recr PRIMARY RECORD	eation	Primary # HRI # Trinomial NRHP Status Code	
	her Listings ————————————————————————————————————	Reviewer	
P1. Other Identifier N P2. Location: ☐ Not for *a. County: San Fran	Publication Unrestricted	signed by recorder) 1386 47th  and P2b and P2c or P2d. Attach a	
*c. Address: 1386 47 d. UTM: (Give more than o	th Ave one ofr large and/or linear resource	City: San Francisco	
	Assessor's Parcel Number: 180 source and its major elements. In		alterations, size, setting, and boundaries)
room for a small yard at to dwelling. The building pedestrian entrances at 1 behind the straight wood entrance is sheltered by side of the house, both terminates with a shallow	the front of the parcel. A g sits atop a partially exponent the first and second staircase that leads to the an entry porch that also stories feature paired alum	A straight concrete stair at posed brick foundation. The lastory levels. The first story ne primary entrance on the sefeatures a single aluminum saminum sash sliding windows with ately altered building appear	left leads from the sidewalk up left side of the house features of entrance is located in a porch econd floor. The second story ash sliding window. At the right of the wood surrounds. The facade is to be in good condition.
P4. Resources Present:   Bui	·	○ Site ○ District ○ Element of	of District O Other  *P5b. Photo (view, date, accession #  View toward east, 100_8391.JPG
		a. August	*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1906, Asssessor'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:
*P11. Report Citation: (Cite surv	rey report and other sources, or e	nter "none") None	Oceanside Survey
*Attachments	BSOR Photograph NONE Location M District Record Linear Fea	n Record	et

State of California The Re Department of Parks and Re PRIMARY RECOR	ecreation		Primary # HRI # Trinomial NRHP Status	Code		
	Other Listings Review Code			wer	 Date	
			nevic			
Page 1 of 1	*Resource name(s	) or number (assi	gned by record	er) 1382 47th A	ve	
P1. Other Identifier  *P2. Location: □ Not	None for Publication	Unrestricted				
	rancisco	Omodinolog	and P2b and P	2c or P2d. Attach a Loc	ation Map as necessary.	
*b. USGS 7.5' Quad:	SF North	Date:	1994			
	47th Ave			San Francisco		
				;mE/	mN	
e. Other Locational Da *P3a. Description: (Describe				aterials, condition, alte	rations, size, setting, and b	oundaries)
wood and glass garage left and skirts the st line, atop the raised are sheltered beneath light vinyl sash slidi moderately altered bui	doors at left, a ructure, leading garage. The faça a projecting woong windows with lding appears to	vinyl sash some the second of the second surrounds be in good condes) HP3. Mi	liding window cond story le ical, contain entrances and s. The façade ondition.	w at center, and a evel. The second standard for the second standard for the second standard for the second standard for the second for the s	dog-leg stair that be cory is set back from dem entrances at cente er side by pairs of mu shallow eave overhar	egins at the lot er that ulti-
P4. Resources Present:   P5a. Photograph or Drawing	_	-			strict	ssion#
Tou. Thotograph of Brawni		ed for ballange,	otraotaroo, ana	-	iew toward east, 10	
				×	6. Date Constructed/Age and Historic □ Prehistoric □ B	Both
	P	0	- 9	*P	7. Owner and Address:	
		TOTAL			un Tint Thein & Dang 382 47th Ave.	Lillian
				The state of the s	an Francisco, Ca 9412	2
				*D	3. Recorded by	
				2 S	elley & VerPlanck, 912 Diamond Street, an Francisco, CA 94 <b>D. Date Recorded</b> :	#330
				0	1.07.09	
				*P	10. Survey Type: (Describe	e)
				AND DESCRIPTION OF THE PERSON NAMED IN COLUMN TWO IS NOT THE PERSON NAMED IN COLUMN TWO IS NAMED IN COLUM	econnaissance-level	•
4D44 D 4611 11 1611			37		ceanside Survey	
*P11. Report Citation: (Cite s	-			one •		
*Attachments ☐ Archaeological Record ☐ Artifact Record	☐ BSOR  ☑ NONE ☐ District Record	☐ Photograph ☐ Location Ma ☐ Linear Featu	р	Continuation Sheet Other		

State of California The Department of Parks and PRIMARY REC	nd Recreation ORD	Primary # HRI # Trinomial NRHP Status	Code	
	Other Listings Review Code	Revie	wer	
*a. County: Sar	None Not for Publication   □ Francisco	and P2b and P	der) 1378 47th Ave	
	378 47th Ave	Date: 1994 City: Fir linear resources) Zone	San Francisco : mF/	<b>Zip:</b> 94122
e. Other Locationa	ıl Data: Assessor's Parcel	<b>Number:</b> 1801025		ations, size, setting, and boundaries)
above the primary obscured although a located individual scalloped parapet of during the 1940s ap	entrance there is a caerial photography really. Narrow raised stuemphasized with a raippears to be in good	eircular window bisected beveals a symmetrical grid acco canopies shelter the sed stucco molding. The becondition.  des) HP2. Single-family	by a wood muntins. A of double-hung wood fenestration and the building, which appears	All other fenestration is d windows grouped in pairs or ne facade terminates with a ears to have been remodeled
	- • -	re Object Osite Object for buildings, structures, and	d objects *P5l	<pre>strict Oother b. Photo (view, date, accession # .ew toward east, 100_8386.JPG</pre>
			<b>⊠</b> l	Date Constructed/Age and Sources Historic □ Prehistoric □ Both  13, Asssessor's Office
			Ty Ty 28 Po *P8. Ke 29 Sa *P9. 01	Cowner and Address: Filer Living Trust Filer Steven A. & Debra J. Filer Steven A. & Filer Steven A. & Filer Steven A. Filer Steven A. & Filer Steven A. & Filer Steven A. Filer Steven A. & Filer Steven A. & Filer Steven A. Filer Steven A. & Filer Steven A. & Filer Steven A. Filer Steven A. & Filer Steven A. & Filer Steven A. Filer Steven A. & Filer Steven A. & Filer Steven A. Filer Steven A. & Filer Steven A. & Filer Steven A. Filer Steven A. & Filer Steven A. & Filer Steven A. Filer Steven A. & Filer Steven A. & Filer Steven A. Filer Steven A. & Filer Steven A. & Filer Steven A. Filer Steven A. & Filer Steven A. & Filer Steven A. Filer Steven A. & Filer Steven A. & Filer Steven A. Filer Steven A. & Filer Steven A. & Filer Steven A. Filer Steven A. & Filer Steven A. Filer Steven A. & Filer Steven A. Filer Steven A. & Fil
P11. Report Citation: (C	ite survey report and othe	er sources, or enter "none") No	Octone Oct	ceanside Survey
*Attachments	□BSOR	☐ Photograph Record	Continuation Sheet	

Other...

☐ Location Map

☐ District Record ☐ Linear Feature Record

☐ Archaeological Record ☒ NONE

☐ Artifact Record

State of California The Resources Age Department of Parks and Recreation	ency	Primary # HRI #	
PRIMARY RECORD		Trinomial	
		NRHP Status Code	
Other Listing Review Code	=	Reviewer	 Date
Page 1 of 1 *Resource	name(s) or numb	er (assigned by recorder) 1374 4	7th Ave
P1. Other Identifier None	_	,	
*P2. Location: Not for Publication	on 🛚 Unrestrict		h a l a satism Man an manageme
*a. County: San Francisco *b. USGS 7.5' Quad: SF North		and P2b and P2c or P2d. Attac Date: 1994	h a Location Map as necessary.
*c. Address: 1374 47th Ave		City: San Francisc	<b>Zip:</b> 94122
	ge and/or linear r	esources) Zone;	•
e. Other Locational Data: Assessor'	's Parcel Number:	: 1801026	
*P3a. Description: (Describe resource an	id its major eleme	ents. Include design, materials, condition	on, alterations, size, setting, and boundaries)
and a tile-clad stair at right. located on the south side of the vinyl sash sliding window at the wood surrounds. The front gable	ts atop a full The stair lead gabled wing. left and a sm is delineated lti-light case ately altered  s and codes) Structure O 0	Ty raised basement, with a multids to the primary entrance, a mother fenestration at the seconaller sliding vinyl sash window by a modest stringcourse and element window. The building term building appears to be in good the seconal strings of the seconal second by a modest stringcourse and element window. The building term building appears to be in good the second building appears to be in good to second building appears to be in good to be second building appears to be appeared by the second building appears to be appeared by the second building appears to be appeared by the second building appeared by the second buil	i-panel wood garage door at left ulti-panel wood and glass door nd story includes a tripartite w at the right. All windows have xposed purlin ends. The gable inates with projecting eaves and a condition.  ont of District O Other  *P5b. Photo (view, date, accession # View toward east, 100_8382.JPG
			*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1907, Asssessor's Office
			*P7. Owner and Address:
		The same of the sa	Huguette Bartels Survivors
			463 Selby Lane Atherton, Ca 94027
			· ·
			*P8. Recorded by
			Kelley & VerPlanck, LLC 2912 Diamond Street, #330
	1371		San Francisco, CA 94131
			*P9. Date Recorded: 01.06.09
	- VIII.	Little Little Control of the Control	01.00.03
			*P10. Survey Type: (Describe)
	Tilli		Reconnaissance-level survey: Oceanside Survey
*P11. Report Citation: (Cite survey report	and other source	s or enter "none") None	oceanside survey
· _ · · _		—	Chaot
*Attachments ☐ BSOR ☐ Archaeological Record ☒ NONE		ograph Record	nieer
Artifact Record District R		ar Feature Record	

Department of Parks and Recreation PRIMARY RECORD  Other Listings	HRI#  Trinomial  NRHP Status Code	
Review Code	Reviewer	Date
P1. Other Identifier None  *P2. Location: ☐ Not for Publication ☑ Unres  *a. County: San Francisco	and P2b and P2c or P2d. Attach	
*b. USGS 7.5' Quad: SF North  *c. Address: 1370 47th Ave d. UTM: (Give more than one ofr large and/or lines	Date: 1994  City: San Francisco ar resources) Zone;	•
e. Other Locational Data: Assessor's Parcel Numl *P3a. Description: (Describe resource and its major ele		alterations size setting and houndaries)
of the main dwelling featuring a tripartite three-story "tower" element. The primary en and third floors give the appearance of sta building terminates with a molded cornice a condition.  *P3b. Resource Attributes: (list attributes and codes) P4. Resources Present:  Building O Structure	trance is located on the far left sucked rectangular volumes punctuated and a hipped roof. The heavily alter that the sucked rectangular volumes punctuated and a hipped roof. The heavily alter that the sucked rectangular property that the sucked rectangular property is a sucked by the sucked rectangular property.	side of this structure. The second d by aluminum sliding windows. The red building appears to be in good
P5a. Photograph or Drawing (Photograph required for		*P5b. Photo (view, date, accession # View toward east, 100_8380.JPG
		*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1900, Asssessor'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:
*P11. Report Citation: (Cite survey report and other sou	rces, or enter "none") None	Oceanside Survey
*Attachments ☐ BSOR ☐ Ph ☐ Archaeological Record ☒ NONE ☐ Lo	hotograph Record	eet

Department of Parks and Recre PRIMARY RECORD	~ *	Primary #  HRI #  Trinomial	•		
		NRHP Status Code			
	er Listings riew Code	Reviewer			
P1. Other Identifier Not P2. Location: ☐ Not for I *a. County: San France	one Publication 🛛 Unrestri	cted	1368 47th Ave h a Location Map as necessary.		
*c. Address: 1364 -13	68 47th Ave	City: San Francisc resources) Zone;	•		
e. Other Locational Data: A	ssessor's Parcel Numbe	r: 1801028	on, alterations, size, setting, and boundaries)		
between Irving and Judah a small yard. A dog-leg t second floor. The entranc doors with small windowpa one, double-hung, vinyl a one-over-one, double-hung moderately altered buildi  *P3b. Resource Attributes: (list P4. Resources Present:  Build	streets. The front berrazzo stair leads e, which is sheltered nes. To the right is not wood sash windows vinyl sash window. In appears to be in attributes and codes)	from the sidewalk to the main end beneath a hipped-roof porch, as a three-story chamfered bay wis at each floor. The left side of the building terminates with br	blic sidewalk, providing space for ntrance at the left side of the contains two wood-panel Craftsman ndow articulated by three one-over-f the third story features a single ackets and a simple cornice. The		
			*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1900, Asssessor'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:		
*D44 Daniel O'' '' 10"		A Maria III Maria	Oceanside Survey		
*P11. Report Citation: (Cite surve		es, or enter "none") None tograph Record ☐ Continuation S	heet		
☐ Archaeological Record	NONE Loca	ation Map Other	nieet		

Department of Parks and Recreation PRIMARY RECORD	HRI #	
PRIMART RECORD	Trinomial ———— NRHP Status Code	
Other Listings Review Code		
* *	number (assigned by recorder) 135	54 47th Ave
P1. Other Identifier None  *P2. Location: ☐ Not for Publication ☒ Uni	restricted	
*a. County: San Francisco		Attach a Location Map as necessary.
*b. USGS 7.5' Quad: SF North	<b>Date:</b> 1994	,
*c. Address: 1354 47th Ave	City: San Franc	cisco <b>Zip:</b> 94122
d. UTM: (Give more than one ofr large and/or li	near resources) Zone;	mE/ mN
e. Other Locational Data: Assessor's Parcel Nu *P3a. Description: (Describe resource and its major		ondition, alterations, size, setting, and boundaries)
room for a detached garage structure at the garage door and a flush wood pedestrian of flat roof. The right side of the house fer fan light. Behind the detached garage are second story features two one-over-one, of pedestrian door with fan light. The porch peak of the gable is a one-over-one aluminaring cornice. The moderately altered but	loor. The garage terminates with satures a paneled garage door and wood steps that lead to the condouble-hung aluminum sash window is capped by a shed-roofed pornum sash window with shutters.	n a molded cornice and is capped with a and a paneled wood pedestrian door with overed porch on the second story. The with shutters and a paneled wood supported by square posts. At the The facade terminates with a molded
*BOL December Attailed to a Wild attailed to a second and a		
*P3b. Resource Attributes: (list attributes and code: P4. Resources Present:   Building   Structure		
P5a. Photograph or Drawing (Photograph required		*P5b. Photo (view, date, accession #
Total Tholograph of Brawing (Friotograph required	of buildings, structures, and objects	View toward east, 100_8366.JPG
		*P6. Date Constructed/Age and Sources
		1900, Asssessor's Office
	1	***
		<b>*P7. Owner and Address:</b> Kosinski Grace
		1354 47th Ave.
		San Francisco, Ca 94122
		*P8. Recorded by
	A CONTRACTOR OF THE PARTY OF TH	Kelley & VerPlanck, LLC
		2912 Diamond Street, #330
		San Francisco, CA 94131 *P9. Date Recorded:
		11.28.08
	LI PROPERTY	*P40 0 - (5 · · · ·
	Lybra Avan	*P10. Survey Type: (Describe)
		Reconnaissance-level survey: Oceanside Survey
*P11. Report Citation: (Cite survey report and other s	sources, or enter "none") None	occanorac ourvey
*Attachments   BSOR	Photograph Record	tion Sheet
☐ Archaeological Record ☑ NONE ☐	Location Map Other	
☐ Artifact Record ☐ District Record ☐	Linear Feature Record	

Primary #

State of California The Resources Agency

Total conting   Notice   Notic	State of California The Department of Parks are PRIMARY REC	nd Recreation	Primary # HRI # Trinomial NRHP Status Code	
The Internation   Notice   No		_	Reviewer	 Date
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 ag ft building occupies a 3,000 ag ft lot on the east side of 47th Avenue between Irving and Judah streets. A tree obscures much of the prinary façade from the attreet, 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 containing 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)  #P5b. Photo(view, data, accession # View toward east, 100_8363.JI  *P6. Date Constructed/Age and Sources & Historic Prehistoric Both 1900, Assessor's Office  *P7. Owner and Address:  Taforo, Frank B. Trust 2006 Taforo	P1. Other Identifier P2. Location:  *a. County: Sar *b. USGS 7.5' Quad *c. Address: 13 d. UTM: (Give mor	None Not for Publication Unit Francisco SF North 50 47th Ave e than one ofr large and/or li	restricted  and P2b and P2c or P2d. Atta  Date: 1994  City: San Francis inear resources) Zone;	ach a Location Map as necessary.  Sco Zip: 94122
P4. Resources Present: ● Building ○ Structure ○ Object ○ 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.Ji  *P6. Date Constructed/Age and Sources ☑ Historic □ Prehistoric □ Both 1900, Asssessor'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 Relley & 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")  *Attachments □ BSOR □ Photograph Record □ Continuation Sheet	a front-facing gable between Irving and first floor invisit to a covered entryw rectangular bay wir rectangular bay wir cornice. A large do	Le roof. The 2,166 sq f Judah streets. A tree ble from public ways. A way on the left side of adow articulated by a t andow containing a tripa	ft building occupies a 3,000 sq ft e obscures much of the primary faça A slatted wooden fence encloses the f the second story. The right side tripartite aluminum window. The thing artite aluminum sliding window. The	lot on the east side of 47th Avenue ade from the street, rendering the e ground level and wooden steps lead of the second story features a lind floor features another e facade terminates with a raked
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  *Attachments  BSOR  Photograph Record  Continuation Sheet	P4. Resources Present:	Building	Object O Site O District O Elen for buildings, structures, and objects	*P5b. Photo (view, date, accession # View toward east, 100_8363.JP0  *P6. Date Constructed/Age and Sources ☑ Historic ☐ Prehistoric ☐ Both
*Attachments				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:
		□BSOR□		Sheet

State of California The Resources Agency Department of Parks and Recreation PRIMARY RECORD		Primary # HRI # Trinomial NRHP Sta	HRI#	
	Other Listings Review Code	Re	eviewer	Date
Page 1 of 1	•	s) or number (assigned by red	corder) 1346 47th A	ve
	None t for Publication  rancisco		nd P2c or P2d. Attach a Loc	cation Map as necessary.
*c. Address: 1346	SF North 47th Ave an one ofr large and		y: San Francisco;mE	<b>Zip:</b> 94122
e. Other Locational Da	ata: Assessor's Parc	el Number: 1801033		
				rations, size, setting, and boundaries) co and capped with a flat
primary entrance at 1 wood panel door. The left and a tripartite heavily altered build.  *P3b. Resource Attributes: P4. Resources Present:	eft and a pair of second story als aluminum slider ing appears to be (list attributes and complete the bound of the bound	o features a pair of alu window at right. The bu	age doors at right. The suminum slider windows sailding terminates with the sum of the s	ne primary entrance features a adjacent to the entrance at the overhanging eaves. The strict Other 5b. Photo (view, date, accession #
	1.	1	*P	'iew toward east, 100_8362.JPG  6. Date Constructed/Age and Sources   Historic □ Prehistoric □ Both
			<b>*P</b> Y	922, Asssessor's Office  7. Owner and Address:
			25 25 S. S. Sa Salar	335 Pacific Avenue #317 an Francisco, Ca 94109
			к 2 S * <b>P</b>	8. Recorded by Selley & VerPlanck, LLC 1912 Diamond Street, #330 San Francisco, CA 94131 9. Date Recorded: 11.06.08
				10. Survey Type: (Describe) deconnaissance-level survey:
*P11 Papart Citation /Cita	CURVOV POPORT and at	hor courses or enter "ner a"		ceanside Survey
*P11. Report Citation: (Cite s	survey report and ot	her sources, or enter "none")  Photograph Record	☐ Continuation Sheet	
Archaeological Record Artifact Record	NONE     District Record	Location Map	Other	

Department of Parks and Recreation PRIMARY RECORD	Primary #  HRI #  Trinomial  NRHP Status Code	
Other Listings Review Code	Reviewer	 Date
P1. Other Identifier None  *P2. Location: ☐ Not for Publication ☑ Unrestr  *a. County: San Francisco	icted and P2b and P2c or P2d. Attac	7th Ave
*b. USGS 7.5' Quad: SF North  *c. Address: 1328 47th Ave d. UTM: (Give more than one ofr large and/or linear e. Other Locational Data: Assessor's Parcel Number	·	•
*P3a. Description: (Describe resource and its major elen		on, alterations, size, setting, and boundaries)
with a hipped roof. The building is 825 sq f between Judah and Irving Streets. Two one-cas slope downward toward the paneled garage door tripartite aluminum sash windows. A gable do the roof. The building terminates with rain condition.  *P3b. Resource Attributes: (list attributes and codes) P4. Resources Present: Building O Structure O P5a. Photograph or Drawing (Photograph required for b	r garages flank a set of wood strs. The wooden steps lead to a frmer with an aluminum sliding wigutters. The heavily altered but HP2. Single-family property  Object O Site O District O Eleme	tairs at ground level. The driveways flush wood door flanked by two indow is centered in the middle of alding appears to be in fair
		*P6. Date Constructed/Age and Sources  Historic Prehistoric Both  1900, Asssessor'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 source	ces or enter "none") None	oceansine survey
*Attachments ☐ BSOR ☐ Pho ☐ Archaeological Record ☑ NONE ☐ Loc	otograph Record	Sheet

Department of Parks and Recreation		HRI#		
PRIMARY RECOF	KD.	Trinomial NRHP Stat	us Codo	
	Other Listings Review Code		viewer	 Date
Page 1 of 1 P1. Other Identifier	*Resource name(	s) or number (assigned by rec	order) 4545 Irvi	ng St
	for Publication			
*a. County: San F. *b. USGS 7.5' Quad:	rancisco	and P2b an Date: 1994	d P2c or P2d. Attach a	Location Map as necessary.
	SF North Irving St		: San Francisco	<b>Zip:</b> 94122
	_	/or linear resources) Zone	'	•
		el Number: 1801042 najor elements. Include design	, materials, condition, a	alterations, size, setting, and boundaries)
brick and features a stripartite vinyl-sash tripartite vinyl-sash right is chamfered. The	small recessed ending window. The second sliding windows the facade termination of the domain of the confed dormer confed the confed	ntry porch containing two ond story features two be. The bay window to the ates with a wide eave overtaining two small vinyl-	oo solid wood doors way windows with si left bay is rectan merhang. The gable	the primary facade is clad in at left. To the right is a milar window configurations: agular and the bay window on the ends along the roof have lows caps the roof. The heavily
P4. Resources Present:	Building O Struct	codes) HP3. Multiple-facture () Object () Site () ired for buildings, structures,	District O Element o	of District O Other  *P5b. Photo (view, date, accession #  View toward south, 100_8353.  JPG
				*P6. Date Constructed/Age and Sources
				☐ Historic ☐ Prehistoric ☐ Both  1914, Asssessor's Office
OOM DANCE			1	*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 s	survey report and of	her sources, or enter "none")	None	- ,
*Attachments  Archaeological Record  Artifact Record	☐ BSOR  ☑ NONE ☐ District Record	☐ Photograph Record ☐ Location Map	☐ Continuation Shee☐ Other	et

Primary #

State of California The Resources Agency

State of California The Department of Parks and PRIMARY RECO	l Recreation	Primary # HRI # Trinomial NRHP Status Code	
	Other Listings Review Code	Reviewer	 Date
	None Not for Publication Unre		-4527 Irving St
*c. Address: 452	25 -4527 Irving St	City: San Francisc	•
e. Other Locational	Data: Assessor's Parcel Nur	nber: 1801044	on, alterations, size, setting, and boundaries)
Street between 46th the first story and fenestration at the vinyl-sash windows weach containing doubterminates with a shape of the story of the stor	and 47th avenues. The both contain solid-pan first story consists o with slim wood moldings ple-hung vinyl-sash win hallow eave overhang. T	el wood doors set within shallow r f a centrally located tripartite w	at the left and the right side of recessed entry porches. Other window containing double-hung, of shallow chamfered bay windows, facade has corner moldings and
P4. Resources Present:	● Building ○ Structure	Object O Site O District O Element or 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, Asssessor'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
	e survey report and other so	·	
*Attachments  ☐ Archaeological Recor  ☐ Artifact Record	rd ⊠NONE □L	Photograph Record	Sheet

State of California The Department of Parks at PRIMARY REC	nd Recreation ORD	Primary # HRI # Trinomial NRHP State	us Code	
	Other Listings Review Code	Re	viewer	 Date
*a. County: Sar *b. USGS 7.5' Quad	r None Not for Publication ☒ n Francisco	and P2b and Date: 1994	d P2c or P2d. Attach a	Location Map as necessary.  Zip: 94122
e. Other Locationa	al Data: Assessor's Parc			mE/ mN alterations, size, setting, and boundaries)
sash window and a second-floor level surrounds to either modillioned cornice building appears to	recessed entrance features a wood-pa r side. A shed-roof and a shaped parago be in good condit	at right. The ground levenel door at the center for ed porch shelters the sepet with a fixed wood-same	rel entrances conta lanked by aluminum cond-story entrances sh window in the contact amily property	ne-over-one, double-hung, wood- ain glazed wood panel doors. The n-sash slider windows with wood ce. The facade terminates with a center. The moderately altered  of District O Other
P5a. Photograph or Dra	awing (Photograph requ	ired for buildings, structures, a	and objects	*P5b. Photo (view, date, accession # View toward south 100_8346.JPC
				*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1912, Asssessor's Office
			Nana	*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
	ite survey report and ot	her sources, or enter "none")  Photograph Record	None Continuation She	ot .
*Attachments	□ pook		☐ Continuation She	<b>Ե</b> Լ

Other...

☐ Location Map

☐ District Record ☐ Linear Feature Record

☐ Archaeological Record ☒ NONE

☐ Artifact Record

Department of Parks and Recreation	Primary #	
PRIMARY RECORD	Trinomial	
Other Listings	NRHP Status Code	
Review Code	Reviewer	Date
Page 1 of 1 *Resource nam	e(s) or number (assigned by recorder) 1319	47th Ave
P1. Other Identifier None	,	
*P2. Location: Not for Publication  *a. County: San Francisco		nch a Location Map as necessary.
*b. USGS 7.5' Quad: SF North	Date: 1994	ion a Location map as necessary.
*c. Address: 1319 47th Ave	City: San Francis	co <b>Zip:</b> 94122
-	nd/or linear resources) Zone;	mE/ mN
e. Other Locational Data: Assessor's Pa *P3a. Description: (Describe resource and its	ırcel Number:     1802002 s major elements. Include design, materials, condit	ion. alterations. size. setting, and boundaries)
	od-frame, Craftsman-style, two-family dw	•
<b>-</b> '	ilding is 2,040 sq ft and occupies a 2,9	
	n streets. The first story abuts the fro	
	essed entry porch with a metal security a a single pedestrian door. At right, a	
is topped by a three-pane transom. A	A small vinyl sash sliding window is loc	ated between the left and center
	ood surrounds, and there is scalloped wo d stories. The second story is dominated	
	ith aluminum or vinyl sash. Above the wi	
	pported by carved brackets. The building	
wood siding, corner molding and a si condition.	light projecting cornice. The heavily al	tered building appears to be in good
*P3b. Resource Attributes: (list attributes and	d codes) HP3. Multiple-family property	
P4. Resources Present:   Building   Stru	ucture Object Osite Object OElem	ent of District Other
P5a. Photograph or Drawing (Photograph rec	quired for buildings, structures, and objects	*P5b. Photo (view, date, accession #
		View toward west, 100_8357.JPC
		*P6. Date Constructed/Age and Sources
		1912, Asssessor's Office
STATE OF THE PARTY		
		*P7. Owner and Address:
3/83		Tang, Ci Yan Cai 1319 47th Ave.
		San Francisco, Ca 94122
		*P8. Recorded by
Total savice land		Kelley & VerPlanck, LLC
		2912 Diamond Street, #330 San Francisco, CA 94131
		*P9. Date Recorded:
		11.28.08
		*P10. Survey Type: (Describe)
100		Reconnaissance-level survey:
tD44 Day at Oike! (Oil	Allers and a line in Mana	Oceanside Survey
*P11. Report Citation: (Cite survey report and		0
*Attachments ☐ BSOR ☐ Archaeological Record ☐ NONE	☐ Photograph Record ☐ Continuation ☐ Location Map ☐ Other	Sheet
☐ Artifact Record ☐ District Record		

State of California The Re Department of Parks and Re PRIMARY RECOR	ecreation		Primary # HRI # Trinomial NRHP State	us Code			
	Other Listings Review Code			viewer		 Date	
	Neview code		Ne	viewei			
<del></del>	*Resource name(s None for Publication	,		order) 1349 47			
*b. USGS 7.5' Quad:	SF North	Date:		d P2c or P2d. Attach	i a Location wa	ip as necessary.	
*c. Address: 1349	47th Ave		City	: San Francisco	)	<b>Zip:</b> 94122	
d. UTM: (Give more that	an one ofr large and/	or linear resource	es) Zone	;	mE/	_ mN	
e. Other Locational Da *P3a. Description: (Describe				materials, conditio	n, alterations, s	size, setting, and boundaries)	
west side of 47th Aven one-car garage. A wood story features an alum slider window and two features a single alum The facade terminates	en ramp leads to inum slider wind one-over-one alu inum slider wind	o the two woods dow. The second uminum sash win dow. Two one-on	en front do d story fea ndows on the ver-one als	oors on the righ atures a chamfer he left. The rig uminum sash wind	nt. The left red bay windo ght side of t dows occupy t	ow with one aluminum the second story the peak of the gable.	
*P3b. Resource Attributes: P4. Resources Present: © P5a. Photograph or Drawing	Building O Structo	ure Object	O Site O	District O Elemer		◯ Other o (view, date, accession #	
		<b>3</b> .,	,			ward west, 100_8369.JP	G
			4			Constructed/Age and Sources ☐ Prehistoric ☐ Both sssessor's Office	
	4/		A Second		*P7. Owner	and Address:	
						Christina	
				MARK 1 P	80 De So San Fran	oto St ncisco, Ca 94127	
					*P8. Record Kelley 2912 Di San Fra *P9. Date R 11.28.08  *P10. Surve Reconna	ded by & VerPlanck, LLC amond Street, #330 ncisco, CA 94131	
*P11. Report Citation: (Cite s	urvey report and oth	ner sources, or en	ter "none")	None	30001101	1	
*Attachments  Archaeological Record  Artifact Record	☐ BSOR ☑ NONE ☐ District Record	☐ Photograph ☐ Location Ma ☐ Linear Featu	Record	Continuation SI	neet		

State of California The Re Department of Parks and R PRIMARY RECOR	ecreation	Primai HRI # Trinom NRHP	·	
	Other Listings Review Code		_ Reviewer	 Date
	*Resource name(s None for Publication  cancisco SF North	Unrestricted	recorder) 1379 47th	Ave  Location Map as necessary.
*c. Address: 1379 d. UTM: (Give more the	47th Ave an one ofr large and/	or linear resources) Zon	City: San Francisco e;	•
		el Number: 1802011 ajor elements. Include de	sign, materials, condition, a	alterations, size, setting, and boundaries)
set back from the streethe street. In additions and occupies a 2 photographs indicate to	eet and is almost on, a tree occup 1,915 sq ft lot o that the primary as occupy the res	completely obscured ies the yard between in the west side of a entrance is located t of the facade. The	d by a one-story frame on the garage and the d 17th Avenue between Ir on the right and acce	a hipped roof. The dwelling is garage and a fence that face welling. The building is 2,049 ving and Judah streets. Aerial ssed by a straight stair. with a dentillated molding and
*P3b. Resource Attributes: P4. Resources Present: ⊚ P5a. Photograph or Drawin	Building O Structu	ure Object OSite	O District O Element of	of District O Other  *P5b. Photo (view, date, accession #  View toward west, 100 8376.JPG
				*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1914, Asssessor's Office
			1200	*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 s	urvey report and oth	er sources, or enter "nor	ne") None	occanible out vey
*Attachments  Archaeological Record  Artifact Record	☐ BSOR ☑ NONE ☐ District Record	☐ Photograph Record ☐ Location Map ☐ Linear Feature Reco	☐ Continuation Shee☐ Other	et

Department of Parks and R PRIMARY RECOR	ecreation	HRI # Trinomial	HRI #Trinomial				
	Other Listings Review Code	NRHP Stat	tus Code eviewer				
Page 1 of 1		s) or number (assigned by rec		18th Ave	Date		
P1. Other Identifier  *P2. Location: ☐ Not  *a. County: San F	None Ifor Publication  rancisco SF North	Unrestricted	nd P2c or P2d. Attac		ap as necessary.		
d. UTM: (Give more th	=	City /or linear resources) Zone el Number: 1802023	y: San Francis ;		<b>Zip:</b> 94122 _ mN		
			ı, materials, conditi	on, alterations,	size, setting, and boundaries)		
and Judah streets. The the right. The window building terminates wi	e facade features and the door are ith a raking corn	ding occupies a 3,000 loss a large sliding aluming at the front of an endinice clad in red clay ting appears to be in fair	num window at le closed shed-root lles. There is a	eft and a sind f porch clad	gle-panel wood door to in red clay tiles. The		
P4. Resources Present:	Building O Struct	codes) HP2. Single-fami ure O Object O Site O ired for buildings, structures,	District O Eleme	*P5b. Phot	Other o(view, date, accession # oward east, 100_8680.JPG		
					Constructed/Age and Sources  Prehistoric Both Asssessor's Office		
				Nicholas Nicholas Nicholas 21075 Ri Monte Ri *P8. Recor Kelley 2912 Di San Fra *P9. Date R 01.10.09	& VerPlanck, LLC amond Street, #330 ancisco, CA 94131 Recorded:		
		her sources, or enter "none")					
*Attachments ☐ Archaeological Record ☐ Artifact Record	☐ BSOR ☑ NONE ☐ District Record	☐ Photograph Record ☐ Location Map ☐ Linear Feature Record	☐ Continuation S☐ Other	Sheet			

Department of Parks and Recreation  PRIMARY RECORD	HRI #  Trinomial  NRHP Status Code	
Other Listings Review Code	Reviewer	
Page 1 of 1 *Resource name(s) or number P1. Other Identifier None *P2. Location: ☐ Not for Publication ☑ Unrestrice *a. County: San Francisco *b. USGS 7.5' Quad: SF North		48th Ave
*c. Address: 1362 48th Ave	City: San Francis	
d. UTM: (Give more than one ofr large and/or linear e. Other Locational Data: Assessor's Parcel Number	· — — — — — — — — — — — — — — — — — — —	mE/ mN
*P3a. Description: (Describe resource and its major elements)		tion, alterations, size, setting, and boundaries)
a wood panel garage door stands to the right shingled structure at the rear of the lot. The recessed within a porch on the left side. The a glazed wood door. Above the entrance porch are two matching aluminum windows with wood swith a visor roof clad in red clay tiles over clad in horizontal rustic wood siding. The most result in the result is a siding. The most result is a siding of the result in the result is a siding of the result in the rear of the lot. The recessed within a porch on the left side. The recessed within a porch of the recessed within a porch of the recessed within a porch of the left side. The recessed within a porch of the left side. The recessed within a porch of the lot. The recessed within a porch of the left side. The recessed within a porch	e primary façade is asymmetric porch is accessed by a short is a molded stucco medallion. urrounds. The building termina hanging a molded cornice. The derately altered building appearance of the derate of the building appearance of the b	cal with the primary entrance straight concrete stair and contains To the right of the entrance porch ates with a stepped parapet inset side elevation of the building is ears to be in good condition.
-a. II		View toward east, 100_8677.JPG  *P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both
- HANNAHANAN		*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 source	es, or enter "none") None	
☐ Archaeological Record ☒ NONE ☐ Local	ograph Record	Sheet

State of California The Re Department of Parks and Re PRIMARY RECOR	creation		tus Code	Date	- - -
	iteview code	K	eviewer	Date	_
<b>*a. County:</b> San Fr	*Resource name(s  None for Publication   ancisco	and P2b a	,	Ave occation Map as necessary.	
	SF North	<b>Date:</b> 1994			
	48th Ave	Cii _ or linear resources)  Zone/ _	y: San Francisco	<b>Zip:</b> 94122 n <b>E/ mN</b>	
e. Other Locational Dat			,"	<u> </u>	
			n, materials, condition, al	terations, size, setting, and boundaries)	
leads up to the primar story. The entry porch and a pair of double-hextension of the build double-hung aluminum smoderately altered builth altered builth.  *P3b. Resource Attributes: (P4. Resources Present: © E	y entry, which is articulated ing aluminum sasting's hipped rocash windows. The lding appears to list attributes and consultations.	is located within an en by two large fixed pan sh windows. The entry p of. The left side of th	closed entry porch as e windows and shelted orch is capped with e second story has a ted by a gable with the second story by a gable with the second story has a ted by a gable with the second story has a ted by a gable with the second story has a second story has a second story by a second story has a second story by a second story has a second story by a second story by a second story has a second story by a second story	I stair at right. The stair at the right side of the second ars both the primary entrance a shed roof, which is an a chamfered bay window with a raking molded cornice. The  District Other  *P5b. Photo (view, date, accession # View toward east, 100_8671.JF	₽G
				*P6. Date Constructed/Age and Sources  Historic Prehistoric Both  1906, Asssessor'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 s	irvey report and oth	ner sources, or enter "none")	None		
*Attachments	□ BSOR ■ NONE □ District Record	☐ Photograph Record	☐ Continuation Shee	t	

Department of Parks and Recreation PRIMARY RECORD		Primary # HRI # Trinomial NRHP Sta			
	Other Listings Review Code	R	eviewer		 Date
<del></del>	*Resource name(s  None t for Publication		corder) 1348 48t		Ion on noncomm
*b. USGS 7.5' Quad: *c. Address: 1348	SF North 48th Ave	<b>Date:</b> 1994	ty: San Francisco		<b>Zip:</b> 94122
		el Number: 1802026A ajor elements. Include desig	n, materials, condition,	, alterations,	size, setting, and boundaries)
	ealed behind 1350				oof. It is not visible 8th Avenue appears to be
P4. Resources Present:	Building O Structu	odes) HP2. Single-famure () Object () Site () red for buildings, structures	) District O Element		Other to (view, date, accession #
					Constructed/Age and Sources ☐ Prehistoric ☐ Both Asssessor's Office
				Sins, F Po Box San Jos *P8. Reco Kelley 2912 D San Fr	rded by  **& VerPlanck, LLC iamond Street, #330 ancisco, CA 94131
				01.10.09	Recorded: ) vey Type: (Describe)
				Reconn	aissance-level survey: ide Survey
*P11. Report Citation: (Cite	survey report and oth	er sources, or enter "none"	None		
*Attachments  ☐ Archaeological Record ☐ Artifact Record	☐ BSOR ☑ NONE ☐ District Record	☐ Photograph Record ☐ Location Map ☐ Linear Feature Record	☐ Continuation She☐ Other	eet	

Department of Parks and R PRIMARY RECOR	ecreation	Primary # HRI # Trinomial NRHP Statu:		
	Other Listings Review Code	Rev	iewer	Date
	1346 48th Av. for Publication Decancisco	Unrestricted	·	Ave ocation Map as necessary.
*c. Address: 1344	SF North 48th Ave an one ofr large and		San Francisco	•
		cel Number: 1802026B	materials condition a	terations, size, setting, and boundaries)
cross-gable roof. The 48th Avenue between Ir glass overhead garage porch that spans the w plain wood balustrade. central sash flanked k side, is a wood and gl 48th Avenue, which is It appears to be a one be a twin of 1348 48th	1,386 sq ft bui eving and Judah door at left, a ridth of the fac The left side by two double-hu ass door. The b not visible from e-story, wood-fra Avenue next do	Iding occupies the front streets. The first floor and a wood dog-leg stair a cade. The integral porch i of the second floor featuring wood sash windows. The building terminates with moment the street, is located	portion of a 3,000 level of 1346 48th t the right. The s s supported by plares a tripartite w primary entrance, oderate eave overhehind 1346 48th A with a hipped roof building appears	wood siding and capped with a sq ft lot on the east side of a Avenue features a wood and stair leads up to a wood-framed in wood posts and features a wood window composed of a larger which is located at the right lang and exposed rafters. 1344 evenue at the rear of the lot.  1. 1346 48th Avenue appears to to be in fair condition.
	_	ture		*P5b. Photo (view, date, accession #
			1	View toward east, 100_8669.JPG
				*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1912, Asssessor'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
CO.				*P10. Survey Type: (Describe) Reconnaissance-level survey:
*P11. Report Citation: (Cite s	urvey report and of	ther sources, or enter "none")	None	Oceanside Survey
*Attachments  Archaeological Record  Artifact Record	☐ BSOR ☑ NONE ☐ District Record	☐ Photograph Record ☐ Location Map	☐ Continuation Shee	ł

State of California The Ro Department of Parks and Ro PRIMARY RECOR	ecreation	HI Tr	imary #inomial		
	Other Listings Review Code	- NI	RHP Status Code Reviewer		  Date
			Reviewer		
	*Resource name(s None for Publication  rancisco SF North	Unrestricted	ed by recorder) 4621 d P2b and P2c or P2d. At	-	p as necessary.
	Irving St		City: San Franci	sco	<b>Zip:</b> 94122
·	=	-	Zone;	mE/	_mN
e. Other Locational Da				ition alterations s	size, setting, and boundaries)
4621 Irving Street is			_		-
porch at the right sid	oor level of the co the primary en de of the second som. The left sid window at center s. The third flo The building term d siding, is visi	primary facade f trance at right. floor level, con e of the second and aluminum ca or level is stuc inates in a mold ble from the str	eatures a wood overh The primary entrance tains a glazed wood floor level features sements on the side coed and contains a ed wood raking corni eet. The heavily alt	ead garage door e, which is hot door flanked by a chamfered ba s. A wood entak pair of fixed a ce. A rear addi	on the left side and used within an integral widelights and capped any window that contains plature separates the aluminum sash windows attion, clad in
P4. Resources Present:	•	-		ment of District (	Other
P5a. Photograph or Drawin	g (Photograph requir	ed for buildings, stru	uctures, and objects		vard south, 100_8613.
					onstructed/Age and Sources ☐ Prehistoric ☐ Both sssessor's Office
				*P7. Owner	and Address:
				Barajas 4621 Irv San Fran	
			THE SHAPE OF THE S	2912 Di	& VerPlanck, LLC amond Street, #330 ncisco, CA 94131
NO.			9-3	Reconna	ey Type: (Describe) issance-level survey:
P11. Report Citation: (Cite s	urvey report and eth	or sources or onter	"none") None	Oceansi	de Survey
	BSOR			a Shoot	
*Attachments  ☐ Archaeological Record  ☐ Artifact Record	☐ BSOR  MONE ☐ District Record	☐ Photograph Red☐ Location Map☐ Linear Feature	Other	ı Sileel	

PRIMARY RECORD			Trinomial  NRHP Status Code				
	Other Listings Review Code		Reviewer	 Date			
	*Resource name(s None for Publication  rancisco SF North		·	1329 47th Ave			
*c. Address: 1325	-1329 47th Ave		City: San Francisc				
		el Number: 1802038 ajor elements. Include desi	gn, materials, condition	on, alterations, size, setting, and boundaries)			
Irving and Judah Stree garage door at right a a downward sloping dri with glazed wood door wood sash windows on t	ets. The building and concrete step iveway. The prima and fixed wood-sche second and the left on the thir	g sits atop a raised be so leading to the enclary entrance is located sash windows. Other feating story of the rect of story. The building	pasement, which fe cosed entry porch and on the second se enestration include angular bay window terminates with	e west side of 47th Avenue between atures a multi-panel glass and wood at left. The garage is accessed by story and features an enclosed porch le paired one-over-one double-hung ow and a single one-over-one double-a projecting cornice. The			
*P3b. Resource Attributes: P4. Resources Present:  P5a. Photograph or Drawin	Building O Structo	ure Object OSite	O District O Eleme	*P5b. Photo (view, date, accession #			
				*P6. Date Constructed/Age and Sources  ☐ Historic ☐ Prehistoric ☐ Both  1906, Asssessor'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 s	survey report and oth	ner sources, or enter "none	") None				
*Attachments ☐ Archaeological Record ☐ Artifact Record	☐ BSOR ☑ NONE ☐ District Record	☐ Photograph Record ☐ Location Map ☐ Linear Feature Recor	☐ Continuation S☐ Other	Sheet			

Primary #

State of California The Resources Agency

Department of Parks and R PRIMARY RECOR	ecreation	Primary # HRI # Trinomial NRHP Stat	HRI #		
	Other Listings Review Code	Re	viewer		 _ Date
	*Resource name(s None for Publication  rancisco SF North		,	47th Ave	Map as necessary.
*c. Address: 1369 d. UTM: (Give more th	47th Ave an one ofr large and		y: San Francis		<b>Zip:</b> 94122 mN
			, materials, condit	ion, alteration	s, size, setting, and boundaries)
47th Avenue between In shutters on the left second story features	rving and Judah s side and a recess a pair of alumin		features a tr la metal secur shutters. The	ipartite al ity gate on facade term	
P4. Resources Present:	Building O Struct	codes) HP2. Single-famiure O Object O Site O ired for buildings, structures,	District O Elem	*P5b. Ph	Other noto (view, date, accession # toward west, 100_8370.JPG
				☑ Histor	e Constructed/Age and Sources ic Prehistoric Both  Asssessor's Office
				Kung F Wain 8 1363 4 San Fi * <b>P8. Rec</b> Kelle	mer and Address: Family Trust  Ma Cho Kung Trustees 15th Ave. rancisco, Ca 94122 rorded by y & VerPlanck, LLC Diamond Street, #330
				San F *P9. Date 01.06.0 *P10. Su Recon	rancisco, CA 94131 e <b>Recorded:</b>
*P11. Report Citation: (Cite s	survey report and oth	her sources, or enter "none")	None		,
*Attachments  Archaeological Record  Artifact Record	☐ BSOR ☑ NONE ☐ District Record	☐ Photograph Record ☐ Location Map	☐ Continuation ☐ Other	Sheet	

State of California T Department of Parks a PRIMARY REC		Primary # HRI # Trinomial			
PRIMARTREC	OKD	NRHP Stat	tus Code		
	Other Listings Review Code	Re	eviewer		
Page 1 of 1 P1. Other Identifie	er None	) or number (assigned by rec	<b>:order)</b> 1356 48t	th Ave	
*a. County: Sa	Not for Publication In Francisco		nd P2c or P2d. Attach	a Location Ma	o as necessary.
	356 48th Ave	City	y: San Francisco		<b>Zip:</b> 94122
e. Other Location	al Data: Assessor's Parce	or linear resources) Zone l Number: 1802042 ajor elements. Include design			
recessed within sh rectangular niches element. The moder	nallow-relief arched arched arched arched arched arched arched arched building arched building arched building arched	uble-hung, vinyl-sash we niches while the second tes with a pedimented going appears to be in good appears. The second se	d story windows an gable containing a od condition.	re recessed	within shallow-relief
P4. Resources Presen	t:   Building   Structu	red for buildings, structures,	District O Element	*P5b. Photo	(view, date, accession #
				*P6. Date Co ☑ Historic	onstructed/Age and Sources ☐ Prehistoric ☐ Both sssessor's Office
				Kelly Ge 1358 - 1 San Fran 94122	360 48th Ave cisco Ca
#0 GEO GEO				2912 Dia	VerPlanck, LLC amond Street, #330 acisco, CA 94131
		110381		Reconna	y Type: (Describe) issance-level survey: de Survey
		er sources, or enter "none")			
*Attachments	BSOR	☐ Photograph Record	☐ Continuation Sh	ieet	

Other...

☐ Location Map

☐ District Record ☐ Linear Feature Record

 $\square$  Archaeological Record  $\ igstar$  NONE

☐ Artifact Record

State of California The Ro Department of Parks and R PRIMARY RECOR	ecreation		Primary # HRI # Trinomial NRHP Status	Code			
	Other Listings Review Code			ewer		_ Date	
	None for Publication	,		<b>der)</b> 1354 48th			
*a. County: San Fi *b. USGS 7.5' Quad:	rancisco SF North	Date:		P2c or P2d. Attach a	Location Ma	p as necessary.	
	48th Ave	24.0.		San Francisco		<b>7in:</b> 94122	
d. UTM: (Give more tha	an one ofr large and/	or linear resource					
e. Other Locational Da *P3a. Description: (Describe				naterials, condition, a	alterations, si	ize, setting, and bound	aries)
1354-1356 48th Avenue wood sidiing and trans sq ft lot between Irvi front of the lot line. wood panel garage door the street terminates condition.	ite shingles, ca ng and Judah str A separate gara . The garage bui	apped by gable reets. The primage building clilding obscures	roofs. The mary façade lad in rusti s most of th	buildings are 1, faces west on 48 c vertical wood e rear buildings	615 and 1, th Avenue, stands in . The rear	270 sq ft on a 3,0 set back from the front with a domin -most building fro	00 ant m
*P3b. Resource Attributes: P4. Resources Present: © P5a. Photograph or Drawin	Building O Structu	ure Object	O Site O Di	strict O Element o	*P5b. Photo	Other (view, date, accession ward east, 100_86	
				/	☑ Historic	onstructed/Age and So ☐ Prehistoric ☐ Both sssessor's Office	
					Nicholas Nicholas 21075 Riv	and Address:  G Roomel Revoc Tr Roomel, Trustee ver Blvd. l Rio, Ca 95462	
	1356	3 60 60 00			*P8. Record Kelley 8 2912 Dia	ed by & VerPlanck, LLC amond Street, #33 ncisco, CA 94131	0
					Reconnai	y Type: (Describe) issance-level sur	vey:
*D44 Day and O'' '' (0''			A U NT	ono	Oceansio	de Survey	
*P11. Report Citation: (Cite s				one			
*Attachments ☐ Archaeological Record ☐ Artifact Record	☐ BSOR ☑ NONE ☐ District Record	☐ Photograph☐ Location Ma☐ Linear Featu	р [	Continuation Shee	et		

PRIMARY RECORD	HRI #  Trinomial	
TRIMART RESORD	NRHP Status Code	
Other Listings Review Code	Reviewer	
	ber (assigned by recorder) 1304	-1312 48th Ave
21. Other identifier None 22. Location: ☐ Not for Publication ☒ Unrestri	cted	
*a. County: San Francisco		ach a Location Map as necessary.
*b. USGS 7.5' Quad: SF North	<b>Date:</b> 1994	- 04100
*c. Address: 1304 -1312 48th Ave d. UTM: (Give more than one ofr large and/or linear	City: San Franci resources) Zone :	sco <b>Zip:</b> 94122 <b>mE/ mN</b>
e. Other Locational Data: Assessor's Parcel Numbe		
*P3a. Description: (Describe resource and its major elem	ents. Include design, materials, cond	ition, alterations, size, setting, and boundaries)
a raised basement, which features two multi-provindows, the primary entrance, three addition right. Brick steps lead to the primary entrance story. The entrance features a recessed glaze shed roof. The fenestration on the primary fastory and include tripartite aluminum-sash slauminum-sash windows. The secondary facade fabay windows that sit atop the raised basement The building terminates in a bracketed project good condition.  *P3b. Resource Attributes: (list attributes and codes) P4. Resources Present:  Building O Structure O P5a. Photograph or Drawing (Photograph required for but the project good condition).	nal vinyl-sash slider windows, nee located in the center betweed wood door with sidelights stacade follow the same symmetricider windows, aluminum-sash staces north on Irving Street at The windows are primarily of the cornice. The moderately of the Multiple-family property  Object O Site O District O Eler	and a fixed wood-sash window at far een the ground level and second heltered by an arched entryway with a cal pattern on the second and third lider windows, and one-over-one nd features (2) two-story chamfered ne-over-one aluminum-sash windows. altered building appears to be in
MARIE BE	A A A A A A A A A A A A A A A A A A A	*P7. Owner and Address: Toy, Stuart D.
	A STATE OF THE STA	1308 48th Ave. San Francisco, Ca 94122
		*P8. Recorded by
		Kelley & VerPlanck, LLC
		2912 Diamond Street, #330 San Francisco, CA 94131
		* <b>P9. Date Recorded:</b> 01.09.09
	E CONTRACTOR	*P10. Survey Type: (Describe)
		Reconnaissance-level survey:
P14 Papart Citation: /Cita august account and attack	es or enter "none") None	Oceanside Survey
P11. Report Citation: (Cite survey report and other sourc		Chart
	tograph Record ☐ Continuatior ation Map ☐ Other	1 Sneet
<u> </u>	ear Feature Record	

Primary #

Department of Parks and Recreation  PRIMARY RECORD	Primary #	
TRIMART RECORD	NRHP Status Code	
Other Listings _ Review Code	Reviewer	
Page 1 of 1 *Resource name(s) of P1. Other Identifier None	or number (assigned by recorder) 1305 48th i	Ave
*P2. Location: ☐ Not for Publication ☑ Un *a. County: San Francisco *b. USGS 7.5' Quad: SF North	nrestricted  and P2b and P2c or P2d. Attach a Lo  Date: 1994	ocation Map as necessary.
*c. Address: 1305 48th Ave	City: San Francisco	<b>Zip:</b> 94122 <b>E/mN</b>
e. Other Locational Data: Assessor's Parcel M*P3a, Description: (Describe resource and its maio	Number: 1803001E or elements. Include design, materials, condition, alto	erations, size, setting, and boundaries)
hung, wood windows and recessed pedestrictive concrete steps, while the right door slightly over the first level. A rectanguary surrounds is at the left, and a single of terminates with an egg-and dart molding good condition.  *P3b. Resource Attributes: (list attributes and code P4. Resources Present: Building Structure)	e Object Osite Object OElement of I	paneled wood door reached by second floor level projects and sash windows with wood as is at the right. The facade ered building appears to be in
P5a. Photograph or Drawing (Photograph required		P5b. Photo (view, date, accession # View toward west, 100_8616.JPG
		P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both 1910, Asssessor'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
1		P10. Survey Type: (Describe) Reconnaissance-level survey:
*P11. Report Citation: (Cite survey report and other		Oceanside Survey
*Attachments ☐ BSOR ☐ Archaeological Record ☑ NONE ☐	☐ Photograph Record ☐ Continuation Sheet☐ Location Map☐ Other☐ Linear Feature Record	

Department of Parks and Recre-		HRI#	
		Trinomial	
<b>.</b>		NRHP Status Code	
	ner Listings view Code	Reviewer	 Date
Page 1 of 1 *R	Resource name(s) or numbe	er (assigned by recorder) 1319 48th	h Ave
	one <b>Publication                               </b>	od	
*a. County: San France	<del></del>	and P2b and P2c or P2d. Attach a	Location Map as necessary.
•	North	Date: 1994	
*c. Address: 1319 48t		City: San Francisco	•
•	=		_mE/ mN
	Assessor's Parcel Number: Source and its major elemen		alterations, size, setting, and boundaries)
	-		-
		Craftsman-style dwelling finished ing occupies a 2,931 sq ft lot on	
		oor features a quarter-turn terra	
		ds up to the primary entrance, a ght side of the second story. Oth	
		ment window obscured by a securit	
features paired vinyl fame	e sliding windows with	h slim wood surrounds. The facade	e terminates with an
	d broken entablature	and stepped wood cornice. The hea	avily altered building appears to
be in good condition.			
·	·	P2. Single-family property	
P4. Resources Present:   Build	ding OStructure OOb	oject O Site O District O Element	
·	ding OStructure OOb	oject O Site O District O Element	*P5b. Photo (view, date, accession #
P4. Resources Present:   Build	ding OStructure OOb	oject O Site O District O Element	
P4. Resources Present:   Build	ding OStructure OOb	oject O Site O District O Element	*P5b. Photo (view, date, accession # View toward west, 100_8618.JPG
P4. Resources Present:   Build	ding OStructure OOb	oject O Site O District O Element	*P5b. Photo (view, date, accession # View toward west, 100_8618.JPG *P6. Date Constructed/Age and Sources
P4. Resources Present:   Build	ding OStructure OOb	oject O Site O District O Element	*P5b. Photo (view, date, accession # View toward west, 100_8618.JPG  *P6. Date Constructed/Age and Sources ☑ Historic ☐ Prehistoric ☐ Both
P4. Resources Present:   Build	ding OStructure OOb	oject O Site O District O Element	*P5b. Photo (view, date, accession # View toward west, 100_8618.JPG *P6. Date Constructed/Age and Sources
P4. Resources Present:   Build	ding OStructure OOb	oject O Site O District O Element	*P5b. Photo (view, date, accession # View toward west, 100_8618.JPG  *P6. Date Constructed/Age and Sources ☑ Historic ☐ Prehistoric ☐ Both 1912, Asssessor's Office
P4. Resources Present:   Build	ding OStructure OOb	oject O Site O District O Element	*P5b. Photo (view, date, accession # View toward west, 100_8618.JPG  *P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both 1912, Asssessor's Office  *P7. Owner and Address:
P4. Resources Present:   Build	ding OStructure OOb	oject O Site O District O Element	*P5b. Photo (view, date, accession # View toward west, 100_8618.JPG  *P6. Date Constructed/Age and Sources ☑ Historic ☐ Prehistoric ☐ Both 1912, Asssessor's Office  *P7. Owner and Address: Perlman Alan R. 1319 48th Ave.
P4. Resources Present:   Build	ding OStructure OOb	oject O Site O District O Element	*P5b. Photo (view, date, accession # View toward west, 100_8618.JPG  *P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both 1912, Asssessor's Office  *P7. Owner and Address: Perlman Alan R.
P4. Resources Present:   Build	ding OStructure OOb	oject O Site O District O Element	*P5b. Photo (view, date, accession # View toward west, 100_8618.JPG  *P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both 1912, Asssessor's Office  *P7. Owner and Address: Perlman Alan R. 1319 48th Ave. San Francisco, Ca 94122
P4. Resources Present:   Build	ding OStructure OOb	oject O Site O District O Element	*P5b. Photo (view, date, accession # View toward west, 100_8618.JPG  *P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both 1912, Asssessor's Office  *P7. Owner and Address: Perlman Alan R. 1319 48th Ave. San Francisco, Ca 94122  *P8. Recorded by Kelley & VerPlanck, LLC
P4. Resources Present:   Build	ding OStructure OOb	oject O Site O District O Element	*P5b. Photo (view, date, accession # View toward west, 100_8618.JPG  *P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both 1912, Asssessor'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
P4. Resources Present:   Build	ding OStructure OOb	oject O Site O District O Element	*P5b. Photo (view, date, accession # View toward west, 100_8618.JPG  *P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both 1912, Asssessor'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
P4. Resources Present:   Build	ding OStructure OOb	oject O Site O District O Element	*P5b. Photo (view, date, accession # View toward west, 100_8618.JPG  *P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both 1912, Asssessor'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
P4. Resources Present:   Build	ding OStructure OOb	oject O Site O District O Element	*P5b. Photo (view, date, accession # View toward west, 100_8618.JPG  *P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both 1912, Asssessor'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
P4. Resources Present:   Build	ding OStructure OOb	oject O Site O District O Element	*P5b. Photo (view, date, accession # View toward west, 100_8618.JPG  *P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both 1912, Asssessor'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)
P4. Resources Present:   Build	ding OStructure OOb	oject O Site O District O Element	*P5b. Photo (view, date, accession # View toward west, 100_8618.JPG  *P6. Date Constructed/Age and Sources  ☐ Historic ☐ Prehistoric ☐ Both 1912, Asssessor'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:
P4. Resources Present:   Build  P5a. Photograph or Drawing (Ph	ding Ostructure Obhotograph required for buil	oject O Site O District O Element of dings, structures, and objects	*P5b. Photo (view, date, accession # View toward west, 100_8618.JPG  *P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both 1912, Asssessor'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)
P4. Resources Present:  Build P5a. Photograph or Drawing (Ph	ding Ostructure Obe hotograph required for buil	oject O Site O District O Element of dings, structures, and objects  s, or enter "none") None	*P5b. Photo (view, date, accession # View toward west, 100_8618.JPG  *P6. Date Constructed/Age and Sources  ☐ Historic ☐ Prehistoric ☐ Both 1912, Asssessor'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
P4. Resources Present:  Build P5a. Photograph or Drawing (Photograph or Drawing)  *P11. Report Citation: (Cite surve *Attachments	ding Ostructure Obe hotograph required for buil	oject O Site O District O Element of dings, structures, and objects  s, or enter "none") None  graph Record Continuation She	*P5b. Photo (view, date, accession # View toward west, 100_8618.JPG  *P6. Date Constructed/Age and Sources  ☐ Historic ☐ Prehistoric ☐ Both 1912, Asssessor'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

State of California The Resources Agency Department of Parks and Recreation PRIMARY RECORD  Other Listings	Primary # HRI # Trinomial NRHP Status Code	
Review Code	Reviewer	Date
Page 1 of 1  P1. Other Identifier None  *P2. Location: ☐ Not for Publication ☑ Unrestri  *a. County: San Francisco  *b. USGS 7.5' Quad: SF North  *c. Address: 1339 48th Ave  d. UTM: (Give more than one ofr large and/or linear  e. Other Locational Data: Assessor's Parcel Numbe  *P3a. Description: (Describe resource and its major element 1339 48th Avenue is not visible from the stress wood-frame, vernacular dwelling capped by a 13,000 sq ft lot on the west side of 48th Avenually building pictured is located at the from the stress wood-frame.	and P2b and P2c or P2d. Attack Date: 1994  City: San Francisc resources) Zone; er: 1803005 nents. Include design, materials, condition eet. Based on aerial photographs, nipped roof. The 925 sq ft build: nue between Irving and Judah streen	mE/ mN  Tip: 94122mE/ mN  In, alterations, size, setting, and boundaries)  In it appears to be a one-story, ing occupies the rear portion of a eets. The three-story multiple-
*P3b. Resource Attributes: (list attributes and codes) P4. Resources Present:   Building  Structure  P5a. Photograph or Drawing (Photograph required for bu	Object O Site O District O Eleme	nt of District O Other  *P5b. Photo (view, date, accession #  View toward west, 100_8620.JPG
		*P6. Date Constructed/Age and Sources  ☐ Historic ☐ Prehistoric ☐ Both  1919, Asssessor'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

☐ Continuation Sheet

Other...

☐ Photograph Record

☐ Location Map

☐ District Record ☐ Linear Feature Record

BSOR

\*Attachments

☐ Artifact Record

☐ Archaeological Record ☐ NONE

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) P1. Other Identifier None P2. Location: Not for Publication  *a. County: San Francisco *b. USGS 7.5' Quad: SF North	Unrestricted  and P2b and P2c or P2d. Attach a Lo	
*c. Address: 1391 48th Ave d. UTM: (Give more than one ofr large and/o	City: San Francisco or linear resources) Zone;m	<b>Zip:</b> 94122 <b>E/mN</b>
e. Other Locational Data: Assessor's Parcel *P3a. Description: (Describe resource and its ma	i Number: 1803014 jor elements. Include design, materials, condition, alt	erations, size, setting, and boundaries)
aluminum window at left, a large multiright. The chamfered corner entrance cobuilding. The second level of the Judah with thin wood surrounds. The first level openings, including a sealed commercial double-hung windows, as well as several a recessed entry with a multi-paneled will located to the right of the entry. The sash windows with thin wood surrounds. Windows. The building terminates with a building appears to be in fair conditions.	açade faces south on Judah Street. The princhite wood sash window at center and the prontains a pair of wood panel doors at the son Street elevation presents two pairs of dowel of the 48th Avenue elevation presents at storefront under a vinyl awning at left, at pedestrian doors. An addition to the builtwood door and a fixed wood-sash window. As second level of the 48th Avenue elevation. The second level of the addition presents a simple molded cornice with a wide eave on the second level of the addition presents a simple molded cornice with a wide eave on the second level of the addition presents a simple molded cornice with a wide eave on the second level of the addition presents a simple molded cornice with a wide eave on the second level of the addition presents as simple molded cornice with a wide eave on the second level of the addition presents as the second level of	rimary commercial entrance at southeast corner of the ouble-hung vinyl sash windows a variety of randomly spaced and various vinyl and aluminum lding at the north end presents solid wood garage door is presents ten double-hung vinyl s two tripartite vinyl sash
P4. Resources Present:   Building   Structu  P5a. Photograph or Drawing (Photograph require		District O Other P5b. Photo (view, date, accession # View toward northwest,
		100_8395.JPG
		P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1910, Asssessor's Office
TOAH COAN AGE	1	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	er sources, or enter "none") None	
*Attachments ☐ BSOR ☐ Archaeological Record ☐ NONE ☐ District Record	☐ Photograph Record ☐ Continuation Sheet ☐ Location Map ☐ Other ☐ Linear Feature Record	

State of California The Department of Parks and PRIMARY RECO	Recreation RD	Primary # HRI # Trinomial NRHP Status Code	
	Other Listings Review Code	Reviewer	
*a. County: San 1 *b. USGS 7.5' Quad:	*Resource name(s) or number Java Beach of for Publication Unrestrice Francisco  SF North 5 -1398 La Playa		tach a Location Map as necessary.
e. Other Locational D	oata: Assessor's Parcel Number		mE/ mN  lition, alterations, size, setting, and boundaries)
finished in stucco ar northeast corner of I a pair of aluminum st containing an aluminu which contains multi- punctuates the cross- first floor level, for storefront at the let dormer articulated by	nd capped with a hipped rate Playa and Judah street corefront windows. Locate may pedestrian door. The selight vinyl-sash windows eaturing a straight stair and an overhead wood gard a double-hung vinyl wing in a shallow eave overh	oof. The 1,890 sq ft building s. The first floor level of t d to the right of the storefr econd-floor level consists of . Also visible at right is a Street. The Judah Street ele that leads to the residential arage door at right. The second ow. To the right is a recess	the commercial and residential building occupies a 2,100 sq ft lot on the the primary facade (La Playa) features conts is a chamfered corner entrance two chamfered bay windows, each of vinyl double-hung window that evation is largely windowless at the launit above. Otherwise, there is a and floor features a gable-roofed the balcony lined with latticework.  The heavily altered building appears
P4. Resources Present:	Building OStructure OC	HP2. Single-family property,  Object O Site O District O Ele  Illdings, structures, and objects	*P5b. Photo (view, date, accession # View toward east, 100_8653.JPG
			*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1908, Asssessor'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: (Cit	None		
_*Attachments	BSOR	Photograph Record	Continuati

*Attachments	□BSOR	☐ Photograph Record	☐ Continuation Shee
☐ Archaeological Record	<b>⋈</b> NONE	☐ Location Map	Other
☐ Artifact Record	☐ District Record	☐ Linear Feature Record	

Department of Parks and Recreation PRIMARY RECORD	HRI #  Trinomial  NRHP Status Code	
Other Listings Review Code	Reviewer	
P1. Other Identifier None  *P2. Location: ☐ Not for Publication ☑ Unres  *a. County: San Francisco	and P2b and P2c or P2d. Attach	-
*b. USGS 7.5' Quad: SF North  *c. Address: 1392 La Playa d. UTM: (Give more than one ofr large and/or linea e. Other Locational Data: Assessor's Parcel Numl	· · · · · · · · · · · · · · · · · · ·	• • • • • • • • • • • • • • • • • • •
*P3a. Description: (Describe resource and its major ele		n, alterations, size, setting, and boundaries)
and Judah streets. The first floor level of the left side. At the center a straight sta level. The right side of the first-floor le pair of vinyl-sash sliding windows to eithe center of the facade. The facade terminates roofed dormer containing a Palladian vinyl-building appears to be in good condition.	ir leads to an enclosed gable-roof vel is obscured behind vegetation. r side of the entry porch. The por with a shallow eave overhang. Per	ed entry porch at the second-floor The second-floor level features a ch features an open cut-out at the ched atop the roof is a gable-
*P3b. Resource Attributes: (list attributes and codes) P4. Resources Present:   Building   Structure   P5a. Photograph or Drawing (Photograph required for	Object O Site O District O Elemen	t of District Other  *P5b. Photo (view, date, accession #  View toward east, 100 8656.JPG
		*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1908, Asssessor'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
	<b>8</b>	*P10. Survey Type: (Describe) Reconnaissance-level survey: Oceanside Survey
*P11. Report Citation: (Cite survey report and other sou	rces, or enter "none") None	
☐ Archaeological Record ☒ NONE ☐ Lo	notograph Record	neet

State of California The Resources Agency Department of Parks and Recreation PRIMARY RECORD	Primary #  HRI #  Trinomial  NRHP Status Code	
Other Listings . Review Code	Reviewer	
P1. Other Identifier None  *P2. Location: Not for Publication U  *a. County: San Francisco  *b. USGS 7.5' Quad: SF North  *c. Address: 1386 La Playa  d. UTM: (Give more than one ofr large and/or  e. Other Locational Data: Assessor's Parcel  *P3a. Description: (Describe resource and its major  1386 La Playa Street is a two-story, woo compound hipped and gable roof. The 810  Playa between Irving and Judah streets. door at left and a semi-enclosed paralle entry porch. To the left of the porch is sidelights. The doors open onto a small thin wood surrounds is located to the resource.	and P2b and P2c or P2d. Attach a Lo Date: 1994  City: San Francisco r linear resources) Zone;mE	Zip: 94122 E/mN  erations, size, setting, and boundaries) stucco and capped with a ock on the east side of La features a recessed wood garage the centrally located recessed it of French doors flanked by extite vinyl-sash window with with a shallow eave overhang.
	e Object Osite Object OElement of D	
P5a. Photograph or Drawing (Photograph required	*F	P5b. Photo (view, date, accession # View toward east, 100_8659.JPG  P6. Date Constructed/Age and Sources  Historic □ Prehistoric □ Both  1908, Asssessor'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	r sources, or enter "none") $^{ m None}$	
☐ Archaeological Record ☑ NONE	☐ Photograph Record ☐ Continuation Sheet ☐ Location Map ☐ Other ☐ Linear Feature Record	

State of California The Resources Agency Department of Parks and Recreation PRIMARY RECORD  Other Listings —		Primary # HRI # Trinomial NRHP Status Code		
Revie	ew Code	Reviewer		Date
P1. Other Identifier Non	e ublication 🛛 Unrestric		La Playa	ıp as necessary.
*c. Address: 1350 La P		Date: 1994  City: San Francis esources) Zone;		<b>Zip:</b> 94122 <b>mN</b>
e. Other Locational Data: As		1803028 nts. Include design, materials, condi	tion altorations s	ize cetting and boundaries)
side of La Playa between In panel wood and glass garage primary entrance, a multi-patent story. Other fenestration as sliding vinyl-sash windows. The fact moderately altered building the story.  *P3b. Resource Attributes: (list at	rving and Judah stree door at the left a panel wood and glass at the second story.  The third story over a cade terminates with grappears to be in grappears to be in grappears. The third story over a cade terminates with grappears to be in grappears. The cade is a constant of t	HP3. Multiple-family property <b>bject                                    </b>	ne front dwelli at the right. cated at the ri red bay window, and features t ents and a shal	ing features a multi- The stair leads to the light side of the second with double-hung and three sets of sliding llow eave overhang. The
			*P7. Owner Chou, Li 3808 Nor San Fran  *P8. Record Kelley 2912 Di San Fra.  *P9. Date R 01.26.09  *P10. Surve Reconna	ded by  WerPlanck, LLC amond Street, #330 ncisco, CA 94131
*P11. Report Citation: (Cite survey	report and other source	s, or enter "none") None	Journal	
*Attachments ☐ BS ☐ Archaeological Record ☒ No	SOR Photo	ograph Record	Sheet	

Department of Parks and Recreation  PRIMARY RECORD	HRI # Trinomial		
Other Listings	NRHP Status Code		
Review Code	Reviewer	Date	
Page 1 of 1 *Resource name(s) or nu P1. Other Identifier None *P2. Location: ☐ Not for Publication ☑ Unres *a. County: San Francisco	, ,	10 La Playa	
*b. USGS 7.5' Quad: SF North *c. Address: 1338 -1340 La Playa	Date: 1994  City: San Francisco	<b>Zip:</b> 94122	
d. UTM: (Give more than one ofr large and/or line e. Other Locational Data: Assessor's Parcel Num		mE/ mN	
*P3a. Description: (Describe resource and its major ele		alterations, size, setting, and boundaries)	
shingles, and capped with a front-facing gae east side of La Playa between Irving and Juwood, multi-panel overhead garage door on the door with a glazed wood sash transom on the window on the left. The bay window, which i window with wood surrounds. To the right of fixed wood sash windows. To the right of the third floor level, contained within the aper with wood surrounds. The facade terminates to be in good condition.  *P3b. Resource Attributes: (list attributes and codes) P4. Resources Present: Building Structure (P5a. Photograph or Drawing (Photograph required for	adah streets. The first-floor level of the left, a wood dogleg stair at cent eright. The second-floor level features capped by a small gable, contains of the bay is a shed-roofed porch adding porch is a pair of aluminum sash wextighted on the gable, features a pair of swith a molded raking cornice. The head of the gable of the g	of the primary facade features a ter, and a wood-panel pedestrian teres a shallow rectangular bay a three-part aluminum sash tion. The porch displays two windows with wood surrounds. The sliding aluminum sash windows eavily altered building appears	
		*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1911, Asssessor'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:	
	for the same of	Oceanside Survey	
*P11. Report Citation: (Cite survey report and other sou	·		
☐ Archaeological Record ☒ NONE ☐ Le	Photograph Record	et	

State of California The Rescondent PRIMARY RECORD	eation	Primary # HRI # Trinomial NRHP Status Code	
Re	eview Code	Reviewer	Date
P1. Other Identifier	fone • Publication		
*b. USGS 7.5' Quad: S1	F North 8th Ave	Date: 1994  City: San Francisc resources) Zone;	
e. Other Locational Data: *P3a. Description: (Describe re			on, alterations, size, setting, and boundaries)
Avenue between Judah and façade, separated by a m doors are topped by pedi a multi-panel wood and g fenestration at the seco surrounds. A large shed The building terminates appears to be in fair co	Kirkham streets. Thulti-paned vinyl sasments. A straight stlass door sheltered nd story consists of dormer at the third with flared overhang ndition.  It attributes and codes)	h sliding window. The doors and air at the right side of the faç under the roof overhang at the r two multi-light vinyl sash slid	trian doors at the left side of the window have wood surrounds, and the made leads to the primary entrance, eight of the second story. Other ling windows with slim wood ight vinyl sash sliding windows. The moderately altered building
			*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1906, Asssessor'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:
*P44 P		Maria Maria	Oceanside Survey
☐ Archaeological Record	BSOR Pho	otograph Record	Sheet

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
P1. Other Identifier None  P2. Location: ☐ Not for Publication ☑  *a. County: San Francisco	and P2b and P2c or P2d. Attach a Loca	
*b. USGS 7.5' Quad: SF North  *c. Address: 1421 48th Ave d. UTM: (Give more than one ofr large and/ e. Other Locational Data: Assessor's Parce	Date: 1994  City: San Francisco  Nor linear resources) Zone;mE/_	<u>-</u>
	najor elements. Include design, materials, condition, altera	tions, size, setting, and boundaries)
west side of 48th Avenue between Judah wooden steps that lead to the main ent one-car garage. At the second floor lean enclosed porch. The right side of to Two one-over-one double-hung wood sash window occupies the space at the peak minimally altered building appears to *P3b. Resource Attributes: (list attributes and c	codes) HP3. Multiple-family property ture O Object O Site O District O Element of Dis ired for buildings, structures, and objects *P5k	el, on the left side, are oping driveway leading to a a recessed wood panel door in able hung wood sash windows. A and a small one-over-one cacketed cornice. The
	*P7. Ne Un 50 Sa. *P8. Ke 29 Sa *P9. 01 *P10 Re	Date Constructed/Age and Sources Historic Prehistoric Both OO, Asssessor's Office  Owner and Address: plokh, Erich if Inc. O Masonic Ave. n Francisco, Ca 94117  Recorded by Elley & VerPlanck, LLC 12 Diamond Street, #330 n Francisco, CA 94131  Date Recorded: .12.09  O. Survey Type: (Describe) connaissance-level survey: deanside Survey
*P11. Report Citation: (Cite survey report and oth	her sources, or enter "none") None	
*Attachments	☐ Photograph Record ☐ Continuation Sheet ☐ Location Map ☐ Other	

State of California The R Department of Parks and R PRIMARY RECOR	Recreation	Primary # HRI # Trinomial NRHP Status Code	
	Other Listings Review Code	Reviewer	Date
	*Resource name(s) or nu  None t for Publication Unres		18th Ave
d. UTM: (Give more th	SF North 48th Ave ann one ofr large and/or line ata: Assessor's Parcel Num	Date: 1994  City: San Francison resources) Zone;  ber: 1805019	•
			on, alterations, size, setting, and boundaries)
Avenue between Judah straight wood stair a leads up to the prima wood door sheltered b windows with wood sur enclosed within a rak The gable front is cl condition.  *P3b. Resource Attributes:	and Kirkham streets. To to center, and a double ry entrance at the centeneath a shed roof. The rounds. The second stoting molded cornice and ad in imbricated shing (list attributes and codes)	he first story features a multi-p-hung vinyl sash window with wood ter of the second floor level. The e entrance is flanked to either s ry terminates with a molded inter	ne entrance contains a single-panel side by double-hung vinyl sash rmediate cornice. The third floor is yl sash window with wood surrounds. ding appears to be in good
	_	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, Asssessor'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 sou	rces, or enter "none") None	
*Attachments  Archaeological Record  Artifact Record	NONE □ Lo	notograph Record	Sheet

Department of Parks and Recreation PRIMARY RECORD		HRI # Trino	HRI#  Trinomial  NRHP Status Code		
	Other Listings Review Code		Reviewer		 . Date
*a. County: San Fi *b. USGS 7.5' Quad: *c. Address: 1482	None for Publication cancisco SF North La Playa	and P Date: 1994	2b and P2c or P2d. At	.sco	<b>Zip:</b> 94122
e. Other Locational Da	ta: Assessor's Par	d/or linear resources) Zocel Number: 1805025			mN s, size, setting, and boundaries)
and capped with a comp side of La Playa betwee room for a small garde a straight stair at the a porch with an arched level features a chamf surrounds. The second contains a large slidi the rear of the buildi	ound gable and en Judah and Kin and driveway. e right. The time entry at the red bay window floor level is ng vinyl-sash wing is a large, multi-light vir he heavily alte	flat roof. The 1,580 irkham streets. The kind in the first floor leviled straight stair in the first side of the sector of the s	o sq ft building obuilding is set bayed of the primary leads to the prima cond story. The centi-light, double third floor by a sanlight window, all dition clad in Tention for the store in good control of the store in go	ccupies a 3,0 ck from the per facade featury entrance, entral volume enhung, vinylimple stucco l with wood seril siding vers in a shallo	ctical T-111 wood siding 121 sq ft lot on the east property line, allowing ares a garage at left and which is recessed within of the second floor resash windows with wood molding. The floor level surrounds. Visible toward extical wood siding and low eave overhangs and a
P4. Resources Present:   P5a. Photograph or Drawing				*P5b. Pho	Other oto (view, date, accession # toward east, 100_8226.JP
					Constructed/Age and Sources C Prehistoric Both Asssessor's Office
				Schuld 1482 La	er and Address: t, Carol a Playa St. ancisco, Ca 94122
				2912 D San Fr	y & VerPlanck, LLC Diamond Street, #330 rancisco, CA 94131 Recorded:
				Reconn	rvey Type: (Describe) naissance-level survey: side Survey
*P11. Report Citation: (Cite s	urvey report and o	ther sources, or enter "no	one") None		
*Attachments  Archaeological Record  Artifact Record	☐ BSOR ☑ NONE ☐ District Record	☐ Photograph Recor☐ Location Map☐ Linear Feature Re	Other	n Sheet	

State of California The Resources Agency Department of Parks and Recreation PRIMARY RECORD Other Listings		Primary # HRI # Trinomial NRHP Status Code		
	Other Listings —— Review Code	Reviewer	 Date	
	• •	number (assigned by recorder) 1440 La stricted and P2b and P2c or P2d. Attach		
*b. USGS 7.5' Quad	SF North	<b>Date:</b> 1994		
	40 La Playa	City: San Francisco		
		ear resources) Zone;	_mE/ mN	
	ll Data: Assessor's Parcel Nun cribe resource and its major e	nber: 1805035 lements. Include design, materials, condition	, alterations, size, setting, and boundaries)	
enclosed entry pord vinyl-sash window w the entrance is a co	ch at the left side of t with wood moldings, and chamfered bay window con	hin a T-111-clad addition. The prima he second story. The porch is fenest capped by an extension of the builditaining three multi-light vinyl-sash nice. The moderately altered buildir	rated by a multi-light, fixed ng's hipped roof. To the right of fixed and casement windows. The	
P4. Resources Present:	Building	HP2. Single-family property O Object O Site O District O Element or buildings, structures, and objects	of District Other  *P5b. Photo (view, date, accession #	
			View toward east, 100_8229.JPG	
			*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1900, Asssessor's Office	
	14440		*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: (C	ite survey report and other so	urces, or enter "none") $^{ m None}$		
*Attachments	□BSOR□F	Photograph Record	eet	

Other...

☐ Location Map

☐ District Record ☐ Linear Feature Record

☐ Archaeological Record NONE
☐ Artifact Record ☐ District

Department of Parks and Recreation  PRIMARY RECORD	Primary #		
Other Listings _ Review Code	Reviewer	 Date	
Page 1 of 1 *Resource name(s) o P1. Other Identifier None *P2. Location: ☐ Not for Publication ☑ Ur *a. County: San Francisco *b. USGS 7.5' Quad: SF North	nrestricted  and P2b and P2c or P2d. Attach a Lo Date: 1994		
*c. Address: 1411 47th Ave	City: San Francisco	<b>Zip:</b> 94122 <b>E/mN</b>	
e. Other Locational Data: Assessor's Parcel N *P3a Description: (Describe resource and its majo	lumber: 1806001A r elements. Include design, materials, condition, alt	erations size setting and houndaries)	
center, and a tripartite window composed smaller lights. The third floor level, we slider windows occupying the center of larger gutters on the left and a stepped pagood condition.  *P3b. Resource Attributes: (list attributes and code P4. Resources Present:  Building  Structure	○ Object ○ Site ○ District ○ Element of I	the upper sashes divided into ding, features four aluminum ws. The facade terminates with red building appears to be in	
P5a. Photograph or Drawing (Photograph required	<u> </u>	<pre>P5b. Photo (view, date, accession # View toward west, 100_8303.JPG</pre>	
		P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1900, Asssessor'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		occanorae barvey	
*Attachments ☐ BSOR ☐ Archaeological Record ☑ NONE ☐	☐ Photograph Record ☐ Continuation Sheet☐ Location Map☐ Other☐ Continuation Sheet☐		

Department of Parks and Recreation PRIMARY RECORD  Other Lis		HRI#  Trinomial  NRHP Status Code	
Review C	_	Reviewer	Date
P1. Other Identifier None	cation 🛛 Unrestricte	d	47th Ave
*b. USGS 7.5' Quad: SF Nor *c. Address: 1443 47th Address: 11443 47th Address: 1443 47th Address: 1443 47th Address one of the control of the	ve	Oate: 1994  City: San Francis sources) Zone;	•
e. Other Locational Data: Asses	sor's Parcel Number:	1806005	tion, alterations, size, setting, and boundaries)
multi-light fixed wood sash warticulated by three double-holdormer also features a triple	indow at the right ung wood sash wind set of double-hun e eave overhang suon.  utes and codes) HP  Structure Obj	of the door and a projecting lows with wood surrounds. At any wood sash windows with wood apported by exposed rafters.  22. Single-family property lect O Site O District O Elem	
Psa. Photograph of Drawing (Photog	raph required for build	lings, structures, and objects	*P5b. Photo (view, date, accession # View toward west, 100_8285.JPG  *P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1913, Asssessor's Office
			*P7. Owner and Address: Finley, William L. Trust The
			<pre>% Citywide Property Mgmt 518 Waller St. San Francisco, Ca 94117 *P8. Recorded by Kelley &amp; VerPlanck, LLC 2912 Diamond Street, #330 San Francisco, CA 94131 *P9. Date Recorded: 01.07.09 *P10. Survey Type: (Describe) Reconnaissance-level survey:</pre>
*P11. Report Citation: (Cite survey rep	ort and other sources	or enter "none") None	Oceanside Survey
*Attachments ☐ BSOR ☐ Archaeological Record ☑ NON	R ☐ Photog	graph Record	Sheet

State of California The Resources Agency Department of Parks and Recreation PRIMARY RECORD		Primary # HRI # Trinomial NRHP Status C	ode	
	Other Listings — Review Code	Review	/er	Date
*a. County: San	None Not for Publication ⊠ Uni Francisco	and P2b and P2	,	ve eation Map as necessary.
	71 47th Ave	_	an Francisco	•
e. Other Locational	Data: Assessor's Parcel Nu			mN rations, size, setting, and boundaries)
glazed wood door flaseparates the first windows consisting a features a decoration minimally altered by	anked by matching fixe and second floors. The of a fixed center sash we plaster medallion. uilding appears to be	ed sidelights with wood a ne second floor level fea n flanked by six-light of The facade terminates w	surrounds. A simpl nestration is symm asements. The wall ith a simple corni	ee. The primary entrance is a see molded belt course netrical with two tripartite surface between the windows ce and a stepped parapet. The
	_	○ Object ○ Site ○ Dist for buildings, structures, and	objects *P	<pre>strict O Other 5b. Photo (view, date, accession # iew toward west, 100 8277.JPG</pre>
			*P(	5. Date Constructed/Age and Sources Historic Prehistoric Both 923, Asssessor's Office
			0	7. Owner and Address: dea Catherina 471 47th Ave. an Francisco, Ca 94122
			к 2 s * <b>P</b> (	3. Recorded by elley & VerPlanck, LLC 912 Diamond Street, #330 an Francisco, CA 94131 3. Date Recorded: 1.07.09
San San San			R	10. Survey Type: (Describe) econnaissance-level survey: ceanside Survey
	te survey report and other s		ne	
*Attachments	□BSOR□	Photograph Record	Continuation Sheet	

Other...

☐ Location Map

☐ District Record ☐ Linear Feature Record

☐ Archaeological Record ☒ NONE

☐ Artifact Record

State of California The Resources Agency Department of Parks and Recreation	Primary # HRI #	
PRIMARY RECORD	Trinomial	
<b></b>	NRHP Status Code	
Other Listings Review Code	Reviewer	 Date
Page 1 of 1 *Resource name(s	s) or number (assigned by recorder) 1475 47th	Ave
P1. Other Identifier None		
*P2. Location: ☐ Not for Publication ☐ *a. County: San Francisco		acation Man as necessary
*b. USGS 7.5' Quad: SF North	and P2b and P2c or P2d. Attach a l	Location map as necessary.
*c. Address: 1475 47th Ave	City: San Francisco	<b>Zip:</b> 94122
d. UTM: (Give more than one ofr large and/	•	nE/ mN
e. Other Locational Data: Assessor's Parce		Manadiana aira addian and banadada.
^P3a. Description: (Describe resource and its ma	ajor elements. Include design, materials, condition, a	iterations, size, setting, and boundaries)
Avenue between Judah and Kirkham stree and a driveway, and is raised slightly up to a full-width porch, supported by centrally located multi-panel wood doo	ests. The building occupies a 2,982 sq ft losts. The building is set back from the lot atop a partially raised basement. A short turned wood posts and decorative brackets or with wood surrounds. The door is flanked terminates with a simple cornice and the ang appears to be in good condition.	line, leaving room for a garden t straight wood staircase leads s. The primary entrance is a d by double-hung vinyl sash
*P3b. Resource Attributes: (list attributes and co P4. Resources Present:  Building  Structu P5a. Photograph or Drawing (Photograph require	ure Object OSite ODistrict OElement of	*P5b. Photo (view, date, accession #
		View toward west, 100_8275.JPG
		*P6. Date Constructed/Age and Sources
		☐ Historic ☐ Prehistoric ☐ Both
		1906, Asssessor's Office
		*P7. Owner and Address: Callies, Charlotte
		310 Arroyo Dr.
The state of the s	TO POST TO THE POS	So. San Francisco, Ca 94080
		*P8. Recorded by
		Kelley & VerPlanck, LLC 2912 Diamond Street, #330
	THE HEREIT	San Francisco, CA 94131
		*P9. Date Recorded:
		*P9. Date Recorded: 01.07.09
		*P9. Date Recorded: 01.07.09 *P10. Survey Type: (Describe)
A. A		*P9. Date Recorded: 01.07.09
*P11. Report Citation: (Cite survey report and oth		*P9. Date Recorded: 01.07.09 *P10. Survey Type: (Describe) Reconnaissance-level survey:
*P11. Report Citation: (Cite survey report and oth  *Attachments  ☐ BSOR ☐ Archaeological Record ☐ NONE		*P9. Date Recorded: 01.07.09  *P10. Survey Type: (Describe) Reconnaissance-level survey: Oceanside Survey

Department of Parks and Recreation PRIMARY RECORD	HRI #  Trinomial  NRHP Status Code	
Other Listings Review Code		 Date
Page 1 of 1 *Resource name(s) P1. Other Identifier None	or number (assigned by recorder) 1479 47t	h Ave
*P2. Location: ☐ Not for Publication 🖾 🛚	Unrestricted	
*a. County: San Francisco	and P2b and P2c or P2d. Attach a	a Location Map as necessary.
*b. USGS 7.5' Quad: SF North	<b>Date:</b> 1994	
*c. Address: 1479 47th Ave	City: San Francisco	•
e. Other Locational Data: Assessor's Parcel	or linear resources) Zone;	_mE/ mN
	jor elements. Include design, materials, condition,	alterations, size, setting, and boundaries)
and driveway and is placed atop a parts which is secured behind wooden railings. The primary entrance is a non-historic slightly left of the center of the face	building is set back from the lot line, ially raised basement. A short wood stails and banisters, supported by square posmulti-panel wood and glass door with wiade. Flanking the door are double-hung wired two-paned wood pivot sash windows. appears to be in good condition.	r leads to a full-width porch, ts, and capped by a shed roof. de wood surrounds located ood sash windows with wide wood
*P3b. Resource Attributes: (list attributes and co P4. Resources Present:  Building O Structu P5a. Photograph or Drawing (Photograph require	re Object OSite ODistrict OElement	of District O Other  *P5b. Photo (view, date, accession #  View toward west, 100_8273.JPG
		*P6. Date Constructed/Age and Sources
		☑ Historic ☐ Prehistoric ☐ Both
		1906, Asssessor's Office
		*P7. Owner and Address:
	To the same of the	Callies, Charlotte 310 Arroyo Dr.
		So. San Francisco, Ca 94080
		*P8. Recorded by Kelley & VerPlanck, LLC
		2912 Diamond Street, #330
Br. 4		San Francisco, CA 94131
		*P9. Date Recorded:
	10000000000000000000000000000000000000	01.07.09
		*P10. Survey Type: (Describe)
	The second second	Reconnaissance-level survey:
A STATE OF THE PARTY OF THE PAR		Oceanside Survey
*P11. Report Citation: (Cite survey report and other	er sources, or enter "none") None	
*Attachments   BSOR	☐ Photograph Record ☐ Continuation She	eet
☐ Archaeological Record ☐ NONE ☐ Artifact Record ☐ District Record	☐ Location Map ☐ Other ☐ Linear Feature Record	

Primary #

State of California The Resources Agency

State of California The R Department of Parks and R PRIMARY RECOF	Recreation	Primary # HRI # Trinomial NRHP Stat	us Code	
	Other Listings Review Code		viewer	 Date
*a. County: San F *b. USGS 7.5' Quad: *c. Address: 4312	None t for Publication III rancisco SF North Kirkham St	Unrestricted and P2b an Date: 1994 City	order) 4312 Kirkham S d P2c or P2d. Attach a Location: San Francisco	on Map as necessary. <b>Zip:</b> 94122
d. UTM: (Give more the e. Other Locational Date	<del>-</del>		;mE/	mN
*P3a. Description: (Describ	e resource and its ma	jor elements. Include design	, materials, condition, alterati	ons, size, setting, and boundaries)
Kirkham Street between entry porch at left. 'windows with wood survivous over-one, wood-sash was	n 47th and 48th averaged to the right of the rounds capped by the tindows with wood sounds. The facade	venues. The first floor ne entrance is a large transoms. The second-fl surrounds. At the apex terminates with a slig	level of the primary f window composed of a pa oor level presents a pa of the gable is a fixed	ir of double-hung, six-
P4. Resources Present:	Building O Structu	odes) HP2. Single-famire Object OSite Oed for buildings, structures,	District O Element of Distrand objects *P5b.  Vie  JPG  *P6. C	Photo (view, date, accession # w toward north, 100_8640.
			Carr 4312 San *P8. F Kel 291 San *P9. E 01.2 *P10.	Owner and Address: ret, Denise 2 Kirkham St. Francisco, Ca 94122  Recorded by ley & VerPlanck, LLC 2 Diamond Street, #330 Francisco, CA 94131 Oate Recorded: 23.09  Survey Type: (Describe) onnaissance-level survey: anside Survey
P11. Report Citation: (Cite	survey report and othe	er sources, or enter "none")	None	
*Attachments  ☐ Archaeological Record ☐ Artifact Record	☐ BSOR ☑ NONE ☐ District Record	☐ Photograph Record ☐ Location Map ☐ Linear Feature Record	☐ Continuation Sheet ☐ Other	

State of California The R Department of Parks and R PRIMARY RECOF	ecreation	Primary # HRI # Trinomial	
	Other Listings	NRHP Status Code	
	Review Code	Reviewer	 Date
Page 1 of 1	*Resource name(s) or numb	per (assigned by recorder) 4316 K	irkham St
P1. Other Identifier	None	, ,	
	for Publication   ☑ Unrestric rancisco		th a Location Map as necessary.
*b. USGS 7.5' Quad:	SF North	<b>Date:</b> 1994	in a Location map as necessary.
	Kirkham St	City: San Franciso	•
·	=	resources) Zone;	mE/ mN
	ita: Assessor's Parcel Number e resource and its major eleme		on, alterations, size, setting, and boundaries)
beneath the gable-room door. The main entrand on the front wall of t decorative window with	Ted porch supported by some is flanked by fixed patche cross-gabled wing at a wide, flared surrounds.	the rear of the dwelling. Above	ce contains a multi-panel wood left is a double-hung wood window e the porch, the gable features a raking cornice supported by wood
P4. Resources Present:	Building O Structure O O	HP2. Single-family property  Object O Site O District O Eleme  ildings, structures, and objects	<pre>int of District  O Other    *P5b. Photo (view, date, accession #    View toward north, 100_8638.    JPG</pre>
			*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1916, Asssessor's Office
ATMAN DE VI	1		*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:
SD44 Panert Citations (Cit	Numer was and add at a con-	es or enter "none") None	Oceanside Survey
	survey report and other source	io, or officer from y	Choot
*Attachments ☐ Archaeological Record ☐ Artifact Record	NONE ☐ Loca	ograph Record	oneet

Department of Parks and R PRIMARY RECOR		HRI# Trinomial					
	Other Listings Review Code		eviewer	 Date			
*a. County: San Fi *b. USGS 7.5' Quad: *c. Address: 4340	None for Publication  rancisco SF North Kirkham St	and P2b an Date: 1994	nd P2c or P2d. Attach a	Location Map as necessary. <b>Zip:</b> 94122			
		el Number: 1806015A ajor elements. Include design	n, materials, condition, a	alterations, size, setting, and boundaries)			
Street between 47th ar stair at left and a paleads up to the primar story. Other fenestrat porch, a small fixed mathe façade, which conterminates in a plain	nd 48th avenues. Air of double-hur by entrance, which ion at the secondulti-pane window tains three double frieze and a molecular three doubles.	The first floor level of the first floor level of the first floor level in a recess and floor level consists of the right of the pole-hung, wood-sash window	of the primary faca- ith wide wood surro- ssed entry porch at of a double-hung, or orch, and a chamfer- ows with wide decor- . Above the cornice	on the north side of Kirkham de features a straight brick unds on the right. The stair the left side of the second wood-sash window in the entry ed bay window at the right of ative wood moldings. The facade is a front-facing gabled dormer tion.			
P4. Resources Present:	Building O Struct	codes) HP2. Single-fami ure Object O Site O ired for buildings, structures,	District O Element o	*P5b. Photo (view, date, accession #			
				View toward north, 100_8635.  JPG  *P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both			
				1907, Asssessor'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			
			1	*P10. Survey Type: (Describe) Reconnaissance-level survey: Oceanside Survey			
P11. Report Citation: (Cite s	urvey report and oth	her sources, or enter "none")	None				
*Attachments  ☐ Archaeological Record  ☐ Artifact Record	☐ BSOR ☑ NONE ☐ District Record	☐ Photograph Record ☐ Location Map ☐ Linear Feature Record	☐ Continuation Shee☐ Other	et			

\*Required Information

Primary # HRI #

State of California The Resources Agency

DPR 523A (1/95)

State of California The Ropertment of Parks and Ropertment PRIMARY RECOR	Recreation	HF Tri	rimary # RI # rinomial RHP Statu	s Code		
	Other Listings Review Code		Rev	iewer		 Date
	*Resource name(s) None t for Publication  rancisco SF North		nd <b>P2b and</b> 994	P2c or P2d. Attach	a Location Ma	
*c. Address: 1460 d. UTM: (Give more th	an one ofr large and/o		Zone	San Francisco		<b>Zip:</b> 94122 _mN
e. Other Locational Da *P3a. Description: (Describe				materials, condition	n, alterations, s	size, setting, and boundaries)
recessed and flanked spedestrian door at the intermediate cornice. moldings. The third-fl contains a double-hung and a raking cornice.	symmetrically by per left of the factory. The second story loor gable is asyng aluminum sash with the moderately at	plate glass wind ade, and the firs features three p mmetrically loca indow with wood n ltered building a	lows that est story pairs of ted at t moldings appears	stretch the wirds capped by produble-hung all he right of the . The facade te to be in good of	dth of the ainted sign uminum sash building, rminates wi ondition.	age and a projecting windows with wood and the gable front th a wide fascia board
*P3b. Resource Attributes: P4. Resources Present:	•	·	_		_	ltiple-family property  Other
P5a. Photograph or Drawin	_	-			*P5b. Phot	o (view, date, accession # oward east, 100_8643.JPG
					☑ Historic	Constructed/Age and Sources  Prehistoric Both Asssessor's Office
	THE STATE OF THE S		1		Totah, 75-5919	r and Address: Joseph George 9 Alii Dr Kona, Hi 96740
NDROMAT		UDIS described of the LIQUER CHO		<i>1</i> . ⊗	2912 Di	& VerPlanck, LLC amond Street, #330 ancisco, CA 94131 Recorded:
			6		Reconna	ey Type: (Describe) aissance-level survey: .de Survey
*P11. Report Citation: (Cite s	survey report and oth	er sources, or enter '	"none")	None		
*Attachments  Archaeological Record	☐ BSOR ☑ NONE	☐ Photograph Red ☐ Location Map		☐ Continuation Sh ☐ Other	neet	

☐ District Record ☐ Linear Feature Record

☐ Artifact Record

Department of Parks ar PRIMARY REC	nd Recreation	Primary # ———————————————————————————————————	
	Review Code	Reviewer	Date
*a. County: Sar	None Not for Publication ☑ U Francisco	nrestricted  and P2b and P2c or P2d. Atta	-1446 48th Ave
d. UTM: (Give mor	442 -1446 48th Ave e than one ofr large and/or	Date: 1994  City: San Francis linear resources) Zone;	•
	ll Data: Assessor's Parcel I cribe resource and its majo		ion, alterations, size, setting, and boundaries)
a wood-panel garage red clay-tile-clad units are not visit three aluminum slic altered building ap  *P3b. Resource Attribut P4. Resources Present	e door on the right. It stair that leads to to ble from the street. It ding windows. The factopears to be in good of the content of the conte	The garages flank a recessed pedestrate main entrance at the top of the The second floor features two chamfered terminates with a projecting eav	stair. The entrances to each of the red bay windows, each containing e and rain gutters. The heavily
			*P6. Date Constructed/Age and Sources  Historic Prehistoric Both  1900, Asssessor's Office  *P7. Owner and Address:  Peter Y. & Maggie L. So Revoc  1570 46th Ave.  San Francisco, Ca 94122  *P8. Pagerded by
			*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: (C	ite survey report and other	sources, or enter "none") $^{\text{None}}$	
*Attachments	☐ BSOR [	☐ Photograph Record ☐ Continuation	Sheet

Other...

☐ Location Map

☐ District Record ☐ Linear Feature Record

☐ Archaeological Record ☑ NONE

☐ Artifact Record

Department of Parks and R PRIMARY RECOR	ecreation	Primary # HRI # Trinomial NRHP Stat	tus Code		
	Other Listings Review Code	Re	eviewer	Dat	te
	*Resource name None for Publication cancisco SF North		corder) 1430 48t		necessary.
*c. Address: 1430	48th Ave	City	y: San Francisco	•	: 94122
•	_	d/or linear resources) Zone cel Number: 1806027	;	_mE/ mN	
		major elements. Include design	, materials, condition,	alterations, size,	setting, and boundaries)
Avenue between Judah a of an older gable-roof porch concealed behind projects out over the	nd Kirkham stre ed building vis a steel secur: first floor sl:	1,976 sq ft building occeets. The existing facacesible in aerial photograpity gate at left and a meightly and features two vectors altered building	de belongs to a la phs. The first sto etal garage door a vinyl sash sliding	ter addition b ry features a t the right. T windows. The	uilt onto the front recessed entry he second story facade terminates
P4. Resources Present:	Building O Struc	codes) HP2. Single-famicture O Object O Site Ouired for buildings, structures,	District O Element	*P5b. Photo (vie	her ew, date, accession # d east, 100_8650.JPG
				☑ Historic □ P	ructed/Age and Sources rehistoric  Both essor's Office
		15		*P7. Owner and	Address:
			ПГ	Tang Ty 2026 31st A <sup>r</sup> San Francis	ve. co, Ca 94116
				2912 Diamo	erPlanck, LLC nd Street, #330 sco, CA 94131
				*P10. Survey Ty Reconnaiss	rpe: (Describe) ance-level survey:
*P44 Panert Citations (Citations)	IIIWAY kanartanala	ther courses are often the are the	None	Oceanside	Survey
*P11. Report Citation: (Cite s  *Attachments	urvey report and o	ther sources, or enter "none")  □ Photograph Record	☐ Continuation She	2et	
Archaeological Record Artifact Record	NONE ☐ District Record	Location Map	Other	<del>50</del> 1	

State of California The I Department of Parks and I PRIMARY RECO	Recreation	Primary # HRI # Trinomial NRHP Status Code	
	Other Listings Review Code	Reviewer	Date
	*Resource name(s) or nu None of for Publication Unres		46th Ave
*b. USGS 7.5' Quad: *c. Address: 1431 d. UTM: (Give more t	SF North 46th Ave han one ofr large and/or line ata: Assessor's Parcel Num	Date: 1994  City: San Francis ear resources) Zone;	<b>Zip:</b> 94122
			tion, alterations, size, setting, and boundaries)
*P3b. Resource Attributes	etween Judah and Kirkh y and clad in rustic of glass and wood panel later addition, featu ple raking cornice. Th  (list attributes and codes) Building O Structure	nam Streets. The left side of the Channel siding and articulated by	ers to be in good condition.
P5a. Photograph or Drawi	ng (Photograph required for	buildings, structures, and objects	View toward west, 100_8244.JPG
			*P6. Date Constructed/Age and Sources  ☐ Historic ☐ Prehistoric ☐ Both  1900, Asssessor's Office
			*P7. Owner and Address: Briggs, John P. & Ying Q Ye- 1431 46th Ave. San Francisco, Ca 94122
110.00-11			*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:
*P11 Report Citation: (Cita	survey report and other sou	urces or enter "none") None	Oceanside Survey
*Attachments  Archaeological Record  Artifact Record	□BSOR □P	hotograph Record	Sheet

State of California The R Department of Parks and R PRIMARY RECOF	ecreation	Primary # HRI # Trinomial NRHP Sta			_ _ _
	Other Listings Review Code	R	eviewer	 Date	
*a. County: San F *b. USGS 7.5' Quad: *c. Address: 1435 d. UTM: (Give more th	None for Publication Ur rancisco SF North 46th Ave an one ofr large and/or	and P2b a Date: 1994 Cit linear resources) Zone _	,	ocation Map as necessary. <b>Zip:</b> 94122	
	ata: Assessor's Parcel N e resource and its maio		n. materials, condition, all	erations, size, setting, and boundaries	١
older hipped roof wind sidewalk with low wood wood porch. The main of At the crook of the "Y	g at the rear and a d fence and paved y entrance contains a L" is a tripartite f the dwelling feat ith metal coping. The distributes and code a Building Structure	es) HP2. Single-fam	n at the front, is s steps lead to the m left of the door is th two wood-panel pe rage door with an al uilding appears to b  dily property  District O Element of		
				Pf. Dwner and Address:  View toward west, 100_8248.  Pf. Date Constructed/Age and Sources  Historic □ Prehistoric □ Both 1900, Asssessor's Office	
				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 s	survey report and other	sources, or enter "none")	None		
*Attachments  Archaeological Record  Artifact Record	NONE □	☐ Photograph Record ☐ Location Map ☐ Linear Feature Record	☐ Continuation Sheet ☐ Other		

State of California The Repertment of Parks and Reprint PRIMARY RECOR	ecreation	Primary # HRI # Trinomial NRHP Sta	_		
	Review Code	R	leviewer	Date	·
Page 1 of 1 P1. Other Identifier	None	, ,	<b>corder)</b> 1465 46th	ı Ave	
	for Publication 🛛 Unre cancisco SF North		nd P2c or P2d. Attach a	Location Map as	necessary.
	46th Ave an one ofr large and/or lir		ty: San Francisco		94122
	ta: Assessor's Parcel Nu		,	<u> </u>	
*P3a. Description: (Describe	e resource and its major of	elements. Include desig	n, materials, condition, a	alterations, size, s	etting, and boundaries)
Judah and Irving street glass garage door at ris enclosed, with the left of the door is a assembly. A balcony witerminates with a bracondition.  *P3b. Resource Attributes: P4. Resources Present: P5a. Photograph or Drawing	ight and a straight primary entrance corsliding aluminum wirth a wrought iron backeted cornice and a (list attributes and codes Building O Structure	concrete stair at ncealed behind a plandow and to the rigalustrade is locate a flat parapet. The  HP2. Single-fam Object OSite C	left. The stair lead exiglass and wrough the is a large, trip do beneath the sliding the heavily altered but the sliding property.  District O Element C	ds to the entrate iron security artite aluminum ng doors. The ilding appears of District Oth *P5b. Photo (view	ry porch. The porch ry door. To the mm sliding door building to be in good
		<i>j</i> -	<i>₩</i>	☑ Historic ☐ Pre	
				באס, ASSSE	ssor's Office
	T-T-T-T-T	1113		*P7. Owner and A	
				Chung Ming W 1465 46th Av San Francisc	
				*P8. Recorded by	•
				Kelley & Ve 2912 Diamon	rPlanck, LLC d Street, #330 co, CA 94131
				* <b>P9. Date Record</b> 11.07.08	led:
	*				nce-level survey:
*P11. Report Citation: (Cite s	urvey report and other so	ources, or enter "none"	None	Oceanside S	urvey
*Attachments		Photograph Record	☐ Continuation Shee	et	
☐ Archaeological Record ☐ Artifact Record		Location Map Linear Feature Record	Other		

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
P1. Other Identifier None  P2. Location: Not for Publication Unrest  *a. County: San Francisco  *b. USGS 7.5' Quad: SF North  *c. Address: 1467 -1471 46th Ave  d. UTM: (Give more than one ofr large and/or linea	and P2b and P2c or P2d. Attach Date: 1994  City: San Francisco r resources) Zone;	a Location Map as necessary. <b>Zip:</b> 94122
e. Other Locational Data: Assessor's Parcel Numb *P3a. Description: (Describe resource and its major elec		, alterations, size, setting, and boundaries)
roofed entry porch. The porch contains two predestration at the second story includes two these windows enclose what appears to have be the center bay has a raised flat parapet roof heavily altered building appears to be in go	we tripartite aluminum sliding wind been an open porch. The left bay for of. The building terminates with a bood condition.	dows in the left and center bays. eatures a shed roofed section and
*P3b. Resource Attributes: (list attributes and codes) P4. Resources Present:   Building   Structure   P5a. Photograph or Drawing (Photograph required for building   Structure   P5a. Photograph or Drawing (Photograph required for building   Structure   P5a. Photograph or Drawing (Photograph required for building   Structure   P5a. Photograph or Drawing (Photograph required for building   P5a. Photograph or Drawing (Photograph required for building Drawing Photograph required for building Drawing Photograph P	Object O Site O District O Element	t of District Other  *P5b. Photo (view, date, accession #
		View toward west, 100_8252.JPG
		*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1908, Asssessor'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 sour	ces, or enter "none") $None$	
	otograph Record	eet

☐ District Record ☐ Linear Feature Record

☐ Artifact Record

Department of Parks and R PRIMARY RECOR	ecreation	HRI# — Trinomial — NRHP Status Code		
	Review Code	Reviewer -		Date
*a. County: San Fi	*Resource name(s None for Publication  cancisco SF North		1473 46th Ave	Map as necessary.
	46th Ave	City: San	Francisco	<b>Zip:</b> 94122
•	=	or linear resources) Zone;	mE/	mN
		el Number: 1807011 ajor elements. Include design, materia	als, condition, alteration	s. size. setting, and boundaries)
with a flat roof. The The building sits on a sloping driveway at the concealed by a metal stacade. The building the building. The heavily  *P3b. Resource Attributes: P4. Resources Present:   *P3b. Resources Present:	building is 1,09 partially raise le left and a streecurity door. A serminates with a altered building (list attributes and c Building ) Structure.	reframe, vernacular dwelling fine of sq ft and occupies a 1,990 sed basement, which features a staight terrazzo stair at the relarge single pane window with a shallow eave overhang which is appears to be in fair conditionally grappears to be in fair conditionally grappears. By Single-family propure Object O Site O District red for buildings, structures, and object of the conditional structures.	sq ft lot on the we. solid wood garage dight. The stair lead wood surrounds dom is extended down the ion.  perty  O Element of District ects  *P5b. Ph	st side of 46th Avenue.  por with a slight-down  ds to an entry porch  inates the first story  e vertical edges of the
			*P6. Date Histor 1906,  *P7. Own Yu Fan Frank 1662 2 San Fr *P8. Rec Kelle 2912 San F *P9. Date 11.07.0  *P10. Su Recon	e Constructed/Age and Sources ic Prehistoric Both  Asssessor's Office  ner and Address: nily Trust & Tammy Yu Trustees 26th Ave. cancisco, Ca 94122 orded by y & VerPlanck, LLC Diamond Street, #330 rancisco, CA 94131 e Recorded:
*P11. Report Citation: (Cite s	urvey report and oth	ner sources, or enter "none") None		
*Attachments  Archaeological Record  Artifact Record	□ BSOR ☑ NONE □ District Record	☐ Photograph Record ☐ Con☐ Location Map ☐ Oth	ntinuation Sheet er	

State of California The Department of Parks an PRIMARY RECO	d Recreation ORD	Primary # HRI # Trinomial NRHP Status Code	
	Other Listings Review Code	Reviewer	 Date
*a. County: San  *b. USGS 7.5' Quad  *c. Address: 14 d. UTM: (Give more	None Not for Publication  Unre Francisco SF North 71 46th Ave than one ofr large and/or lir	and P2b and P2c or P2d. Attach Date: 1994  City: San Francisco near resources) Zone;	a Location Map as necessary.  Zip: 94122  _mE/ mN
	a one-story, wood-fram not visible from the st	ne, dwelling located behind 1467-146 creet.	9 46th Avenue. The building, which
P4. Resources Present:	■ Building	) HP2. Single-family property O Object O Site O District O Elemen or 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, Asssessor'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)

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

\*P11. Report Citation: (Cite survey report and other sources, or enter "none")  $\,\,^{\text{None}}$ 

DPR 523A (1/95) \*Required Information

Reconnaissance-level survey:

Oceanside Survey

PRIMARY RECORD	Trinomial ————	
	NRHP Status Code	
Other Listings Review Code _		 Date
Review Gode _	Reviewer	
Page 1 of 1 *Resource na P1. Other Identifier None	me(s) or number (assigned by recorder) 4234	1 Kirkham St
P2. Location: Not for Publication	Unrestricted     ■	
*a. County: San Francisco	and P2b and P2c or P2d. A	ttach a Location Map as necessary.
*b. USGS 7.5' Quad: SF North	<b>Date:</b> 1994	
*c. Address: 4234 Kirkham St	City: San Franc	
d. UTM: (Give more than one ofr large	and/or linear resources) Zone;	mE/ mN
e. Other Locational Data: Assessor's F *P3a. Description: (Describe resource and i	Parcel Number: 1807016 its major elements. Include design, materials, con	dition, alterations, size, setting, and boundaries)
roof. The 460 sq ft building occup 47th avenues. The building is set primary entrance is located on the group of three one-over-one double	, wood-frame, vernacular dwelling clad ies a 1,874 sq ft parcel on the north s back from the public sidewalk with a sm west façade and features a flush wood -hung wood sash windows located in the facade terminates with molded cornice a good condition.	ide of Kirkham Street between 46th and all fenced-in yard in front. The door. The primary façade features a center and a one-over-one double-hung
P4. Resources Present:   Building   St	and codes) HP2. Single-family property tructure O Object O Site O District O Electorized for buildings, structures, and objects	ement of District
Tou. Thotograph of Brawing (Friotograph)	FS/	View toward north, 100 8258.
		JPG
		*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1921, Asssessor's Office
		*D7.0
The state of the s		*P7. Owner and Address:
		Lohman, Janet 4234 Kirkham St.
		San Francisco, Ca 94122
		*B0 B
		*P8.Recorded by Kelley & VerPlanck, LLC 2912 Diamond Street, #330 San Francisco, CA 94131
	A STATE OF THE PARTY OF THE PAR	*P9. Date Recorded: 01.23.09
		*P10. Survey Type: (Describe)  Reconnaissance-level survey: Oceanside Survey
P11. Report Citation: (Cite survey report an	d other sources or enter "none") None	Oceanside Survey
· · .	— — — —	
*Attachments ☐ BSOR ☐ Archaeological Record ☐ NONE ☐ Artifact Record ☐ District Rec	☐ Photograph Record ☐ Continuation ☐ Location Map ☐ Other  cord ☐ Linear Feature Record	on Sheet

Primary # HRI #

State of California The Resources Agency Department of Parks and Recreation

State of California The Ro Department of Parks and R PRIMARY RECOR	ecreation	Primary # HRI # Trinomial NRHP Status Code	
	Other ListingsReview Code	Reviewer	 Date
*a. County: San Fr *b. USGS 7.5' Quad: *c. Address: 1478 d. UTM: (Give more the e. Other Locational Da *P3a. Description: (Describe	None for Publication Unrestricted cancisco SF North Date: 47th Ave an one ofr large and/or linear resource ta: Assessor's Parcel Number: 180° e resource and its major elements. Inc two-story, wood-frame, vernace	City: San Francisco es) Zone;mE/	Zip: 94122mN as, size, setting, and boundaries) ad capped with a hipped
leads up to the primar levels. At the second side. At the center is window. The façade termoderately altered buil Avenue.  *P3b. Resource Attributes: P4. Resources Present: ①	Ty entrance at the right. A stuffloor level a double-hung wood a double-hung wood window and minates with a plain stucco filding appears to be in poor confilding appears to be in poor confidence of the confidence of	◯ Site ◯ District ◯ Element of District structures, and objects *P5b. Pl	ered facet at the left ry and a double-hung wood a molded cornice. The to be a twin of 1474 47th  CO Other noto (view, date, accession #
		*P6. Dat	toward west, 100_8264.JPG  The Constructed/Age and Sources  The Prehistoric Both  Asssessor's Office  The Address:  Tony H. & Teresa T. 23rd Ave.  Trancisco, Ca 94122  Corded by  The Wey & VerPlanck, LLC  Diamond Street, #330  Trancisco, CA 94131  The Recorded:  The Recorded:
	urvey report and other sources, or en	· <u>_</u>	
*Attachments  Archaeological Record  Artifact Record	□ BSOR       □ Photograph         ☑ NONE       □ Location Ma         □ District Record       □ Linear Featu	p	
DDD 523A (1/05)			*Paguired Information

State of California The Department of Parks and PRIMARY RECO	Recreation	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 *P2. Location:	None  Not for Publication   Uni	restricted	
<del></del>	Francisco	and P2b and P2c or P2d. Attach a	Location Map as necessary.
*b. USGS 7.5' Quad:	SF North	<b>Date:</b> 1994	
	4 47th Ave	City: San Francisco	•
· ·	<del>-</del>	inear resources) Zone;	mE/ mN
	Data: Assessor's Parcel Nu	umber: 1807021 elements. Include design, materials, condition, a	alterations size setting and houndaries)
center of the first second story levels. occupy the recessed at the far right is frieze, a dentillate small sliding alumin	floor is a double-hun At the second floor porch. To the right i another window locate ed, molding, and a mol	features a wood stair that leads up to ag wood sash window. A stucco belt cour level a non-historic multi-panel wood as a double-hung wood sash window at the dwithin a chamfered facet. The façade ded cornice. There is a small gabled doderately altered building appears to Avenue.	se demarcates the first and door and double-hung wood window e center of the second floor and terminates with a plain stucco dormer at the roof crest with a
P4. Resources Present: (	Building O Structure	s) HP2. Single-family property O Object O Site O District O Element of for buildings, structures, and objects	of District ○ Other  *P5b. Photo (view, date, accession #  View toward east, 100_8267.JPG  *P6. Date Constructed/Age and Sources  ☑ Historic □ Prehistoric □ Both

1907, Asssessor'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
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*Attachments	□BSOR	☐ Photograph Record	☐ Continuation Shee
☐ Archaeological Record	☑ NONE	☐ Location Map	Other
☐ Artifact Record	☐ District Record	☐ Linear Feature Record	

Department of Parks and Recreation  PRIMARY RECORD	HRI #	
Other Listings	NRHP Status Code	
Review Code	Reviewer	Date
04 11 45	per (assigned by recorder) 1450 4	7th Ave
P1. Other Identifier None  *P2. Location: ☐ Not for Publication ☑ Unrestrice	ted	
*a. County: San Francisco		h a Location Map as necessary.
*b. USGS 7.5' Quad: SF North	<b>Date:</b> 1994	
*c. Address: 1450 47th Ave d. UTM: (Give more than one ofr large and/or linear r	City: San Francisc	•
e. Other Locational Data: Assessor's Parcel Number		
*P3a. Description: (Describe resource and its major element		on, alterations, size, setting, and boundaries)
wood pedestrian doors. To the right is a mode other building at the rear of the property. A first floor fenestration. The second level few window containing three double-hung vinyl wind of vertical wood strips bisects the facade. The photographs, the building at the rear appears elements. The heavily altered building appears elements. The heavily altered building appears P4. Resources Present: Building O Structure O O P5a. Photograph or Drawing (Photograph required for building appears)	water table of applied artific atures a double-hung vinyl wind dows on the right. Allhave thin he facade terminates in a simple to be two-story, wood-frame, was to be in good condition.  HP3. Multiple-family property Object O Site O District O Element	ial stone is located beneath the ow on the left and a chamfered bay wood surrounds. A decorative band e box cornice. Based on aerial ith a complicated massing of gabled
		*P6. Date Constructed/Age and Sources
		☐ Historic ☐ Prehistoric ☐ Both
		1909, Asssessor's Office
		*P7. Owner and Address: Yee Qi Mou & Wong Yim Fong
		547 25th Ave.
		San Francisco, Ca 94121
		*P8. Recorded by
	in the second	Kelley & VerPlanck, LLC 2912 Diamond Street, #330
		San Francisco, CA 94131 *P9. Date Recorded:
	N M	01.07.09
		*P10. Survey Type: (Describe)
		Reconnaissance-level survey:
	Secretary of the second	Oceanside Survey
*P11. Report Citation: (Cite survey report and other source	es, or enter "none") $None$	
	ograph Record Continuation S	Sheet
	tion Map ☐ Other ar Feature Record	

State of California The Ro Department of Parks and Ro PRIMARY RECOR	ecreation	Primary HRI # Trinomia		
	Other Listings Review Code		Reviewer	
Page 1 of 1 P1. Other Identifier *P2. Location: Not *a. County: San Fi	None		,	Ave  Location Map as necessary.
*c. Address: 1442 d. UTM: (Give more the	47th Ave an one ofr large and/		ity: San Francisco	•
			gn, materials, condition, a	alterations, size, setting, and boundaries)
Kirkham streets. The f side, a short cement s the porch. The primary double-hung wood sash primary entrance and t	irst floor consitair leads to a entrance is a swindows with wood he garage. A cerminates with a plding appears to (list attributes and c Building ) Struction	sts of a multi-panel of the full-width porch at the solid panel wood door of surrounds at the lest rally located dormer plain stucco band and to be in good condition to be in Good Condition to be the full beautiful b	wood garage door at he second story. Tur at the right side of ft side. A decorativ window features pai the building has a s.  mily property  District O Element o	h Avenue between Judah and the left side. At the right ned-wood support posts support the second story, with paired e plaster arch tops both the red six-pane fixed wood sash hallow eave overhang. The  f District Other  *P5b. Photo (view, date, accession #
r sa. Filotograph of Drawing	g (Filotograph requi	red for buildings, structures	s, and objects	View toward east, 100_8282.JPG
				*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1906, Asssessor's Office
				*P7. Owner and Address:
	THE			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
and a				*P10. Survey Type: (Describe) Reconnaissance-level survey:
*P44 Panert Citation (Cita	UNION ROMANTA STATE ALL	POR DOUROGO OF OR A TANK IN THE TANK	"None	Oceanside Survey
*P11. Report Citation: (Cite s  *Attachments	urvey report and otr	er sources, or enter "none"  Photograph Record	☐ Continuation Shee	at
Archaeological Record  Artifact Record	NONE ☐ District Record	Linear Feature Record	Other	•

Department of Parks and Recreation PRIMARY RECORD	Primary #  HRI #  Trinomial  NRHP Status Code	
Other Listings Review Code	Reviewer	 Date
P1. Other Identifier None  P2. Location: ☐ Not for Publication ☑ Unres  *a. County: San Francisco	stricted  and P2b and P2c or P2d. Attac	7th Ave
*b. USGS 7.5' Quad: SF North  *c. Address: 1434 47th Ave d. UTM: (Give more than one ofr large and/or line	Date: 1994  City: San Francisc	•
e. Other Locational Data: Assessor's Parcel Num *P3a. Description: (Describe resource and its major el	nber: 1807029	
siding and capped with a cross-gable roof. of 47th Avenue between Judah and Kirkham st multi-panel wood garage doors at right tops story, the primary entrance contains a mult porch is capped by a pedimented portico wit shingled shed roof. At the second story, the clad in horizontal wood siding and features with a molded raking cornice with a broken and features a fixed octagonal window with shallow eave overhang. The heavily altered  *P3b. Resource Attributes: (list attributes and codes)  P4. Resources Present:  Building O Structure (P5a. Photograph or Drawing (Photograph required for	treets. The first story is clad in ped by a wide multi-light transom ti-panel wood and glass door reces th a triangular window. The first he left side of the façade is domis a large multi-light vinyl sash sentablature. The right side of the wide wood surrounds. The left side building appears to be in good co	wood shingle and features two window. At the left of the first sed within an entry porch. The story terminates with a wide nated by a front gable, which is cliding window. The gable terminates are second story is clad in shingles le of the façade terminates with a condition.
		*P6. Date Constructed/Age and Sources  ☐ Historic ☐ Prehistoric ☐ Both  1904, Asssessor'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 sou	urces, or enter "none") None	
☐ Archaeological Record ☑ NONE ☐ L	Photograph Record	Sheet

Department of Parks and Recreation PRIMARY RECORD			HRI#  Trinomial  NRHP Status Coo	No.		
	Other Listings Review Code		Reviewer		 Date	
•	None		and P2b and P2c	1430 47th A	ave cation Map as necessal	ry.
	47th Ave an one ofr large and ta: Assessor's Parc	A/or linear resource	City: Sane;;;;;			
1430 47th Avenue is a roof. The 785 sq ft bu Kirkham streets. The f multi-panel wood and q squared posts with cur solid panel wood door symmetrically flank th fixed windows. The fact be in good condition.	milding occupies first floor feat glad garage door eved brackets an with wide wood the primary entra	a 3,000 sq ft ures a dog-leg at right. The d capped with a surrounds. Mult nce. A gabled a	lot on the eas stair at left second story f a shed roof. Th ti-light vinyl roof-mounted do	t side of 47th which leads up eatures a full e primary entra sash sliding wirmer with flare	Avenue between Jude to the second story width porch, suppose nce is a centrally ndows with wide word d eaves contains to	ah and y, and a rted by located od surrounds wo small
*P3b. Resource Attributes: P4. Resources Present: © P5a. Photograph or Drawin	Building O Struct	ture Object	◯ Site ◯ Distric	et O Element of D	District O Other P5b. Photo (view, date, a View toward east,	
				∑ *F	P6. Date Constructed/Ag Historic Prehistoric 1908, Asssessor's P7. Owner and Address: House, Jerry Lee & 1430 47th Ave. San Francisco, Ca 9	Both  Office  Fogarty, T.
				*F	P8. Recorded by Kelley & VerPlance 2912 Diamond Stree San Francisco, CA P9. Date Recorded: D1.07.09 P10. Survey Type: (Descrete)	eet, #330 A 94131 Cribe)
*D44 Dancet Ottet! (O')	ll with		And House III. Mono		Oceanside Survey	_
*P11. Report Citation: (Cite s  *Attachments  Archaeological Record  Artifact Record	urvey report and ot ☐ BSOR ☑ NONE ☐ District Record	☐ Photograph ☐ Location Ma	Record Co	ontinuation Sheet ther		

Department of Parks and Recreation  PRIMARY RECORD	Primary #  HRI #  Trinomial	
Other Listings Review Code	NRHP Status Code Reviewer	 Date
P1. Other Identifier None  *P2. Location: ☐ Not for Publication ☑ Uni  *a. County: San Francisco	r number (assigned by recorder) 1426 47t restricted and P2b and P2c or P2d. Attach	
<ul><li>*b. USGS 7.5' Quad: SF North</li><li>*c. Address: 1426 47th Ave</li><li>d. UTM: (Give more than one ofr large and/or li</li></ul>	Date: 1994  City: San Francisco inear resources) Zone;	•
e. Other Locational Data: Assessor's Parcel No *P3a. Description: (Describe resource and its major		alterations size setting and boundaries)
*P3b. Resource Attributes: (list attributes and coder P4. Resources Present: Building O Structure P5a. Photograph or Drawing (Photograph required sections)	of the second story. Other fenestration to the right and a two-facet bay window decorative front gable above the bay woulding terminates with a shallow east.  Shape of the second story. Other fenestration is a superior of the second story with a shallow east.  Shape of the second story. Other fenestration is a superior of the second story. Other fenestration is a superi	on at the second story consists of ow at the left with double-hung window, and a small gabled dormer we overhang. The heavily altered
		*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1907, Asssessor'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 s	sources, or enter "none") None	
☐ Archaeological Record ☑ NONE ☐	Photograph Record ☐ Continuation Sh☐ Location Map ☐ Other  Linear Feature Record	eet

State of California T Department of Parks a PRIMARY REC	nd Recreation	Primary # HRI # Trinomial NRHP Status Code	
	Other Listings Review Code	Reviewer	
	r None Not for Publication ☑ Unrest n Francisco		7th Ave
	420 47th Ave	City: San Francisc	•
•	re than one ofr large and/or line al Data: Assessor's Parcel Num	ear resources) Zone;	mE/ mN
			on, alterations, size, setting, and boundaries)
		HP3. Multiple-family dwelling  Object O Site O District O Eleme	ent of District Other
	=	r buildings, structures, and objects	*P5b. Photo (view, date, accession # View toward east, 100_8298.JP0
			*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both
			1904, Asssessor'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

\*P10. Survey Type: (Describe)

\*P9. Date Recorded:

01.07.09

San Francisco, CA 94131

Reconnaissance-level survey: Oceanside Survey

\*P11. Report Citation: (Cite survey report and other sources, or enter "none")  $\,\,^{\text{None}}$ 

*Attachments	□BSOR	☐ Photograph Record	☐ Continuation Shee
☐ Archaeological Record	<b>⋈</b> NONE	☐ Location Map	Other
☐ Artifact Record	☐ District Record	☐ Linear Feature Record	

Department of Parks and Recr	eation	Primary #  HRI #  Trinomial	
TRIMART RECORD		NRHP Status Code	
	ther Listingseview Code	Reviewer	 Date
P1. Other Identifier N	lone Publication ⊠ Unrestr	icted	47th Ave  ach a Location Map as necessary.
*c. Address: 1416 47		Date: 1994  City: San Franci	sco <b>Zip:</b> 94122
e. Other Locational Data:	Assessor's Parcel Number		mE/ mN ition, alterations, size, setting, and boundaries)
features a garage contai work balustrade at right porch consists of two ar left and a wood panel do The roof is crowned by a rear of the lot and is n to be in good condition.	ning a pair of hinger. The second floor coched portals divided or and another double hipped roof dormer of visible from the	d wood panel doors at left and onsists of a large porch exten by flared posts. The porch she-hung window at right. The facontaining two wood windows. 1	he front of the lot. The first floor a wood dog-leg stair with a lattice ding the width of the facade. The elters a double-hung wood window at cade terminates with extended eaves. 416 47th Avenue is located at the building at 1418 47th Avenue appears
		Object O Site O District O Elemental Company Structures, and objects	nent of District O Other  *P5b. Photo (view, date, accession #  View toward east, 100 8300.JPG
			*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1904, Asssessor'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 surv	ey report and other source	ces, or enter "none") None	,
	NONE Loc	otograph Record	n Sheet

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 nur	mber (assigned by recorder) 4141 Jud	dah St
P1. Other Identifier None  P2. Location: ☐ Not for Publication ☑ Unrest  *a. County: San Francisco  *b. USGS 7.5' Quad: SF North  *c. Address: 4141 Judah St		a Location Map as necessary.
d. UTM: (Give more than one ofr large and/or linea		
e. Other Locational Data: Assessor's Parcel Numb *P3a. Description: (Describe resource and its major ele		alterations are satisfied and become
4141 Judah Street is a two-story, wood-frame	<del>-</del>	-
garage addition containing a pair of hinged a Japanese-influenced Tori gate. Behind the right side of the second floor level. The poexposed rafter ends. A rectangular bay window the left of the primary entry. The bay window transom lights. The bay window is capped by At the second-floor level there is a tripart Visible on the cross-gabled wing at the rear brick chimney emerges from the wing visible flared wide eave overhangs and exposed rafter than the second of the cross-gabled wing at the rear brick chimney emerges from the wing visible flared wide eave overhangs and exposed rafter than the second of the cross-gabled wing at the rear brick chimney emerges from the wing visible flared wide eave overhangs and exposed rafter than the second of the cross-gabled wing at the rear brick chimney emerges from the wing visible flared wide eave overhangs and exposed rafter than the second of the cross-gabled wing at the rear brick chimney emerges from the wing visible flared wide eave overhangs and exposed rafter than the second of the cross-gabled wing at the rear brick chimney emerges from the wing visible flared wide eave overhangs and exposed rafter than the second of the cross-gabled wing at the rear brick chimney emerges from the wing visible flared wide eave overhangs and exposed rafter than the second of the cross-gabled wing at the rear brick chimney emerges from the wing visible flared wide eave overhangs and exposed rafter than the second of the cross-gabled wing at the rear brick chimney emerges from the wing visible flared with the cross-gabled wing at the rear brick chimney emerges from the wing visible flared with the cross-gabled wing at the rear brick chimney emerges from the wing visible flared with the cross-gabled wing at the rear brick chimney emerges from the wing visible flared with the cross-gabled wing at the rear brick chimney emerges from the wing visible flared with the cross-gabled wing at the rear brick chimney emerges from the wing visible flared with the cross-gabled wing at the rear bric	gate is a straight wood stair that prich is supported by square pillars ow flared at the bottom and support ow presents a tripartite wood-sash a flared pent roof with exposed ratite wood window resembling the wing right is a pair of wood casement at the left. The facade terminates ers. The minimally altered building	t leads to the entry porch at the s and capped by a hipped roof with ted by four brackets is located to casement window surmounted by afters and a wide eave overhang. Indow on the first floor level. Windows with wood surrounds. As with a raking cornice with g appears to be in good condition.
P4. Resources Present:   Building   Structure   P5a. Photograph or Drawing (Photograph required for b		*P5b. Photo (view, date, accession # View toward south, 100_8307.  JPG
		*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1910, Asssessor's Office
		isio, mossesser s errice
		*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 sour	rces, or enter "none") None	•
☐ Archaeological Record ☑ NONE ☐ Loc	otograph Record	eet

State of California The Re Department of Parks and Re PRIMARY RECOR	ecreation	Primary # HRI # Trinomial NRHP Sta		
	Other Listings Review Code	R	eviewer	 Date
*a. County: San Fi *b. USGS 7.5' Quad: *c. Address: 4135	None for Publication  cancisco SF North Judah St	and P2b ar Date: 1994	nd P2c or P2d. Attach a L y: San Francisco	ocation Map as necessary. <b>Zip:</b> 94122
		el Number: 1807036		<del></del>
*P3a. Description: (Describe	resource and its m	ajor elements. Include desigr	n, materials, condition, al	terations, size, setting, and boundaries)
on the south side of J features a multi-panel from the building and side of the street lev surrounds located at t containing three fixed sash window at the sec floor levels. The shin wood sash window. A su the left and a shed-romoderately altered bui	wood garage doo constitutes a pleel across the fine he left side of and sliding almond story. A molgle-clad third inburst medallion ofed dormer to the lding appears to the class the constitutes and constitu	ween 46th and 47th avenue or at left and a pedestral latform for the primary ront of the house to the the second story. To the uminum-sash windows. At lded wood entablature defloor level slightly oven occupies the apex of the second story.	ues. The first floor rian entrance at the entrance. A straigh e primary entrance, he right of the entr the recessed module emarcates the juncti erhangs the second s the gable. Also visi erminates with a mol	PF5b. Photo (view, date, accession # View toward south, 100_8309.  JPG PF6. Date Constructed/Age and Sources  Historic □ Prehistoric □ Both 1906, Asssessor's Office  PF7. Owner and Address: Botta, Loretta M. 1231 42nd Ave. San Francisco, Ca 94122  PF8. Recorded by Kelley & VerPlanck, LLC 2912 Diamond Street, #330 San Francisco, CA 94131 PF9. Date Recorded: 01.22.09  PF10. Survey Type: (Describe) Reconnaissance-level survey:
P11. Report Citation: (Cite s	urvey report and oth	her sources, or enter "none")	None	Oceanside Survey
*Attachments  Archaeological Record  Artifact Record	☐ BSOR ☑ NONE ☐ District Record	☐ Photograph Record	☐ Continuation Sheet☐ Other	

State of California The R Department of Parks and R PRIMARY RECOF	ecreation	Primary #	
	Other Listings	NRHP Status Code	
	Review Code	Reviewer	Date
Page 1 of 1	• •	umber (assigned by recorder) 4117 Ju	ıdah St
	Chinese Scalp Acup for Publication Unrestancisco SF North		h a Location Map as necessary.
	Judah St an one ofr large and/or line	City: San Francisc ear resources) Zone;	•
· · · · · · · · · · · · · · · · · · ·	ita: Assessor's Parcel Num	-	
*P3a. Description: (Describ	e resource and its major el	ements. Include design, materials, conditio	n, alterations, size, setting, and boundaries)
south side of Judah Starcessed entrance por at right. The primary floor level features to clad parapet. The heave *P3b. Resource Attributes: P4. Resources Present: ①	creet between 46th and orch at left, a metalentrance is set with two tripartite aluminative altered building altered building (list attributes and codes)  Building O Structure (	At roof. The 3,865 sq ft building of 47th avenues. The first floor level and picture window at center, and the porch and secured behind a num-sash slider windows. The facade appears to be in good condition.  HP6. 1-3 story commercial build.  Object O Site O District O Element buildings, structures, and objects	rel of the primary facade features and a multi-panel wood garage door metal security gate. The secondterminates with a wood shingleterminates with a wood shingleterminates with a wood shingleterminates. Multiple-family property and of District Other  *P5b. Photo (view, date, accession #
FACIAL WAXING	ATT A SECOND PARTING THE PARTI	度 分中心 RE CONTEN OF USA ATTRICTOR AA PAS	View toward south, 100_8316.  JPG  *P6. Date Constructed/Age and Sources  Historic □ Prehistoric □ Both  1922, Asssessor'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 s	survey report and other sou	urces, or enter "none") None	
*Attachments ☐ Archaeological Record ☐ Artifact Record	NONE □ L	hotograph Record ☐ Continuation S ocation Map ☐ Other	heet

State of California The Resources Agency Department of Parks and Recreation PRIMARY RECORD	Primary #		
	NRHP Status Code		
Other Listings —— Review Code	Reviewer	 Date	
Page 1 of 1 *Resource name(s) or n P1. Other Identifier None P2. Location: ☐ Not for Publication ☑ Unre *a. County: San Francisco *b. USGS 7.5' Quad: SF North	stricted and P2b and P2c or P2d. Attach a Loc Date: 1994		
*c. Address: 4125 -4129 Judah St	City: San Francisco ear resources) Zone;mE		
e. Other Locational Data: Assessor's Parcel Nun *P3a. Description: (Describe resource and its major e		rations, size, setting, and boundaries)	
features a recessed entry porch at the lef behind a decorative scrollwork security ga stairway to the basement descends to the lesurrounds is present above the basement en containing three double-hung aluminum wind floor levels. A bracketed wood intermediate second floor level is a curved bay window composite pilasters. The bay window continuith a dentillated crown molding. The facat The minimally altered building appears to its content of the second floor level is a curve of the second	te. A shorter pair of matching pilasters eft of the primary entrance. A fixed woo try. To the right of the entry porch is ows. The bay window continues upward the cornice demarcates the first floor less containing three double-hung aluminum witues through the third floor level. The bade terminates with an overhanging box containing box containing box containing three with an overhanging box containing three with an overhanging box containing box contai	s repeats inside the porch. A od sash window with wood a curved bay window rough the second and third vel. At the left side of the indows separated by smooth bay windows both terminates	
*P3b. Resource Attributes: (list attributes and codes) P4. Resources Present:  Building Structure C P5a. Photograph or Drawing (Photograph required fo	Object O Site O District O Element of D by buildings, structures, and objects  *P	District O Other P5b. Photo (view, date, accession # View toward south, 100_8312.  JPG	
		P6. Date Constructed/Age and Sources  ☐ Historic ☐ Prehistoric ☐ Both  1909, Asssessor's Office	
		P7. Owner and Address: Louie, Walter & Sophie 458 44th Ave. San Francisco, Ca 94121	
P国頭皮針中心 PADPUNCTURE CONTER OF USA MARKATAN STANDARD	*P	78. Recorded by Kelley & VerPlanck, LLC 2912 Diamond Street, #330 San Francisco, CA 94131 79. Date Recorded: D1.22.09	
	F	P10. Survey Type: (Describe) Reconnaissance-level survey: Oceanside Survey	
P11. Report Citation: (Cite survey report and other so	urces, or enter "none") None		
	Photograph Record		

Department of Parks and Re		HRI #	•		
PRIMARY RECOR		Trino	mial		
		NRH	Status Code		
	Other Listings Review Code		Reviewer		 _ Date
Page 1 of 1	*Resource name(s	s) or number (assigned l	by recorder) 1421	44th Ave	
P1. Other Identifier	None		,		
*P2. Location: Not			0h   D0 D0-  A#		M
*a. County: San Fr *b. USGS 7.5' Quad:	ancisco SF North	and F Date: 1994	2b and P2c or P2d. Att	ach a Location	Map as necessary.
*c. Address: 1421		Date. 1994	City: San Francis	800	<b>Zip:</b> 94122
		or linear resources) Zo			
e. Other Locational Da	ta: Assessor's Parce	el Number: 1809002			
*P3a. Description: (Describe	resource and its m	ajor elements. Include d	esign, materials, condi	tion, alterations	s, size, setting, and boundaries)
roof. The building occ streets. The building basement which feature straight terrazzo stai arched entry porch fro central projecting bay The windows all have s	upies a 3,002 sq is 1,125 sq ft a s a multi-panel r at right leadinted by a metal with a single a lim wood molding with a projectinding. The modera 423 44th Avenue.  (list attributes and c Building O Structions of the structure	g ft lot on the west and the primary factor wood and glass garding up to the primar security door. Other aluminum sliding with larger sills and cornice, and the ately altered builds.  Todes) HP2. Singleware Object Osite	t side of 44th Average does ast. The age door at left, any entrance. The presentation at add and the central and the central abuilding terminate and appears to be a compared to be compar	nue between of building sign pedestrian rimary entrar the second sign a larger alway is capped ses with a credin good condition for the second sign good condition for the second sign good condition for the second sign good condition good good good good good good good go	its atop a raised door at center, and a nee is located within an story consists of a uminum sliding window. It with a mansard roof. Enellated parapet clad in ition. The building  Other oto (view, date, accession # toward west, 100_8418.JPC)
				<ul><li>☐ Histori</li><li>1915,</li><li>*P7. Own</li><li>Im Won</li></ul>	e Constructed/Age and Sources to Prehistoric Both Asssessor's Office  ner and Address: Ung & Kyung Nae
					4th Ave. Cancisco, Ca 94122
			M/1/-	*P8. Rec	orded by
				Kelle	y & VerPlanck, LLC
100	~~		1		Diamond Street, #330 rancisco, CA 94131
					Recorded:
			A. The state of th		rvey Type: (Describe)
			1 - 12		naissance-level survey:
*P11. Report Citation: (Cite s	urvey report and oth	ner sources or enter "ne	one") None	Oceans	side Survey
	BSOR		·	Sheet	
*Attachments  Archaeological Record	NONE □ BSOR	☐ Photograph Recor☐ Location Map	d ☐ Continuation ☐ Other	JIIEEL	
Artifact Record	☐ District Record	Linear Feature Re	<del></del>		

State of California The Ronal Department of Parks and Ronal PRIMARY RECORD	ecreation		Primary #  HRI #  Trinomial		
	Other Listings Review Code		NRHP Status Code Reviewer		
Dans 4 of 1			igned by recorder) 1423		
Page 1 of 1 P1. Other Identifier  *P2. Location: ☐ Not *a. County: San F: *b. USGS 7.5' Quad:	None	Unrestricted	and P2b and P2c or P2d. Att		ap as necessary.
	44th Ave	d/au limaau vaaava	City: San Franci		<b>Zip:</b> 94122 mN
e. Other Locational Da	=		<b>es) Zone;</b> 9002A	IIIE/	_ min
*P3a. Description: (Describe	e resource and its m	najor elements. Inc	clude design, materials, condi	tion, alterations,	size, setting, and boundaries)
porch at the left side surrounds. At right, a central sash flanked k entrance. The second s	e of the second a projecting rec by two casements story terminates	story. The ent tangular bay co . The projection with a fascia	ir at left which leads or porch contains a since ontains a tripartite wood on extends down to the board and a molded combe in good condition. The	gle panel wood od window cons first story an nice, above wh	d door with wood sisting of a fixed and shelters the garage which is a crenellated
*P3b. Resource Attributes: P4. Resources Present: © P5a. Photograph or Drawin	Building O Struct	ture Object	○ Site ○ District ○ Eler	*P5b. Phot	Other to (view, date, accession # oward west, 100_8416.JPG
				* <b>P6. Date (</b> ☑ Historic	Constructed/Age and Sources  Prehistoric Both Asssessor's Office
				*P7 Owne	r and Address:
X				Birk, H 1423 44	arry A. Iii & Louise L.
				*P8. Recoi	ded by
				Kelley 2912 Di San Fra <b>*P9. Date I</b>	& VerPlanck, LLC iamond Street, #330 ancisco, CA 94131 Recorded:
<b>元义长坚</b> 然				10.30.08	
Will like the		NIII			rey Type: (Describe) aissance-level survey:
					ide Survey
*P11. Report Citation: (Cite s			<u> </u>		
*Attachments ☐ Archaeological Record ☐ Artifact Record	☐ BSOR ☑ NONE ☐ District Record	☐ Photograph☐ Location Ma☐ Linear Featu	ap 🔲 Other	Sheet	

State of California The R Department of Parks and R PRIMARY RECOF	ecreation	HRI Trin	nary # # omial HP Status Code		
	Review Code		Reviewer		Date
	None for Publication	Unrestricted	by recorder) 1439		
*b. USGS 7.5' Quad: *c. Address: 1439	rancisco SF North 44th Ave	<b>Date:</b> 199	City: San Franci	sco	<b>Zip:</b> 94122
		cel Number: 1809005	one;	ME/	mN
				tion, alterations,	size, setting, and boundaries)
primary entrance at the light windows, all winds second story consists topped by a boxed correstiding windows, capped	the second story. Thin a shallow e of a triple set nice. Third-stored by a boxed coates the gable p condition. The state of the state o	The primary entraintry porch at the control of aluminum-sash strong fenestration constructed with a pedimental peak but flattens on building appears to building appears to codes)  HP2. Single ture Object OSi	nce is a single paneleft side of the second paneleft side of the second paneleft side of the second paneleft sists of a centrally ent detail. The built at the terminus point at the terminus point at twin of 1443 end of 144	el wood door : cond story. Or within a trap y located trip lding termina points. The he 44th Avenue.  ment of District *P5b. Pho	ther fenestration at the pezoidal projecting bay ple set of aluminum-sash tes with a molded eavily altered building
				*P6. Date M Historic 1916,  *P7. Owne Jow, Ho 1964 10 San Fra  *P8. Reco Kelley 2912 D	Constructed/Age and Sources Prehistoric Both Asssessor's Office  er and Address: Dward & Jennie Oth Ave. Ancisco, Ca 94116
				10.30.08 * <b>P10. Sur</b> Reconn	Recorded:  B  vey Type: (Describe)  aissance-level survey:  ide Survey
*P11. Report Citation: (Cite s	survey report and ot	her sources, or enter "r	none") None		
*Attachments  ☐ Archaeological Record ☐ Artifact Record	☐ BSOR ☑ NONE ☐ District Record	☐ Photograph Reco ☐ Location Map ☐ Linear Feature R	Other	Sheet	

State of California The Re Department of Parks and Re PRIMARY RECOR	ecreation	1	Primary # HRI # Frinomial NRHP Status Code _		
	Other Listings Review Code		Reviewer		 Date
Page 1 of 1	*Resource name(s	s) or number (assign	ned by recorder) 1443	44th Ave	
P1. Other Identifier *P2. Location: ☐ Not	None for Publication	Unrestricted	and P2b and P2c or P2d. At		ap as necessary.
	SF North 44th Ave	Date: 1	City: San Franci		
e. Other Locational Da			) <b>Zone;</b>	me/	_ mn
				lition, alterations,	size, setting, and boundaries)
a shallow recess at the supported by corbelled double-hung vinyl-sash story, windows of simi	e left of the se stucco brackets windows set in lar configuratios with a project led brackets. The a twin of 1439 (list attributes and consulting O Structum)	cond story. The cond story. The cond story. The condition of the condition	e entry is capped by a ration at the second sort at the second sort capped with a Misson located and flanked rice, arched at the concered building appears appears of the concered building appears of the concern at the concern and the concern at t	a raised stucco story consists sion-style scul by smaller sin enter and flat s to be in good	of a triple set of pted roof. At the third gle pane fixed windows. at the edges, where it condition. The
F 3a. Filolograph of Brawnig	y (Filotograph Tequil	red for buildings, si	nuctures, and objects	View to	oward west, 100_8411.JPG
					☐ Prehistoric ☐ Both Asssessor's Office
				*P7 Owner	r and Address:
			-4	Chui Sh	2
		174		1443 44† San Frai	th Ave. ncisco, Ca 94122
		YAU		2912 Di San Fra * <b>P9. Date F</b> 10.30.08	& VerPlanck, LLC Lamond Street, #330 Ancisco, CA 94131 Recorded:
		1			aissance-level survey:
*P44 Panert Citations (Citations)	University for a set and a set	OR COURSES OF STATE	r"none") None	Oceansi	ide Survey
*P11. Report Citation: (Cite s	urvey report and oth		, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	n Shoot	
*Attachments ☐ Archaeological Record ☐ Artifact Record	☐ BSOR  ☐ NONE ☐ District Record	☐ Photograph R ☐ Location Map ☐ Linear Feature	Other	n Sheel	

State of California The R Department of Parks and R PRIMARY RECOR	Recreation RD	Primary # HRI # Trinomial NRHP Status Code	
	Other Listings Review Code	Reviewer	
Page 1 of 1	` '	r number (assigned by recorder) 1447 44t	th Ave
<del></del>	None t for Publication Un rancisco SF North	restricted  and P2b and P2c or P2d. Attach a  Date: 1994	a Location Map as necessary.
*c. Address: 1447	44th Ave	City: San Francisco linear resources) Zone;	l'
	ata: Assessor's Parcel N e resource and its major	umber: 1809006 r elements. Include design, materials, condition,	, alterations, size, setting, and boundaries)
44th Avenue between J 44th Avenue. The buil at right and a multi- building and takes a located in an enclose story consists of a c features two aluminum	udah and Kirkham str ding sits atop a par panel wood and glass quarter turn to lead d, projecting entry entrally located alw sash sliding window	e roof. The building occupies a 3,002 reets. The building is 903 sq ft and trially raised basement, which features pedestrian door at left. At center, d to the primary entrance. The primary porch at the left of the first story. uminum-sash sliding window and, at rigws. A pent visor tops the first story. ly altered building appears to be in f	the primary façade faces east on es a solid panel wood garage door a stair leads up along the rentrance is an obscured door. Other fenestration at the first ght, a projecting bay which The building terminates with a
P4. Resources Present:	Building O Structure	O Object O Site O District O Element 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, Asssessor'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 re	port and other	sources, or e	enter "none")	None
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*Attachments	□BSOR	☐ Photograph Record	☐ Continuation Sheet
☐ Archaeological Record	<b>⋈</b> NONE	☐ Location Map	Other
☐ Artifact Record	☐ District Record	☐ Linear Feature Record	

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 nam P1. Other Identifier None P2. Location: ☐ Not for Publication *a. County: San Francisco	ne(s) or number (assigned by recorder)  1465 44th Ave  Unrestricted  and P2b and P2c or P2d. Attach a Location	on Man as necessary
*b. USGS 7.5' Quad: SF North	Date: 1994	map as neededary.
*c. Address: 1465 44th Ave	City: San Francisco	<b>Zip:</b> 94122
	and/or linear resources) Zone;mE/	mN
e. Other Locational Data: Assessor's Pa *P3a. Description: (Describe resource and its	arcei Number: 1809008 s major elements. Include design, materials, condition, alteration	ons, size, setting, and boundaries)
·	nd codes) HP3. Multiple-family property	
	ructure Object Osite Object OElement of District	
Poa. Photograph or Drawing (Photograph re		Photo (view, date, accession # w toward west, 100_8406.JPG
		ate Constructed/Age and Sources
		toric Prehistoric Both
	191	6, Asssessor's Office
	*P7 0	
		wner and Address:
	The state of the s	44th Ave.
	San	Francisco, Ca 94122
	*D0 D	ecorded by
		ecorded by ley & VerPlanck, LLC
	291:	Diamond Street, #330
		Francisco, CA 94131
TOVOTA	*P9. D	ate Recorded: 0.08
	10.5	0.00
		Survey Type: (Describe)
		onnaissance-level survey:
	Oce	anside Survey

☐ Continuation Sheet

Other...

☐ Photograph Record

☐ Location Map

☐ District Record ☐ Linear Feature Record

\*P11. Report Citation: (Cite survey report and other sources, or enter "none")  $\,\,^{\text{None}}$ 

BSOR

\*Attachments

☐ Artifact Record

☐ Archaeological Record ☐ NONE

Department of Parks and Recreation  PRIMARY RECORD		Primary #			
	Other Listings Review Code	Reviewer	Date		
*a. County: San Fr	None for Publication ancisco	☑ Unrestricted and P2b and P2c or P2d.	3 44th Ave  Attach a Location Map as necessary.		
	SF North 44th Ave In one ofr large and	Date: 1994  City: San Franciscolor linear resources) Zone;	•		
		cel Number: 1809009 najor elements. Include design, materials, co	ndition alterations size setting and	houndaries)	
appears to have multip overhang. The moderate dwelling at the rear of *P3b. Resource Attributes:	le additions the ly altered buil for the lot that	codes) HP3. Multiple-family proper	e façade terminates with a sha n. There appears to be a secon	allow eave	
	_	ture O Object O Site O District O E ired for buildings, structures, and objects	lement of District Other *P5b. Photo (view, date, acc	ession#	
Tour notograph of Braining	y (i motographi roqu	mounts summings, our actuality, and expecte	View toward west, 1		
			*P6. Date Constructed/Age a  ☑ Historic ☐ Prehistoric ☐  1908, Asssessor's 0	Both	
		TOVORA	*P7. Owner and Address: Goodwin Family Trust % Chris Goodwin 1473 44th Ave. San Francisco, Ca 941 *P8. Recorded by Kelley & VerPlanck, 2912 Diamond Street San Francisco, CA 9 *P9. Date Recorded: 10.30.08  *P10. Survey Type: (Describ Reconnaissance-leve Oceanside Survey	LLC , #330 4131	
*P11. Report Citation: (Cite s	urvey report and of	ther sources, or enter "none") None	occanorae barvey		
*Attachments  Archaeological Record  Artifact Record	□ BSOR ☑ NONE □ District Record	☐ Photograph Record ☐ Continuat ☐ Location Map ☐ Other	on Sheet		

State of California The Resources Agency Department of Parks and Recreation PRIMARY RECORD	Primary # HRI # Trinomial	
Other Listings Review Code	NRHP Status Code  Reviewer	
Page 1 of 1 *Resource name(s) or number (ass P1. Other Identifier None	signed by recorder) 1475 44th Ave	
*P2. Location: ☐ Not for Publication ☑ Unrestricted		
*a. County: San Francisco	and P2b and P2c or P2d. Attach a Location M	ap as necessary.
*b. USGS 7.5' Quad: SF North Date:  *c. Address: 1475 44th Ave	City: San Francisco	7in: 9/122
d. UTM: (Give more than one ofr large and/or linear resource		
e. Other Locational Data: Assessor's Parcel Number: 180	09010	
*P3a. Description: (Describe resource and its major elements. In	nclude design, materials, condition, alterations,	size, setting, and boundaries)
capped by a pyramidal hipped roof. The building is faces east on 44th Avenue near Kirkham Street. The ungraded lot, set back from the front of the lot list accessed in a first level entry porch capped by lapped wood siding. The building terminates in a suappears to be in good condition.	building is elevated above the street ine, and partially hidden by vegetation a hipped roof. The side elevation is	at the center of an on. The primary entrance clad with horizontal
*P3b. Resource Attributes: (list attributes and codes) HP2. SP4. Resources Present: ● Building ○ Structure ○ Object P5a. Photograph or Drawing (Photograph required for buildings	○ Site ○ District ○ Element of District s, structures, and objects *P5b. Pho	O Other to (view, date, accession # oward west, 100_8401.JPG
		Constructed/Age and Sources  ☐ Prehistoric ☐ Both
		Asssessor's Office
	Cody, C 1475 44	r and Address: hristopher T. & Marybe th Ave. ncisco, Ca 94122
	2912 D.	& VerPlanck, LLC iamond Street, #330 ancisco, CA 94131 Recorded:
	*P10. Surv	ey Type: (Describe)
	Reconn	aissance-level survey:
		ide Survey
*P11. Report Citation: (Cite survey report and other sources, or e		
*Attachments ☐ BSOR ☐ Photograph ☐ Archaeological Record ☐ NONE ☐ Location M ☐ Artifact Record ☐ District Record ☐ Linear Feat	ap Other	
DDD 523A (1/05)		*Paguired Information

State of California The Resources Agency Department of Parks and Recreation PRIMARY RECORD Other Listings		Primary # HRI # Trinomial NRHP Status Code	
	Review Code	Reviewer	
	• •		44th Ave ch a Location Map as necessary.
*b. USGS 7.5' Quad	: SF North	<b>Date:</b> 1994	
	87 44th Ave	City: San Francis	
· ·	<del>-</del>	near resources) Zone;	mE/ mN
	l Data: Assessor's Parcel Nur		ion, alterations, size, setting, and boundaries)
projecting slightly rafter tails. The t	flared bay with fixed hird story has two proj with a wide eave overh	jecting slightly flared bays with	non at the first story includes a , topped by a shed roof with exposed sliding aluminum sash windows. The erately altered building appears to
P4. Resources Present:	● Building ○ Structure	O Object O Site O District O Elem	_
P5a. Photograph or Dra	wing (Photograph required fo	or 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, Asssessor'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: (Ci	te survey report and other so	ources, or enter "none") None	
*Attachments	□BSOR □I	Photograph Record	Sheet

Other...

☐ Location Map

☐ District Record ☐ Linear Feature Record

☐ Archaeological Record NONE
☐ Artifact Record ☐ District

Department of Parks and Recreation	Primary # ———————————————————————————————————	
PRIMARY RECORD	Trinomial —————— NRHP Status Code ——	
Other Listings Review Code	Reviewer	Date
Page 1 of 1 *Resource name(s) or n P1. Other Identifier None *P2. Location: ☐ Not for Publication ☑ Unre	,	5th Ave
*a. County: San Francisco *b. USGS 7.5' Quad: SF North		h a Location Map as necessary.
*c. Address: 1466 45th Ave d. UTM: (Give more than one ofr large and/or lin	City: San Francisc near resources) Zone;	• • • • • • • • • • • • • • • • • • •
e. Other Locational Data: Assessor's Parcel Nur *P3a. Description: (Describe resource and its major e		on, alterations, size, setting, and boundaries)
45th Avenue between Judah and Kirkham stre from the front of the lot line behind a la a gated entryway on the left. The primary left side of the first story. The gable ro and terminates in a simple cornice and sha aluminum sash window with wood surrounds. first story as well. The moderately altere	arge brick and wood wall with solid entrance appears to be located with sof is supported by wood posts, feathlow eave overhang. To the left of Wood sash windows or double doors and building appears to be in good or	wood garage door on the right and hin a gable-roofed porch on the tures an octagonal wood sash window the primary entrance is a sliding are barely visible on the right
P4. Resources Present:   Building   Structure  P5a. Photograph or Drawing (Photograph required fo	Object O Site O District O Eleme	nt of District Other *P5b. Photo (view, date, accession#
		View toward east, 100_8778.JPG
		*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1911, Asssessor'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 so	ources, or enter "none") None	oceanorae ourvey
*Attachments ☐ BSOR ☐ F ☐ Archaeological Record ☑ NONE ☐ L	Photograph Record	theet

Department of Parks and Recreation PRIMARY RECORD  Other Listing Review Code	HRI# Trinomial NRHP Status Code gs	
Neview Coul	Veriewei	Butc
P1. Other Identifier None  *P2. Location: ☐ Not for Publication  *a. County: San Francisco	and P2b and P2c or P2d. Attach	
*b. USGS 7.5' Quad: SF North  *c. Address: 1462 45th Ave d. UTM: (Give more than one ofr large	Date: 1994  City: San Francisco ge and/or linear resources) Zone;	•
e. Other Locational Data: Assessor'	's Parcel Number: 1809021 Id its major elements. Include design, materials, condition,	alterations aim actions and boundaries)
features a multi-panel garage do entrance is located within a recession story level is a large character flanked by aluminum-sash a flanked by raised corners. Small building appears to be in good control of the story of the st	or level. The main module of the building projoor and glazed wood pedestrian door at the fir essed porch secured behind a metal security ga amfered bay window presenting a tripartite alusliding windows on the facets. The building te rectangular shaped niches occupy the corner e ondition.  s and codes) HP2. Single-family property  Structure Object Osite ODistrict OElement	est floor level. The primary ate. Above the garage at the aminum-sash casement window at the erminates with a curved parapet elements. The moderately altered
P5a. Photograph or Drawing (Photograph	h required for buildings, structures, and objects	*P5b. Photo (view, date, accession # View toward east, 100_8775.JPC
		*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1922, Asssessor'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:
*P11. Report Citation: (Cite survey report	and other sources. or enter "none") None	Oceanside Survey
*Attachments ☐ BSOR ☐ Archaeological Record ☐ NONE ☐ Artifact Record ☐ District R	☐ Photograph Record ☐ Continuation She ☐ Location Map ☐ Other	eet

State of California The Ro Department of Parks and R PRIMARY RECOR	ecreation	Primary # HRI # Trinomial NRHP Stat	tus Code	
	Other Listings Review Code	Re	eviewer	
*b. USGS 7.5' Quad:  *c. Address: 1438 d. UTM: (Give more the e. Other Locational Da *P3a. Description: (Describe 1438 45th Avenue is a with a compound hip ar between Judah and Kirk Avenue. The building s	None for Publication rancisco SF North 45th Ave an one ofr large and ita: Assessor's Parce resource and its m one-story, wood id gable roof. Ticham streets. The	and P2b ar Date: 1994  City  Nor linear resources) Zone el Number: 1809024 najor elements. Include design  -frame, vernacular dwell he building occupies a 3 e building is 1,222 sq fi ially raised basement, w	y: San Francisco;ml  n, materials, condition, alto ling clad in horizont 3,001 sq ft lot on th ft and the primary fa which features at rice	ocation Map as necessary. <b>Zip:</b> 94122
includes a aluminum-sassiding aluminum sash of the bay window. The cornice. The rest of to good condition.  *P3b. Resource Attributes:	ash sliding wind windows at the select side of the building has	right of the intersectir he building terminates v	ands at the left of the gable, and another with a front-facing of the heavily altered and the state of the state of the heavily altered and the state of the	the entrance, a canted bay with a aluminum slider to the right gable with a boxed raking ed building appears to be in
P5a. Photograph or Drawin	g (Photograph requi	ired for buildings, structures,	*	P5b. Photo (view, date, accession # View toward east, 100_8772.JPG  P6. Date Constructed/Age and Sources  Historic □ Prehistoric □ Both  1906, Asssessor'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 s	survey report and of	her sources, or enter "none")		
*Attachments  Archaeological Record  Artifact Record	☐ BSOR ☑ NONE ☐ District Record	☐ Photograph Record ☐ Location Map	☐ Continuation Sheet ☐ Other	

State of California The Resource Department of Parks and Recreation PRIMARY RECORD		Primary # HRI # Trinomial NRHP Status Code	
	Listings v Code	Reviewer	Date
P1. Other Identifier None	• •	,	45th Ave
*a. County: San Francis *b. USGS 7.5' Quad: SF No *c. Address: 1434 45th d. UTM: (Give more than one	orth Ave	and P2b and P2c or P2d. Atta Date: 1994  City: San Francis resources) Zone;	
e. Other Locational Data: Ass	essor's Parcel Number	r: 1809024A	ion, alterations, size, setting, and boundaries)
which is capped by a shed-ro is part of a projecting hipp Other fenestration at the fibuilding terminates with a condition.  *P3b. Resource Attributes: (list attributes)	pofed roof, contained roof wing at the contained roof wing at the contained roof wing at the contained roof with the contained	ns a multi-panel wood door. A he right side of the first stors two double-hung wood sash wire ang. The moderately altered but HP2. Single-family property  Diject O Site O District O Elem	
			*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1906, Asssessor'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:
*P11. Report Citation: (Cite survey r	eport and other source	es, or enter "none") None	Oceanside Survey
*Attachments ☐ BS ☐ Archaeological Record ☐ NO	OR Phot	tograph Record	Sheet

State of California T Department of Parks a PRIMARY REC	nd Recreation	Primary # HRI # Trinomial NRHP Status Code	
	Other Listings Review Code	Reviewer	 Date
Page 1 of 1 P1. Other Identifie P2. Location:	•	s) or number (assigned by recorder) 1422 45	th Ave
*a. County: Sa *b. USGS 7.5' Qua	n Francisco <b>d:</b> SF North	and P2b and P2c or P2d. Attach Date: 1994	a Location Map as necessary.
	422 45th Ave re than one ofr large and	City: San Francisco /or linear resources) Zone;	Zip: 94122 mE/ mN
e. Other Location	al Data: Assessor's Parce		
arrangement of thr volume on the stor fixed or sliding w appears to be in g  *P3b. Resource Attribu P4. Resources Present	ee front-facing gably appears to possiblith vinyl sashes. Alood condition.  Intes: (list attributes and compared to the compar	codes) HP2. Single-family property ure O Object O Site O District O Element of the factor of the second story and two orders or two orders or the second story and objects of the second story and objects or the second story and two or the second story and	o at the third story. The gabled iding. All windows are single-pane gs. The heavily altered building
			*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1907, Asssessor's Office
			*P7. Owner and Address:  Budd, Dennis C. 1422 45th Ave. San Francisco, Ca 94122
	4		*P8. Recorded by Kelley & VerPlanck, LLC 2912 Diamond Street, #330 San Francisco, CA 94131 *P9. Date Recorded: 11.03.08
16			*P10. Survey Type: (Describe) Reconnaissance-level survey: Oceanside Survey
•		her sources, or enter "none") None	aat
*Attachments	□BSOR	☐ Photograph Record ☐ Continuation Sh	ieet

Other...

☐ Location Map

☐ District Record ☐ Linear Feature Record

☐ Archaeological Record ☑ NONE

☐ Artifact Record

Department of Parks and Recreation  PRIMARY RECORD	Primary #		
	NRHP Status Code		
Other Listings — Review Code	Reviewer	 Date	
* * *	number (assigned by recorder) 1414 45th	n Ave	
P1. Other Identifier None  *P2. Location: ☐ Not for Publication ☑ Unr	restricted		
*a. County: San Francisco	and P2b and P2c or P2d. Attach a	Location Map as necessary.	
*b. USGS 7.5' Quad: SF North	<b>Date:</b> 1994		
*c. Address: 1414 45th Ave	City: San Francisco	<b>Zip:</b> 94122	
d. UTM: (Give more than one ofr large and/or li	· — — — — — — — — — — — — — — — — — — —	mE/ mN	
e. Other Locational Data: Assessor's Parcel Nu *P3a. Description: (Describe resource and its major		alterations size setting and boundaries)	
1414 45th Avenue is a one-story, wood-fra	<del>-</del>		
the building and a short concrete retaining path that accesses a straight wood stair. right side of the first story. The primar which spans almost the entire first story surrounds, and is capped by a shed roof. altered building appears to be in good constitution.  *P3b. Resource Attributes: (list attributes and codes P4. Resources Present:  Building  Structure	The stair leads to an enclosed porch by entrance is obscured by a metal secur façade, features two fixed six-pane with a moderate and the building terminates with a moderate and the security of the security	and the primary entrance at the arity door. The enclosed porch, rindows with wood sashes and see eave overhang. The moderately	
P5a. Photograph or Drawing (Photograph required f		*P5b. Photo (view, date, accession #	
the state of the s		View toward east, 100_8766.JPG	
		****	
		*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both	
		1906, Asssessor's Office	
		*P7. Owner and Address:	
		Le Chi Tran Bich & Le Thuy	
Figure 1		1414 45th Ave. San Francisco, Ca 94122	
	AND	,	
		*P8. Recorded by Kelley & VerPlanck, LLC	
		2912 Diamond Street, #330	
		San Francisco, CA 94131	
	m	*P9. Date Recorded: 11.03.08	
	ANALY TIL		
Starring Electric	All the	*P10. Survey Type: (Describe) Reconnaissance-level survey:	
		Oceanside Survey	
*P11. Report Citation: (Cite survey report and other s	cources, or enter "none") None		
*Attachments   BSOR	Photograph Record	et	
☐ Archaeological Record ☒ NONE ☐	Location Map		
☐ Artifact Record ☐ District Record ☐	Linear Feature Record		

State of California The R Department of Parks and R PRIMARY RECOF	ecreation	Primary HRI # Trinomia NRHP St			
	Review Code		Reviewer		 Date
*a. County: San F	None for Publication rancisco	and P2b	ecorder) 1410	45th Ave	ap as necessary.
d. UTM: (Give more th	=	d/or linear resources) Zone _	ity: San Francis		<b>Zip:</b> 94122 _mN
		cel Number: 1809027A major elements. Include desi	gn, materials, condi	tion, alterations,	size, setting, and boundaries)
garage door. Wood state of the second story. To consists of sliding all terminates with a shall	irs lead up to the entry porch luminum sash wire low eave overhalf the low eave overhalf	glazed composite door. the primary entrance, 1 has wide eaves and a f ndows at the entry porce ang. The heavily altere  codes) HP2. Single-fa	ocated in an end lat roof. Other h and at the les d building appear	closed entry po fenestration of ft side of the ars to be in g	orch at the left side at the second story façade. The façade ood condition.
	_	cture  Object  OSite ( uired for buildings, structures		*P5b. Photo	Other o(view, date, accession # oward east, 100_8763.JPC
					Constructed/Age and Sources  Prehistoric Both assessor's Office
				Wan Lee 2408 Sar	r and Address: H. & Sui K. S. Trust ntiago St. ncisco, Ca 94116
				2912 Di	& VerPlanck, LLC amond Street, #330 incisco, CA 94131
				Reconna	ey Type: (Describe) issance-level survey: de Survey
*P11. Report Citation: (Cite s		ther sources, or enter "none'			
*Attachments ☐ Archaeological Record	☐ BSOR  ☑ NONE	☐ Photograph Record ☐ Location Map	☐ Continuation ☐ Other	Sheet	

☐ District Record ☐ Linear Feature Record

☐ Artifact Record

Department of Parks and Recreation PRIMARY RECORD  Other Listings	Primary # HRI #  Trinomial NRHP Status Code	
Review Code	Reviewer	Date
Page 1 of 1 *Resource name(s) or num P1. Other Identifier None *P2. Location: ☐ Not for Publication ☑ Unrestr *a. County: San Francisco *b. USGS 7.5' Quad: SF North	nber (assigned by recorder) 1433 43rd ricted and P2b and P2c or P2d. Attach a Date: 1994	
*c. Address: 1433 43rd Ave d. UTM: (Give more than one ofr large and/or linear	City: San Francisco	<b>Zip:</b> 94122 mE/mN
e. Other Locational Data: Assessor's Parcel Number *P3a. Description: (Describe resource and its major elem		alterations size setting and houndaries)
street. A small yard with a wood lattice fen level is a modern wood pedestrian door at le a multi-panel glass and wood garage door at within an enclosed porch. A glazed wood door multi-pane wood-sash window facing the stree multi-pane wood-sash window in the central b wood-sash casement windows occupy the peak o a molded raking cornice. The minimally alter  *P3b. Resource Attributes: (list attributes and codes) P4. Resources Present:  Building O Structure O P5a. Photograph or Drawing (Photograph required for b	ft, a wood stair leading to the priright. The primary entrance is local leads into the gable-roofed porch, t. Other fenestration on the second ay and a four-pane wood-sash window of the gable at the third floor leveled building appears to be in good of the gable at the company of the gable at the third floor leveled building appears to be in good of the company of the gable of the gable at the third floor leveled building appears to be in good of the gable. The gable of the gable o	mary entrance at the center, and ated at the second-story level which is illuminated by a large story includes another large on the far left. Multi-pane el. The building terminates with condition.
	1433	*P6. Date Constructed/Age and Sources  ☐ Historic ☐ Prehistoric ☐ Both  1919, Asssessor'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:
*P11 Papart Citations (Cita company report and other account	ces or enter "none") None	Oceanside Survey
☐ Archaeological Record ☐ NONE ☐ Loc	otograph Record	et

State of California T Department of Parks a PRIMARY REC	CORD	Primary # HRI # Trinomial NRHP Sta		
	Other Listings Review Code	Ro	eviewer	 Date
*a. County: Sa *b. USGS 7.5' Qua *c. Address: 1	None None Not for Publication Not Francisco SF North A39 43rd Ave	and P2b ar Date: 1994 Cit	nd P2c or P2d. Attach a	a Location Map as necessary. <b>Zip:</b> 94122
e. Other Location	nal Data: Assessor's Parce			_mE/ mN alterations, size, setting, and boundaries)
porch contains a sthe main body of tand capped by a shexposed rafter end gable roof with exappears to be in o	solid wood door flanke the house. It is punc- ned-roof visor with edds, and three triangu- sposed rafter ends is good condition.	ed by two small windows tuated by a three-part xposed rafter tails. Th lar knee braces at the	s. A rectangular b. sliding aluminum he building termin. front. A large ro f the building. The	second floor level, the entry ay window projects outward from sash window with wood surrounds ates with a wide eave overhang, of-top addition capped with a e moderately altered building
P5a. Photograph or Di	rawing (Photograph requir	ed for buildings, structures,	and objects	*P5b. Photo (view, date, accession # View toward west, 100_8916.JPG
				*P6. Date Constructed/Age and Sources  Mistoric Prehistoric Both  1911, Asssessor'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: ( *Attachments	Cite survey report and othe  ☐ BSOR	er sources, or enter "none")  Photograph Record	None  Continuation She	eet .
Allacinitions		Hotograph Nooold		•••

Other...

☐ Location Map

☐ District Record ☐ Linear Feature Record

☐ Archaeological Record ☒ NONE

☐ Artifact Record

Department of Parks and Recreation  PRIMARY RECORD	Primary #  HRI #  Trinomial	
Other Listings -	NRHP Status Code	
Review Code	Reviewer	Date
Page 1 of 1 *Resource name(s) of P1. Other Identifier None  *P2. Location: ☐ Not for Publication ☑ U  *a. County: San Francisco	or number (assigned by recorder) 1459 43rd  Inrestricted  and P2b and P2c or P2d. Attach a	
*b. USGS 7.5' Quad: SF North *c. Address: 1459 43rd Ave	Date: 1994 City: San Francisco	•
e. Other Locational Data: Assessor's Parcel *P3a. Description: (Describe resource and its maje		alterations size setting and houndaries)
and Kirkham streets. The primary façade is fully raised with a wood, overhead galeads up to the full-width porch on the shed roof. The primary entrance is at the over-one wood sash window with wood surpresent with a wood sash hopper window. at the rear of the property. The minimal	arage door on the left. A straight wood right. The porch features tapered Tusca he right of the porch and contains a parounds is on the left side of the second A larger, roof-top addition with wood s	stair with a wood balustrade an piers and is covered with a rtially glazed wood door. A six- d story. A hipped dormer is sash windows is partially visible
*P3b. Resource Attributes: (list attributes and code P4. Resources Present:   Building   Structure P5a. Photograph or Drawing (Photograph required)	e Object Osite Object OElement	*P5b. Photo (view, date, accession # View toward west, 100_8919.JPG *P6. Date Constructed/Age and Sources
		Mistoric ☐ Prehistoric ☐ Both 1912, Asssessor'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:
*P11. Report Citation: (Cite survey report and other	r sources, or enter "none") None	Oceanside Survey
*Attachments ☐ BSOR ☐ Archaeological Record ☑ NONE ☐	☐ Photograph Record ☐ Continuation She☐ Location Map ☐ Other ☐ Linear Feature Record	et

State of California The Department of Parks and PRIMARY RECO	Recreation RD	Primary # HRI # Trinomial NRHP Status Code	
	Other Listings Review Code	Reviewer	 Date
*a. County: San 1 *b. USGS 7.5' Quad: *c. Address: 146: d. UTM: (Give more to the e. Other Locational Discription: (Description: (Description: Quadress) 1461 43rd Avenue is a building occupies a 3 ground level features right side features apaneled door within a characterizes the second story features two more story features to the second story features to the se	None of for Publication Unreservation Francisco SF North L 43rd Ave han one ofr large and/or lir bet resource and its major of a three story single-fa B,012 sq ft lot on the s a wood panel and far slate tiled steps lead a curved entryway with cond story. A third step odern windows flanking	and P2b and P2c or P2d. Attach a Date: 1994  City: San Francisco near resources) Zone;	Zip: 94122 _mE/mN  alterations, size, setting, and boundaries) d with a flat roof. The 840 sq ft rkham and Judah Streets. The entrance on the right. The far ntrance features a wood and glass r modern windows predominantly above the windows. The third ns a circular window above the
P4. Resources Present:	Building O Structure	) HP2. Single-family property O Object O Site O District O Element or buildings, structures, and objects	of District ○ Other  *P5b. Photo (view, date, accession # View toward west, 100_8920.JPG  *P6. Date Constructed/Age and Sources ☑ Historic □ Prehistoric □ Both 1900, Asssessor'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") Non	*P11.	. Report Citation:	(Cite survey	report and	other sources,	or enter "none")	None
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*Attachments	□BSOR	☐ Photograph Record	☐ Continuation Sheet
☐ Archaeological Record	<b>⋈</b> NONE	☐ Location Map	Other
☐ Artifact Record	☐ District Record	☐ Linear Feature Record	

Department of Parks and Recreation	HRI#	
PRIMARY RECORD	Trinomial —————	
	NRHP Status Code	
Other Listings - Review Code	Reviewer	 Date
. <del>-</del>		
D4	or number (assigned by recorder) 1463 43rd	l Ave
P1. Other identifier None  *P2. Location: ☐ Not for Publication ☒ U	nrestricted	
*a. County: San Francisco	and P2b and P2c or P2d. Attach a	Location Map as necessary.
*b. USGS 7.5' Quad: SF North	<b>Date:</b> 1994	
*c. Address: 1463 43rd Ave	City: San Francisco	
_	linear resources) Zone;	mE/ mN
e. Other Locational Data: Assessor's Parcel N *P3a. Description: (Describe resource and its major		alterations, size, setting, and boundaries)
1463 43rd Avenue is a two and a half sto	<del>-</del>	
roof. The 2,351 sq ft building occupies		
Judah Streets. The ground level features		
the right. Between the door and garage of three wood sash, one over four windows a		
three over one, wood sash window. The bu		
appears in good condition.	·	-
*P3b. Resource Attributes: (list attributes and cod	(AS) HP2 Single-family property	
P4. Resources Present:   Building   Structure		of District Other
P5a. Photograph or Drawing (Photograph required		*P5b. Photo (view, date, accession #
		View toward east, 100_8921.JPG
		*P6. Date Constructed/Age and Sources
		1900, Asssessor's Office
	6	*P7. Owner and Address:
		J. Scott Deal & Linda L. Revo
		J. Scott Deal & Linda L. Tru 1463 43rd Ave.
		San Francisco, Ca 94122
		*P8. Recorded by Kelley & VerPlanck, LLC
	( Charles of the control of the cont	2912 Diamond Street, #330
	S S S S S	San Francisco, CA 94131
		*P9. Date Recorded: 10.27.08
		10.27.06
		*P10. Survey Type: (Describe)
The second second	100	Reconnaissance-level survey:
	The second secon	Oceanside Survey
*P11. Report Citation: (Cite survey report and other	sources, or enter "none") None	
	☐ Photograph Record ☐ Continuation Shee	et
=	Location Map Other	
☐ Artifact Record ☐ District Record ☐	Linear Feature Record	

State of California The R Department of Parks and R PRIMARY RECOR	ecreation	HRI Trin	nary # # omial HP Status Code		
	Other Listings Review Code		Reviewer		 Date
	*Resource name(s	Unrestricted	by recorder) 1478		on as necessary
*b. USGS 7.5' Quad: *c. Address: 1478 d. UTM: (Give more th	SF North 44th Ave an one ofr large and	<b>Date:</b> 199	City: San Francis	co	<b>Zip:</b> 94122
				ion, alterations,	size, setting, and boundaries)
side of 44th Avenue be allowing space for a compedestrian door at left right. The primary ent second-story features. The building terminate the building terminate *P3b. Resource Attributes:	etween Judah and driveway and a past, a flush wood crance sits with a vinyl-sash slies with a shed room of the state of th	Kirkham streets. Faved front yard. The and glass garage in a recessed porceider window at left poof. This moderate street was a second of the	The building is set; ne first floor level door in the center, n that is secured be t and a tripartite v ly altered building e-family property	back from the features a mand a recesse hind a metal inyl-sash sli appears to be	nodern wood panel d primary entrance at security gate. The der window at right. in good condition.
P4. Resources Present:  P5a. Photograph or Drawin					Other of the control of the cont
				View to  *P6. Date C  ☑ Historic	Constructed/Age and Sources Prehistoric Both Asssessor's Office
				Tsang, 1	r and Address: Pik Kwong & Gia Pin th Ave. ncisco, Ca 94122
		INT.		2912 Di	& VerPlanck, LLC iamond Street, #330 ancisco, CA 94131 Recorded:
	Ton ton		**************************************	Reconna	ev Type: (Describe) aissance-level survey: ide Survey
*P11. Report Citation: (Cite s	survey report and oth	her sources, or enter "ı	none") None		
*Attachments ☐ Archaeological Record ☐ Artifact Record	☐ BSOR  ☑ NONE ☐ District Record	☐ Photograph Reco ☐ Location Map ☐ Linear Feature R	Other	Sheet	

State of California The Resources Agency Department of Parks and Recreation PRIMARY RECORD		Primary # HRI # Trinomial NRHP Status Code		
	Other Listings Review Code			
Page 1 of 1	*Resource name(s) or nur	mber (assigned by recorder)	1450 44th Ave	
*a. County: San Fr *b. USGS 7.5' Quad:	None for Publication 🔀 Unrest ancisco SF North	and P2b and P2c or Date: 1994	P2d. Attach a Location Ma	
	44th Ave n one ofr large and/or linea	City: San : r resources) Zone;	Francisco <b>mE/</b>	<b>Zip:</b> 94122 <b>mN</b>
e. Other Locational Date	a: Assessor's Parcel Numb	er: 1810032		_
	-	ments. Include design, materia Craftsman-style dwellir		,
porch that is secured windows with wood surr moderately altered bui	pehind a metal securit bunds. The building te lding appears to be in	ance at right. The primar by gate. The second-story erminates with a brackete a good condition.  HP2. Single-family prop	y features two six-pa ed cornice and a shap	rt aluminum-sash
P4. Resources Present:   [8]	Building O Structure O	Object O Site O District	O Element of District	
P5a. Photograph or Drawing	(Photograph required for b	ouildings, structures, and obje		<pre>o (view, date, accession # oward west, 100_8925.JPG</pre>
			* <b>P6. Date C</b> ☑ Historic	Constructed/Age and Sources  Prehistoric Both Asssessor's Office
			Sosa, Ed 1450 441	rand Address: duardo Jr. ch Ave ncisco, Ca 94122
	PODGO STATE OF THE PODGO STATE O		2912 Di	& VerPlanck, LLC amond Street, #330 uncisco, CA 94131 Recorded:
1			Reconna	ey Type: (Describe) issance-level survey: de Survey
*P11. Report Citation: (Cite s	urvey report and other sour	ces, or enter "none") None	• Oceansi	LAC DULVEY
*Attachments	☐ BSOR ☐ Ph		tinuation Sheet er	

State of California The Re Department of Parks and Re		Primary # HRI #			
PRIMARY RECOR		Trinomial			
	0451-1-45	NRHP Sta	tus Code		
	Other Listings Review Code	Re	eviewer		 Date
Page 1 of 1	*Resource name	(s) or number (assigned by red	corder) 1440 4	4th Ave	
P1. Other Identifier	None	71			
<del></del>	for Publication Details ancisco		nd P2c or P2d. Attac	h a Location Ma	an as nocossary
*b. USGS 7.5' Quad:	SF North	<b>Date:</b> 1994	14 1 20 01 1 24. Attac	ii a Location iii	ap as necessary.
*c. Address: 1440	44th Ave	Cit	y: San Francisc	0	<b>Zip:</b> 94122
•	_	d/or linear resources) Zone	;	mE/	_ mN
		cel Number: 1810033A najor elements. Include desigr	n materials condition	on alterations (	size setting and houndaries)
• •		d-frame, vernacular dwell			
roof. The 1,952 sq ft Kirkham Streets. The b flower beds between th sits atop a raised bas door and three-over-on primary entrance in th The second story is ar coved cornice. The mod  *P3b. Resource Attributes: P4. Resources Present:	building occuping uilding is set as sidewalk and ement, which fee vinyl sash with the right bay. The ticulated by two erately altered altered altered by the side and building Structured Suilding Structured by Structure and Building Structure.	the primary facade. The eatures a multi-panel glandow in the center bay, ne primary entrance feature of aluminum-sash slider to building appears to be codes)  HP2. Single-familiture (Object O Site Cuired for buildings, structures,	the east side of roviding space of facade is divident as and wood gare and an open-risures a wood panewindows. The buit in good conditivity property	f 44th Avenu or a drivewa ed into thre age door on er concrete l door shelt lding termin on.  ent of District *P5b. Phot	e between Judah and y and two oval-shaped e bays. The building the left, a flush wood stair that lead to the ered by a metal hood. ates with a projecting
Non-				*P6. Date C	Constructed/Age and Sources ☐ Prehistoric ☐ Both
					Asssessor's Office
				*P7. Owner  Igor & ( % Igor & ( % Igor & ( 1440 44t San Frac *P8. Recor Kelley 2912 Di San Fra *P9. Date F 12.11.08	rand Address: Galina Sokoloff Fmly Galina & Ludmilla th Avenue cisco, Ca 94122 ded by & VerPlanck, LLC amond Street, #330 cncisco, CA 94131 Recorded:
		SANGER STATE		Oceansi	de Survey
*P11. Report Citation: (Cite s	urvey report and o	ther sources, or enter "none")	None		
*Attachments  ☐ Archaeological Record ☐ Artifact Record	☐ BSOR  NONE ☐ District Record	☐ Photograph Record ☐ Location Map d ☐ Linear Feature Record	☐ Continuation S☐ Other	Sheet	

State of California The Resources Agency Department of Parks and Recreation PRIMARY RECORD	Primary # HRI # Trinomial NRHP Status Code	
Other Listings —— Review Code	Reviewer	
Page 1 of 1 *Resource name(s) or no P1. Other Identifier None P2. Location: ☐ Not for Publication ☑ Unrese *a. County: San Francisco *b. USGS 7.5' Quad: SF North *c. Address: 1418 44th Ave	stricted	44th Ave  ach a Location Map as necessary.  sco Zip: 94122
d. UTM: (Give more than one ofr large and/or line	ear resources) Zone;	•
e. Other Locational Data: Assessor's Parcel Num *P3a. Description: (Describe resource and its major el		ition, alterations, size, setting, and boundaries)
street, which a yard containing a temporary sits atop a full raised basement which feat left side and a pair of multi-panel wood at located at the second story within an enclowindows and is capped with a hipped roof. The building terminates with boxed eaves. The resulting terminates with boxed eaves. The resulting terminates with boxed eaves.	tures a wood quarter-turn stair of glass garage doors at the right posed and projecting entry porch, The entry porch is flanked by almoderately altered building appearance.  HP2. Single-family property	up to the primary entrance at the ht. The primary entrance is centrally which features aluminum sash sliding uminum sash sliding windows. The ars to be in fair condition.
P4. Resources Present:   Building   Structure (  P5a. Photograph or Drawing (Photograph required for	<del>-</del>	nent of District Other  *P5b. Photo (view, date, accession #
		*P6. Date Constructed/Age and Sources    Historic
		Reconnaissance-level survey: Oceanside Survey
*P11. Report Citation: (Cite survey report and other so	urces, or enter "none") None	

☐ Continuation Sheet

Other...

Photograph Record

☐ Location Map

☐ District Record ☐ Linear Feature Record

 $\square$ BSOR

\*Attachments

☐ Artifact Record

 $\square$  Archaeological Record  $\ igstar$  NONE

Department of Parks and Recreation  PRIMARY RECORD		Primary #				
		NRHP Status Code _				
	Other Listings Review Code	Reviewer				
	*Resource name(s  None for Publication	I Unrestricted	43rd Ave tach a Location Map as necessary.			
*b. USGS 7.5' Quad: *c. Address: 1418	SF North 43rd Ave	Date: 1994  City: San Franci	.sco <b>Zip:</b> 94122			
		el Number: 1811041 naior elements. Include design, materials, cond	lition, alterations, size, setting, and boundaries)			
entrance is located or gate. A "barrel-front" above the garage. The	n the second stor ' bay window with building termina	ft and a multi-panel glass and wood ry and is recessed within an arched put a band of five one-over-one aluminutes with a molded cornice and a hipper grappears to be in good condition.	orch secured behind a metal security m-sash windows occupies the space			
P4. Resources Present:	Building O Struct	codes) HP2. Single-family property cure O Object O Site O District O Electrice for buildings, structures, and objects	ment of District O Other  *P5b. Photo (view, date, accession #  View toward east, 100_8909.JPG			
			*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1923, Asssessor'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			
- 1			*P10. Survey Type: (Describe)  Reconnaissance-level survey:  Oceanside Survey			
*P11. Report Citation: (Cite s	survey report and oth	her sources, or enter "none") None				
*Attachments  Archaeological Record  Artifact Record	☐ BSOR ☑ NONE ☐ District Record	☐ Photograph Record ☐ Continuatio ☐ Location Map ☐ Other ☐ Linear Feature Record	n Sheet			

Department of Parks and Recreation PRIMARY RECORD	HRI#  Trinomial				
Other Listings Review Code	NRHP Status Code Reviewer	 			
P1. Other Identifier None P2. Location: ☐ Not for Publication ☑ Unres *a. County: San Francisco *b. USGS 7.5' Quad: SF North *c. Address: 3727 Judah St	and P2b and P2c or P2d. Attac Date: 1994 City: San Francis	ch a Location Map as necessary.			
d. UTM: (Give more than one ofr 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)		and of District O Others			
P4. Resources Present:   Building   Structure   P5a. Photograph or Drawing (Photograph required for	<u> </u>	ent of District ○ Other  *P5b. Photo (view, date, accession #  View toward south, 100_8903.  JPG  *P6. Date Constructed/Age and Sources ☑ Historic ☐ Prehistoric ☐ Both  1919, Asssessor'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:			
ADM Development (City)	urces or enter "none") None	Oceanside Survey			
☐ Archaeological Record ☒ NONE ☐ Le	Photograph Record Continuation Societion Map Other	Sheet			

Primary #

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
P1. Other Identifier None  *P2. Location: ☐ Not for Publication ☑ Unre  *a. County: San Francisco	and P2b and P2c or P2d. Attach a	
*b. USGS 7.5' Quad: SF North  *c. Address: 1527 44th Ave d. UTM: (Give more than one ofr large and/or line) e. Other Locational Data: Assessor's Parcel Nu	mber: 1890004	_mE/ mN
*P3a. Description: (Describe resource and its major of 1527 44th Avenue is a two-story, wood-framewith a flat roof. The 1,280 sq ft building	me, Classical Revival-style dwelling	finished in stucco and capped
Kirkham and Lawton Streets. The building and a terrazzo stair leading to the prima glazed wood door, is located at the second projects over the garage and features through dart molding, molded brackets and a pagood condition.	ry entrance at right. The primary ent d-story level and recessed within an ee one-over-one, vinyl-sash windows.	rance, which contains an original arched porch. The second-story The building terminates with egg
*P3b. Resource Attributes: (list attributes and codes P4. Resources Present: ● Building ○ Structure P5a. Photograph or Drawing (Photograph required for the property of the p	○ Object ○ Site ○ District ○ Element	*P5b. Photo (view, date, accession #
		View toward west, 100_8083.JPG  *P6. Date Constructed/Age and Sources
	The second secon	
		*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:
*P11. Report Citation: (Cite survey report and other se	ources or enter "none") None	Oceanside Survey
*Attachments ☐ BSOR ☐ Archaeological Record ☒ NONE ☐	Photograph Record	eet

State of California The Re Department of Parks and R PRIMARY RECOR	ecreation	Primary # HRI # Trinomial			
	Other Listings Review Code		eviewer	Date	
*a. County: San Fi	*Resource name(s) None for Publication  cancisco SF North Lawton St	and P2b a  Date: 1994	corder) 3808 Lawtond P2c or P2d. Attach a l	ocation Map as necess	-
	an one ofr large and/o	or linear resources) Zone _	-	-	•
*P3a. Description: (Describe	e resource and its ma	jor elements. Include desig	n, materials, condition, a	terations, size, setting,	and boundaries)
The first floor level of vinyl sliding windo wood panel door. A vir floor level presents to side features one fixed wood surrounds. The domolding and a shallow *P3b. Resource Attributes: P4. Resources Present: ①	of the primary follows at right. The myl window with wo wo multi-light view of vinyl sash windows open onto a seave overhang. The light attributes and complete the complete t	porch, which penetrat ood surrounds is locat inyl sash windows loca dow with wood surround small wood balcony. Th	stair and recessed es a shallow rectanged to the left of the ted toward the top of s, and a sliding glase facade terminates lding appears in good will be something the state of the state	entry porch at left gular bay window, co he primary entrance of the bay window. Sess door with vinyl with a simple alumind condition.	and a pair ontains a . The second- The right muntins and inum parapet
*P11. Report Citation: (Cite s	survey report and other	er sources, or enter "none")		*P6. Date Constructed/A  Historic Prehistoric 1910, Asssessor'  *P7. Owner and Address Kaur, Mandeep 3808 Lawton St. San Francisco, Ca  *P8. Recorded by Kelley & VerPlan 2912 Diamond Str San Francisco, C  *P9. Date Recorded: 01.26.09  *P10. Survey Type: (Des Reconnaissance-1 Oceanside Survey	Both s Office s: 94122  ck, LLC eet, #330 A 94131  scribe) evel survey:
*Attachments  ☐ Archaeological Record  ☐ Artifact Record	☐ BSOR  ☑ NONE ☐ District Record	☐ Photograph Record ☐ Location Map ☐ Linear Feature Record	☐ Continuation Shee ☐ Other	i	

State of California Th Department of Parks an PRIMARY REC	d Recreation	HRI# Trinomi			
	Other Listings Review Code		Reviewer		 _ Date
Page 1 of 1 P1. Other Identifier	None	ne(s) or number (assigned by	recorder) 1582	15th Ave	
	Not for Publication Francisco SF North		and P2c or P2d. Atta	ch a Location	Map as necessary.
*c. Address: 15	82 45th Ave		City: San Francis	co	<b>Zip:</b> 94122
d. UTM: (Give more	e than one ofr large a	nd/or linear resources) Zone	;	mE/	mN
		arcel Number: 1890020A s major elements. Include des	ign, materials, condit	ion, alteration	s, size, setting, and boundaries)
*P3b. Resource Attribut		d codes) HP2. Single-f	amily property		
	_	ucture O Object O Site quired for buildings, structure		*P5b. Ph	Other noto (view, date, accession # toward east, 100_8092.JPG
				*P6. Dat	e Constructed/Age and Sources
					ic Prehistoric Both
				1920,	Asssessor's Office
T I					
				Mirano 1582	ner and Address: da, Marcelino D. & Edna 45th Ave. rancisco, Ca 94122
				Kelle 2912 San F <b>*P9. Dat</b>	y & VerPlanck, LLC Diamond Street, #330 trancisco, CA 94131 e Recorded:
				Recon	urvey Type: (Describe) naissance-level survey: side Survey
P11. Report Citation: (Ci	te survey report and	other sources, or enter "none	") None		
*Attachments	□BSOR	☐ Photograph Record	☐ Continuation	Sheet	

Other...

☐ Location Map

☐ District Record ☐ Linear Feature Record

☐ Archaeological Record ☑ NONE

☐ Artifact Record

State of California The Department of Parks an PRIMARY RECO	d Recreation	Primary # HRI # Trinomial NRHP Status Code	
	Other Listings —— Review Code	Reviewer	Date
*a. County: San *b. USGS 7.5' Quad *c. Address: 15 d. UTM: (Give more e. Other Locational *P3a. Description: (Description: The building streets. The building streets atop an located at the fron which is located at door. Other fenestr	None Not for Publication Unreferencisco  SF North 50 45th Ave than one ofr large and/or line Data: Assessor's Parcel Nuribe resource and its major of a one-story, wood-frame occupies a 3,004 sq ft and its ungraded lot. A one-story of the front of a recesser ation at the first floor	and P2b and P2c or P2d. Atta Date: 1994  City: San Francis near resources) Zone; mber: 1890028 elements. Include design, materials, condit ne, vernacular dwelling finished i lot on the east side of 45th Aven the primary façade faces west on 4 ory, free-standing garage, with a te stair to the left of the garage ed porch. The primary entrance con or level consists of a chamfered b	zip: 94122mE/mN  zion, alterations, size, setting, and boundaries)  n stucco and capped with a hipped ue between Kirkham and Lawton 5th Avenue. The building sits above wood overhead garage door, is ascends to the primary entrance,
P4. Resources Present:	■ Building	O Object O Site O District O Elem	_
P5a. Photograph or Dra	wing (Photograph required fo	or buildings, structures, and objects	*P5b. Photo (view, date, accession # View toward east, 100_8102.JP0
			*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1906, Asssessor's Office
			*P7. Owner and Address:  Pequeneza, 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
		III III III	*P10. Survey Type: (Describe) Reconnaissance-level survey: Oceanside Survey
P11. Report Citation: (Ci *Attachments	te survey report and other so	purces, or enter "none") None  Photograph Record Continuation	Sheet
Archaeological Reco		Location Map	

Department of Parks and Recreation	Primary # HRI #	
PRIMARY RECORD	Trinomial ————	
	NRHP Status Code	
Other Listings - Review Code	Reviewer	 Date
	or number (assigned by recorder) 1544 45t	h Ave
P1. Other Identifier None *P2. Location: ☐ Not for Publication ☒ U	nrestricted	
*a. County: San Francisco	and P2b and P2c or P2d. Attach	a Location Map as necessary.
*b. USGS 7.5' Quad: SF North	<b>Date:</b> 1994	,
*c. Address: 1544 45th Ave	City: San Francisco	<b>Zip:</b> 94122
d. UTM: (Give more than one ofr large and/or	linear resources) Zone;	_mE/ mN
e. Other Locational Data: Assessor's Parcel N		
*P3a. Description: (Describe resource and its major	or elements. Include design, materials, condition,	, alterations, size, setting, and boundaries)
hip and gabled roof. The 1,135 sq ft. but between Kirkham and Lawton streets. The above the street on an ungraded lot and concrete retaining wall. The primary ent concrete, quarter-turn stair with wood reside a four-paneled wood pedestrian do right features an aluminum sliding winds surrounds on the left side and three, fi an overhanging gable with an unadorned recondition.  *P3b. Resource Attributes: (list attributes and cod P4. Resources Present:  Building O Structure P5a. Photograph or Drawing (Photograph required)	primary façade faces west on 45th Aven set back from the front of the lot lin trance is recessed on the second story railings. The first floor level present foor. The first-floor level of the two-sow. The second floor level has a sliding fixed windows on the chamfered bay window raking cornice. The heavily altered but the second floor level has a sliding fixed windows on the chamfered bay window raking cornice. The heavily altered but the second floor level has a sliding fixed window on the chamfered bay window raking cornice. The heavily altered but the second floor level has a sliding fixed window on the chamfered bay window raking cornice. The heavily altered but the second floor level has a sliding fixed window on the chamfered bay window raking cornice. The heavily altered but the second floor level present the second floor level present the second floor level present the second floor level has a sliding fixed window on the chamfered bay window raking cornice. The heavily altered but the second floor level has a sliding fixed window on the chamfered bay window raking cornice. The heavily altered but the second floor level has a sliding fixed window on the chamfered bay window raking cornice. The heavily altered but the second floor level has a sliding fixed window on the chamfered bay window raking cornice.	tue. The building is elevated the, which is marked by a large at the far left, and reached by a set as a small fixed wood sash window story, chamfered bay window on the ag aluminum sash window with wood ow. The building terminates with alding appears to be in good
		*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both
		1910, Asssessor's Office
		*P7. Owner and Address:
		Rogers, Edward
		1544 45th Ave. San Francisco, Ca 94122
		San Francisco, Ca 94122
	1000000	*P8. Recorded by
		Kelley & VerPlanck, LLC 2912 Diamond Street, #330
		San Francisco, CA 94131
The second second		*P9. Date Recorded: 11.03.08
		11.00.00
		*P10. Survey Type: (Describe)
		Reconnaissance-level survey: Oceanside Survey
*P11. Report Citation: (Cite survey report and other	sources, or enter "none") None	Commercial darvey
· · · · _ · · ·	☐ Photograph Record ☐ Continuation She	eet
	☐ Location Map ☐ Other	
	Linear Feature Record	

Department of Parks and R PRIMARY RECOR	ecreation	HRI # Trinomial		
	Other Listings Review Code		riewer	Date
*a. County: San F	None for Publication  rancisco	and P2b and	rder) 1526 45th Av	
d. UTM: (Give more th	=	Date: 1994  City: d/or linear resources) Zone cel Number: 1890033	San FranciscomE/	<b>Zip:</b> 94122 <b>mN</b>
			materials, condition, altera	ations, size, setting, and boundaries)
primary entrance is lo arched entry porch. Ot the entry porch to the surrounds at the right	cated at the le ther fenestration e left of the do t of the façade.	eft of the façade. It is a on at the first story cons oor, and a large triple se	a single-panel wood desists of a small doublet of double-hung wood molding and terminate	west on 45th Avenue. The oor recessed within a low le hung wood sash window in d-sash windows with wide wood es with a pent visor with
P4. Resources Present:	Building O Struc	codes) HP2. Single-famil ture Object OSite OI iired for buildings, structures, a	District O Element of Dis	strict Other  ib. Photo (view, date, accession #  iew toward east, 100_8088.JPG
			*P6	i. Date Constructed/Age and Sources Historic □ Prehistoric □ Both 916, Asssessor's Office
	· · · · · ·		Lo 12	7. <b>Owner and Address:</b> Dbel, William N. 287 Cliff Dr. aguna Beach, Ca 92651
			Ke 29 Sa * <b>P9</b>	8. Recorded by elley & VerPlanck, LLC 912 Diamond Street, #330 an Francisco, CA 94131 b. Date Recorded: 1.03.08
₩			Re	0. Survey Type: (Describe) econnaissance-level survey: ceanside Survey
*P11. Report Citation: (Cite s	survey report and of	ther sources, or enter "none")	None	
*Attachments  Archaeological Record  Artifact Record	☐ BSOR ☑ NONE ☐ District Record	☐ Photograph Record ☐ Location Map	☐ Continuation Sheet ☐ Other	

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  P1. Other Identifier None  P2. Location: ☐ Not for Publication ☑ Unre  *a. County: San Francisco  *b. USGS 7.5' Quad: SF North  *c. Address: 1548 45th Ave  d. UTM: (Give more than one ofr large and/or line  e. Other Locational Data: Assessor's Parcel Nun  *P3a. Description: (Describe resource and its major e  1548 45th Avenue is a two-story, single-fa with a hipped roof. The 1,564 sq ft buildi	and P2b and P2c or P2d. Attach Date: 1994  City: San Francisco ear resources) Zone;  nber: 1890041 elements. Include design, materials, condition mily dwelling clad in wood shingles	Zip: 94122mE/ mN  and rustic wood siding and capped
space for a thickly vegetated garden. Concept roof. To the left of the door is a mubay window with a pent roof and three doub double-hung windows. The building terminat dormer. The minimally altered building app  *P3b. Resource Attributes: (list attributes and codes)	lti-lite aluminum sash window and to ble-hung vinyl windows. The second so es with overhanging eaves and the relears to be in good condition.  HP2. Single-family property	he right side features a chamfered tory features two vinyl-sash oof is capped by a low hipped-roof
P4. Resources Present:   Building   Structure   P5a. Photograph or Drawing (Photograph required fo		<pre>t of District Oother   *P5b. Photo (view, date, accession #   View toward west, 100_8104.JPG</pre>
		*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1900, Asssessor'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
	Photograph Record Continuation Sh	neet
☐ Archaeological Record ☑ NONE ☐ L ☐ Artifact Record ☐ District Record ☐ L	•	

State of California The F Department of Parks and F PRIMARY RECO	Recreation	Primary # HRI # Trinomial NRHP Status C	Code	
	Other Listings Review Code	Review	/er	 Date
	*Resource name(s) o  None t for Publication Ur		er) 1543 45th Ave	ap as necessary.
d. UTM: (Give more the	_	linear resources) Zone;	an Francisco mE/	•
	ata: Assessor's Parcel N be resource and its majo	lumber:     1891007 r elements. Include design, ma'	terials, condition, alterations,	size, setting, and boundaries)
Kirkham and Lawton st atop a full raised ba and a pedestrian door projecting enclosed e recessed panel surrou Fenestration at the sof vinyl-sash casement plaster elements, incomplete flattened roof peak a *P3b. Resource Attributes P4. Resources Present: •	reets. The building sement which featur at the right. The ntry porch at the 1 nding the window, a econd story include t windows with slim luding crests, garl nd contrasting copi	cupies a 3,000 sq ft lot is 1,886 sq ft and the pes a garage door at left, stair leads to the primareft side of the second stair leads to the primareft side of the second stair plaster swag medallion, so a large fixed vinyl-sast wood moldings at the rigands and rosettes. The bung. The minimally altered object Osite Object Osite Object Osite Object Ifor buildings, structures, and of the stair	primary façade faces eas , a quarter-turn terrazz ry entrance, which is ho tory. The entry porch fe and a red-clay tile-cla sh window at the entry p ght. The façade features uilding terminates with ed building appears to b  property trict O Element of District objects  *P5b. Phot View to	t. The building sits o stair at the center, used within a atures a pointed-arch d visor roof. Forch and a triple-set multiple decorative a shaped parapet with a e in good condition.
			*P7. Ownel Hong, K: 3150 Law San Fran  *P8. Recor Kelley 2912 Di San Fran  *P9. Date F 01.28.09  *P10. Surve Reconna Oceansi	Prehistoric Both Asssessor's Office  r and Address: it Meng & Yuan Susan wton St. ncisco, Ca 94122  ded by & VerPlanck, LLC iamond Street, #330 ancisco, CA 94131 Recorded:
*P11. Report Citation: (Cite	survey report and other	sources, or enter "none") $^{ m Nor}$	ne	
*Attachments ☐ Archaeological Record ☐ Artifact Record	⊠ NONE □	- J. —	Continuation Sheet Other	

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
P1. Other Identifier None  *P2. Location: ☐ Not for Publication ☑ Un  *a. County: San Francisco  *b. USGS 7.5' Quad: SF North  *c. Address: 1551 45th Ave	and P2b and P2c or P2d. Attach a  Date: 1994  City: San Francisco	Location Map as necessary. <b>Zip:</b> 94122
d. UTM: (Give more than one ofr large and/or I e. Other Locational Data: Assessor's Parcel No	linear resources) Zone;u umber: 1891009	mE/ mN
*P3a. Description: (Describe resource and its major 1551 45th Avenue is a two-story, wood fra	_	-
*P3b. Resource Attributes: (list attributes and code P4. Resources Present:   *Building Of Structure P5a. Photograph or Drawing (Photograph required)	located on the far right side within a ading to the entryway is flush wood. The ver-six vinyl-sash casement windows. The building appears to be in good condition to be in good condition.  BY HP2. Single-family property  Object O Site O District O Element o	shed-roofed porch that leads to e second-story features a large e facade terminates with a n.
		*P6. Date Constructed/Age and Sources
	TOYOTA	Mistoric ☐ Prehistoric ☐ Both  1919, Asssessor'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 s	sources, or enter "none") None	

☐ Continuation Sheet

Other...

☐ Photograph Record

☐ Location Map

☐ District Record ☐ Linear Feature Record

BSOR

\*Attachments

☐ Artifact Record

☐ Archaeological Record ☐ NONE

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 P1. Other Identifier None P2. Location: ☐ Not for Publication ☑ *a. County: San Francisco	s) or number (assigned by recorder)  1573 45th Av Unrestricted  and P2b and P2c or P2d. Attach a Loc	/e
*b. USGS 7.5' Quad: SF North  *c. Address: 1573 45th Ave d. UTM: (Give more than one ofr large and/ e. Other Locational Data: Assessor's Parce	Date: 1994  City: San Francisco /or linear resources) Zone;mE/	<b>Zip:</b> 94122
1573 45th Avenue is a 885 sq ft, two-s 3,000 sq ft property is located on the dwelling is set back at the rear of th	story, wood-frame, vernacular dwelling with a e west side of 45th Avenue, between Kirkham a ne lot and obscured by heavy vegetation. A sm rectly on the street. Both buildings are clad	side-facing gable roof. The nd Lawton streets. The lall, one-story, wood-frame
*P3b. Resource Attributes: (list attributes and c P4. Resources Present:   Building   Structu P5a. Photograph or Drawing (Photograph requi	ure Object OSite ODistrict OElement of Di	strict Other  5b. Photo (view, date, accession #
	*P6	iew toward west, 100_8091.JPG  6. Date Constructed/Age and Sources Historic Prehistoric Both  915, Asssessor's Office
	R 1. S.	7. Owner and Address: obert, Evelyn M. 573 45th Ave. an Francisco, Ca 94122
	K 2 S *PS	Recorded by elley & VerPlanck, LLC 912 Diamond Street, #330 an Francisco, CA 94131 D. Date Recorded: 1.05.08
	R	10. Survey Type: (Describe) econnaissance-level survey: ceanside Survey
*P11. Report Citation: (Cite survey report and oth		
*Attachments ☐ BSOR ☐ Archaeological Record ☑ NONE	☐ Photograph Record ☐ Continuation Sheet ☐ Location Map ☐ Other	

☐ District Record ☐ Linear Feature Record

☐ Artifact Record

Department of Parks and Recreation PRIMARY RECORD		HRI# Trinomial		
	Other Listings Review Code	NRHP Stat	eviewer	 Date
*a. County: San France *b. USGS 7.5' Quad:  *c. Address: 3932     d. UTM: (Give more the e. Other Locational Date *P3a. Description: (Describe 3932 Lawton Street is cross-gabled roof. The 45th and 46th avenues. doors with two, three-in tiles, accesses the wood sash window with entrance, which is a goolumns and capped by window encloses the potripartite wood window outer windows and all	None for Publication cancisco SF North Lawton St an one of large and ta: Assessor's Parce resource and its r a two-story, we e 925 sq ft buil The first flood cover-three wind primary entrar wood surrounds clazed wood pane a gable roof en orch on the front se comprising the feature a detail	Unrestricted  and P2b ar Date: 1994  City d/or linear resources) Zone cel Number: 1891021 major elements. Include design cod-frame, Craftsman-styl ding occupies a 2,448 so or level of the primary from the primary from the left and a do not be at the center of the is present on the first- el door, is enclosed with abellished with a molded, at and left sides. The por note double-hung wood-sas all of three small lights	corder) 3932 Lawtend P2c or P2d. Attach and P	Location Map as necessary. <b>Zip:</b> 94122
*P3b. Resource Attributes: P4. Resources Present:	Street appears  (list attributes and Building O Struc	codes) HP2. Single-familiture () Object () Site () Sired for buildings, structures,	awton Street next of the street of the stree	
				View toward north, 100_8141.  JPG  *P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1924, Asssessor'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:
	Y			01.27.09  *P10. Survey Type: (Describe) Reconnaissance-level survey: Oceanside Survey
P11. Report Citation: (Cite s	urvey report and of	ther sources, or enter "none")	None	
*Attachments  Archaeological Record  Artifact Record	☐ BSOR ☑ NONE ☐ District Record	☐ Photograph Record ☐ Location Map	☐ Continuation She	et

Primary #

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  P1. Other Identifier None  P2. Location: Not for Publication Unrestrate.  *a. County: San Francisco  *b. USGS 7.5' Quad: SF North  *c. Address: 3940 Lawton St d. UTM: (Give more than one ofr large and/or lineal e. Other Locational Data: Assessor's Parcel Numb	ricted  and P2b and P2c or P2d. Attac  Date: 1994  City: San Francisc r resources) Zone;	•			
*P3a. Description: (Describe resource and its major eler	ments. Include design, materials, condition	on, alterations, size, setting, and boundaries)			
garage door on the left and a dogleg stair of the center of the second-floor level. A smal the first-floor level above the stair landing enclosed within a porch. The porch is support with a molded, bracketed cornice. A fixed sileft sides. The porch is flanked to either saluminum window to the right. The facade ter the porch is a gable-roofed dormer with an abetween the porch gable and the rear cross gomoderately altered building appears to be in Lawton Street next door.  *P3b. Resource Attributes: (list attributes and codes)	al aluminum slider window window ag. The primary entrance, which is ted by stout square columns and angle-light wood sash window enclosed by a multi-light vinyl window minates in a bracketed cornice waluminum sliding window with wood gable, creating an unusual steppen good condition. 3940 Lawton Stra	with wood surrounds is present on s a glazed wood panel door, is capped by a gable roof embellished oses the porch on the front and w to the left and a sliding ith a shallow eave overhang. Above surrounds. The dormer is situated d, triple-peak gable roof. The			
P4. Resources Present:  Building Structure  P5a. Photograph or Drawing (Photograph required for b		nt of District Other  *P5b. Photo (view, date, accession #  View toward north, 100_8139.			
		*P6. Date Constructed/Age and Sources  ★ Historic Prehistoric Both  1924, Asssessor'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			
	otograph Record	heet			

PRIMARY RECORD		HRI# Trinomia	l atus Code		
	Other Listings Review Code		Reviewer		 Date
Page 1 of 1	` '	or number (assigned by r	<b>ecorder)</b> 1530 46	oth Ave	
P1. Other Identifier P2. Location: ☐ N	None ot for Publication	nrestricted			
<del></del>	Francisco		and P2c or P2d. Attacl	h a Location I	Map as necessary.
*b. USGS 7.5' Quad:	SF North	<b>Date:</b> 1994			
*c. Address: 153	0 46th Ave	C	ity: San Francisc	0	<b>Zip:</b> 94122
d. UTM: (Give more t	than one ofr large and/or	linear resources) Zone	;	mE/	mN
	Data: Assessor's Parcel I be resource and its majo		gn, materials, conditio	n, alterations	, size, setting, and boundaries)
recessed primary ent	The ground level for rance at right. The econd-story features	eatures a recessed m primary entrance is two tripartite vin	ulti-panel wood ar located within a yl-sash windows w	nd glass ga recessed p ith wood su	rage door at left and a corch fronted by a metal crounds. This building
*P3b. Resource Attributes P4. Resources Present: @ P5a. Photograph or Draw	Building O Structure	Object OSite	◯ District ◯ Eleme	*P5b. Pho	Other oto (view, date, accession #
			1		· —
	///		/		Constructed/Age and Sources
					C ☐ Prehistoric ☐ Both
	11			1920,	Asssessor's Office
HILLONGIA COMMISSION AND AND AND AND AND AND AND AND AND AN					
					er and Address:
					nye Hyacinth C&terri 6th Ave.
					ancisco, Ca 94122
	<u>                                      </u>				·
				*P8. Reco	
			444		y & VerPlanck, LLC Diamond Street, #330
					cancisco, CA 94131
			4618	* <b>P9. Date</b> 01.06.0	Recorded: 8
				*P10. Sur	vey Type: (Describe)
	7				naissance-level survey:
THE PERSON NAMED IN		THE HEAD WILLIAM STATES		Oceans	side Survey
*P11. Report Citation: (Cite	survey report and other	sources, or enter "none	") None		
*Attachments		☐ Photograph Record	☐ Continuation S	heet	
☐ Archaeological Record		☐ Location Map ☐ Linear Feature Recor	☐ Other d		

Primary #

State of California The Resources Agency

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
	Noviewei	
	mber (assigned by recorder) 1526 46t	h Ave
P1. Other Identifier None P2. Location: ☐ Not for Publication ☒ Unrest	ricted	
*a. County: San Francisco	and P2b and P2c or P2d. Attach a	a Location Map as necessary.
*b. USGS 7.5' Quad: SF North	<b>Date:</b> 1994	
*c. Address: 1526 46th Ave	City: San Francisco	
d. UTM: (Give more than one ofr large and/or linea		_mE/ mN
e. Other Locational Data: Assessor's Parcel Numb *P3a. Description: (Describe resource and its major elei		alterations, size, setting, and boundaries)
1526 46th Avenue is a two-story, wood-frame,		,
Kirkham and Lawton streets. The primary faça The first level presents a solid wood pedest center, framed with a diagonal vergeboard at metal security gate, within which is the pri above the first floor and presents two trips canopy with decorative molding surmounts the parapet. The heavily altered building appear	trian door on the left; a wood and top; and a peaked-arch entry porcimary building entrance. The second artite aluminum sash windows with we second-story fenestration. The burs to be in good condition.  HP2. Single-family property	glass panel garage door at th on the right with a decorative d level is slightly cantilevered good surrounds. A cantilevered dilding terminates with a shaped
P4. Resources Present:   Building   Structure		
P5a. Photograph or Drawing (Photograph required for I	ouildings, structures, and objects	*P5b. Photo (view, date, accession # View toward east, 100 8117.JPG
		view coward east, 100_0117.0F6
		*P6. Date Constructed/Age and Sources ☑ Historic ☐ Prehistoric ☐ Both
		1924, Asssessor'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
TO DEED DEED DEED DEED DEED DEED DEED DE		*P10. Survey Type: (Describe)
12 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		Reconnaissance-level survey: Oceanside Survey
*P11. Report Citation: (Cite survey report and other sour	rces. or enter "none") None	SSSANDIAC SALVEY
	otograph Record	eet .
	cation Map	

☐ District Record ☐ Linear Feature Record

☐ Artifact Record

PRIMARY RECORD		Trinomial NRHP Sta				
	Other Listings Review Code	R	eviewer	 Date		
*a. County: San Fr *b. USGS 7.5' Quad: *c. Address: 4125	None for Publication  ancisco SF North -4127 Kirkham S	and P2b and Date: 1994 St Cit	nd P2c or P2d. Attach a			
e. Other Locational Dat	a: Assessor's Parce			alterations, size, setting, and boundaries)		
finished in stucco and (49 and 50) comprising buildings, which appear first floor level of be entrances. The second a	capped with fla 4,960 sq ft on to have been by th buildings fe- and third floors oth buildings' fo	t roofs. The 3,540 sq the south side of Kirk uilt together at the s atures a large wood ov also both feature lar acades terminate in sh	ft buildings occupy ham Street between ame time, feature s erhead garage door ge tripartite vinyl aped parapets cappe	, multiple-family dwellings what were originally two lots 45th and 46th avenues. Both imilar facade arrangements. The at center flanked by pedestrian windows composed of multiple d by parapet moldings. The		
*P3b. Resource Attributes: ( P4. Resources Present: ● E P5a. Photograph or Drawing	Building O Structu	re Object Osite C	) District O Element o	*P5b. Photo (view, date, accession # View toward south, 100_8112.		
				JPG  *P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both		
				*P7. Owner and Address: Lee, Alfred 2311 Diamond Street San Francisco Ca 94131  *P8. Recorded by Kelley & VerPlanck, LLC 2912 Diamond Street, #330		
				<pre>San Francisco, CA 94131 *P9. Date Recorded: 01.23.09  *P10. Survey Type: (Describe) Reconnaissance-level survey: Oceanside Survey</pre>		
P11. Report Citation: (Cite su			_			
Archaeological Record	☐ BSOR  MONE ☐ District Record	☐ Photograph Record ☐ Location Map ☐ Linear Feature Record	☐ Continuation Shee☐ Other	PT .		

Primary #

State of California The Resources Agency

State of California The Ro Department of Parks and R PRIMARY RECOR	ecreation	Primary # HRI # Trinomial NRHP Stat		
	Other Listings Review Code		viewer	 Date
*a. County: San Fi	None for Publication  rancisco SF North	and P2b an Date: 1994	d P2c or P2d. Attach a Loca	ntion Map as necessary.
d. UTM: (Give more the	=	or linear resources) Zone	: San Francisco ;mE/_	•
e. Other Locational Da *P3a. Description: (Describe			, materials, condition, altera	ations, size, setting, and boundaries)
hipped and flat roof. between 45th and 46th Victorian-style cornic wood, overhead garage well. A straight concr by a shed roof and loo wood door accesses the chamfered bay window of and a molded wood corn  *P3b. Resource Attributes: P4. Resources Present:   Description	The 1,055 sq ft avenues. To the ce moldings and i door. A fixed wo rete staircase le cated within anot e porch. To the recontaining three nice. The heavily (list attributes and co Building O Structu	building occupies a 2,4 right of the main modul ncised ornament. The fi od sash window with woo ads to the primary entrher light well at the light of the entrance, w	80 sq ft lot on the sole is a recessed light rst floor level of the d surrounds is present ance, which is housed eft side of the buildithin the main buildirs. The facade terminates to be in good conditionally property  District O Element of District O Element	e primary façade features a tat the rear of the light within an entry porch capped ing. A multi-light glazed ing module, there is a tes with a stuccoed frieze ition.  Strict O Other b. Photo (view, date, accession # ew toward south, 100_8109.
P11. Report Citation: (Cite s	□BSOR	er sources, or enter "none")  Photograph Record	*P7. B1 41 Sa  *P8. Ke 29 Sa *P9. 01  *P10 Re	Historic Prehistoric Both 209, Asssessor's Office  Downer and Address: Umenfeld, Jack 09 Kirkham St. In Francisco, Ca 94122  Recorded by Elley & VerPlanck, LLC Diamond Street, #330 In Francisco, CA 94131  Date Recorded: .23.09  D. Survey Type: (Describe) Econnaissance-level survey: Ecanside Survey
☐ Archaeological Record ☐ Artifact Record	☑ NONE ☐ District Record	☐ Location Map ☐ Linear Feature Record	Other	

PRIMARY RECORD		HRI#		
	Other Listings Review Code	NRHP Stat	eviewer	 Date
*a. County: San Fr *b. USGS 7.5' Quad: *c. Address: 4036 d. UTM: (Give more the e. Other Locational Da *P3a. Description: (Describe 4036 Lawton Street is capped with a front-fa	*Resource nam None for Publication rancisco SF North Lawton St an one ofr large an ata: Assessor's Pa e resource and its a two-story, we acting gable rook	e(s) or number (assigned by received)  Unrestricted  and P2b ar  Date: 1994  City  city  nd/or linear resources) Zone  rcel Number: 1892011  major elements. Include design  cood-frame, vernacular, mu  of. The 1,368 sq ft buildi	corder) 4036 Lawtond P2c or P2d. Attach a Law	on St  cocation Map as necessary.  Zip: 94122
with a molded cornice. also features a balust	The second fl craded balcony		tion pattern of the try porch. The facad	
P4. Resources Present:	Building O Stru	d codes) HP3. Multiple-facture O Object O Site O quired for buildings, structures,	District O Element of and objects	*P6. Date Constructed/Age and Sources  Historic Prehistoric Both  1904, Asssessor'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 s	urvey report and	other sources, or enter "none")	None	
*Attachments  Archaeological Record  Artifact Record	☐ BSOR ☑ NONE ☐ District Reco	☐ Photograph Record ☐ Location Map rd ☐ Linear Feature Record	☐ Continuation Sheet☐ Other	t

Primary # HRI #

State of California The Resources Agency

State of California The Repeatment of Parks and Reprintment PRIMARY RECOR	ecreation	Primary # HRI # Trinomial		
	Other Listings Review Code	NRHP Stat	viewer	 Date
*a. County: San F: *b. USGS 7.5' Quad:	*Resource name(s None for Publication  rancisco SF North Lawton St	and P2b an Date: 1994	,	ocation Map as necessary.
e. Other Locational Da	ta: Assessor's Parce	or linear resources) Zone el Number: 1892012		
		-		erations, size, setting, and boundaries)
Street between 46th ar panel, overhead wood of the second story and tright of the second-fl and is capped by a frosecond story includes facade terminates with moderately altered but *P3b. Resource Attributes: P4. Resources Present:   Output  Description:	d 47th avenues. garage door at the primary entral cor level. The print-facing gable a tripartite aluna Spanish-tiled alding appears to (list attributes and complete the building Structure)	The first-floor level of the left and a quarter-to note, a multi-panel wood orch has an arched entroof with a Spanish-til minum sash sliding wind	of the primary facade are concrete stair at a door sheltered in a side, a larged raking cornice. On the concrete side and the left side of the concrete side and the left side of the concrete side of	District O Other P5b. Photo (view, date, accession # View toward north, 100_8144.  JPG P6. Date Constructed/Age and Sources
			*F	Historic Prehistoric Both  1904, Asssessor's Office  Pr. Owner and Address: Teu, Chilap A & Jennifer T. 4038 Lawton St. San Francisco, Ca 94122  Pr. Recorded by Kelley & VerPlanck, LLC 2912 Diamond Street, #330 San Francisco, CA 94131  Pr. Date Recorded: 01.27.09  Pr. Survey Type: (Describe) Reconnaissance-level survey: Oceanside Survey
P11. Report Citation: (Cite s	urvey report and oth	er sources, or enter "none")	None	
*Attachments  Archaeological Record  Artifact Record	☐ BSOR ☑ NONE ☐ District Record	☐ Photograph Record ☐ Location Map ☐ Linear Feature Record	☐ Continuation Sheet ☐ Other	

Department of Parks and Recreation PRIMARY RECORD  Other Listings	HRI #  Trinomial  NRHP Status Code	
Review Code	Reviewer	Date
P1. Other Identifier None P2. Location: Not for Publication Unres *a. County: San Francisco *b. USGS 7.5' Quad: SF North	and P2b and P2c or P2d. Attach  Date: 1994	a Location Map as necessary.
*c. Address: 1550 47th Ave d. UTM: (Give more than one ofr large and/or line	City: San Francisco	•
e. Other Locational Data: Assessor's Parcel Num		
*P3a. Description: (Describe resource and its major ele	ements. Include design, materials, condition	, alterations, size, setting, and boundaries)
occupies a 3,002 sq ft lot on the east side features a overhead garage door on the left projects out over the first floor and contact The facade terminates with a projecting box  *P3b. Resource Attributes: (list attributes and codes)	t and a modern pedestrian entrance of ains two tripartite sliding vinyl we cornice.	on the right. The second floor
P4. Resources Present:  ■ Building  □ Structure  □ P5a. Photograph or Drawing (Photograph required for		*P5b. Photo (view, date, accession #
		View toward east, 100_8153.JPG
		*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1920, Asssessor'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:
236		<pre>01.09.09  *P10. Survey Type: (Describe)   Reconnaissance-level survey:   Oceanside Survey</pre>
P11. Report Citation: (Cite survey report and other sou	urces, or enter "none") $^{ m None}$	
	hotograph Record	eet

State of California Th Department of Parks an PRIMARY REC	d Recreation	Primary # HRI # Trinomial NRHP Stat			
	Other Listings Review Code	Re	eviewer		 Date
Page 1 of 1		e(s) or number (assigned by red	<b>corder)</b> 1538 47t	th Ave	
	None Not for Publication Francisco		nd P2c or P2d. Attach	a Location M	an as necessary
*b. USGS 7.5' Quad		<b>Date:</b> 1994		u <u></u>	up ue mecessury.
*c. Address: 15	38 47th Ave	Cit	y: San Francisco		<b>Zip:</b> 94122
d. UTM: (Give more	e than one ofr large an	d/or linear resources) Zone	-		•
e. Other Locationa	l Data: Assessor's Par	cel Number: 1892020			
*P3a. Description: (Desc	cribe resource and its	major elements. Include desigr	n, materials, condition	, alterations,	size, setting, and boundaries)
is a double-hung wo appears to be in go		ne facade terminates with	n a molded cornice	e. The mini	mally altered building
P4. Resources Present:	● Building ○ Strue	codes) HP2. Single-fam: cture O Object O Site O uired for buildings, structures,	District O Element	*P5b. Phot	Other o (view, date, accession # oward east, 100_8158.JPG
				* <b>P6. Date (</b> ☑ Historic	Constructed/Age and Sources  Prehistoric Both Asssessor's Office
				*P7 Owne	r and Address:
				De Jong 1538 47	, Manuela & Mark
				2912 D:	& VerPlanck, LLC lamond Street, #330 ancisco, CA 94131 Recorded:
				Reconna	ey Type: (Describe) aissance-level survey: de Survey
P11. Report Citation: (C	te survey report and o	ther sources, or enter "none")	None		
*Attachments	□BSOR	☐ Photograph Record	☐ Continuation Sh	eet	

Other...

☐ Location Map

☐ District Record ☐ Linear Feature Record

☐ Artifact Record

☐ Archaeological Record ☒ NONE

Department of Parks and R PRIMARY RECOR	ecreation	HRI # Trinomial			
	Other Listings Review Code	NRHP Stat	tus Code		
	*Resource name(s  None for Publication  cancisco  SF North		order) 1530 47t		p as necessary.
	47th Ave	-	y: San Francisco		<b>Zip:</b> 94122
·	_	or linear resources) Zone el Number: 1892022	;	_mE/	mN
		ajor elements. Include design	, materials, condition,	, alterations, s	ize, setting, and boundaries)
single casement at richthird floors. The shir	ght. Both have wi ngle-clad third f	e second floor features de wood surrounds. A mo floor level, which appea with a molded cornice.	olded intermediate	cornice di	vides the second and
P4. Resources Present:	Building O Structu	odes) HP2. Single-fami ure O Object O Site O red for buildings, structures, a	District O Element	*P5b. Photo	Other (view, date, accession # ward east, 100_8162.JPG
					onstructed/Age and Sources ☐ Prehistoric ☐ Both
The second second				1920, A	sssessor's Office
				Sellers, 1530 47t San Fran *P8. Record Kelley 2912 Dia	led by & VerPlanck, LLC amond Street, #330 ncisco, CA 94131
A A A				Reconna	y Type: (Describe) issance-level survey: de Survey
P11. Report Citation: (Cite s	urvey report and oth	ner sources, or enter "none")	None		
*Attachments  ☐ Archaeological Record ☐ Artifact Record	☐ BSOR ☑ NONE ☐ District Record	☐ Photograph Record ☐ Location Map ☐ Linear Feature Record	☐ Continuation She☐ Other	eet	

State of California The Ro Department of Parks and R PRIMARY RECOR	ecreation	Primary HRI # Trinomi NRHP S				
	Review Code		Reviewer	Date		
<del></del>	*Resource name(s None for Publication  rancisco SF North		,	h Ave a Location Map as necessary.		
	47th Ave an one ofr large and	or linear resources) Zone	City: San Francisco			
		el Number: 1892022A ajor elements. Include des	ign, materials, condition,	alterations, size, setting, and	boundaries)	
left leading up to the and a wood pedestrian door sheltered within fenestration at the se and a tripartite windo with a prominent sill identical to the one of	e primary entrance door. The primary a shallow entry econd story consider the right to and Craftsman peon the second flow inates with over ars to be in good (list attributes and constitution).	ce. To the right of the ry entrance is located porch topped by a persent of a single pane that contains a central diment. At the third por, is flanked by slanding eaves, a boxed condition.  codes) HP2. Single-faure Object Osite	his is a garage cont d on the second floo diment and supported fixed window at the al fixed sash flanke story, a centrally im sliding windows wed raking cornice an amily property  O District O Element	story a straight wood staining a single-panel gar; it contains a wood an by simple wood columns. right of the primary end by double-hung aluminulocated tripartite windouth wood sashes and exagd wooden brackets. The modern of District O Other  *P5b. Photo (view, date, acceeding to the wood of the primary end by double-hung aluminulocated tripartite windout the wood sashes and exage described by the modern brackets. The modern brackets. The modern brackets.	arage door ad glass Other atrance atra	
				*P6. Date Constructed/Age a  ☑ Historic ☐ Prehistoric ☐  1916, Asssessor's 0	Both	
				*P7. Owner and Address: Bualat, Proculo & Joh 1526 47th Ave. San Francisco, Ca 941		
			1 2538	*P8. Recorded by Kelley & VerPlanck, 2912 Diamond Street San Francisco, CA 9 *P9. Date Recorded: 01.09.09	, #330	
				*P10. Survey Type: (Describ Reconnaissance-leve		
P11. Report Citation: (Cite s	survey report and oth	ner sources, or enter "none	e") None	Oceanside Survey		
*Attachments  Archaeological Record  Artifact Record	□ BSOR ■ NONE □ District Record	☐ Photograph Record ☐ Location Map ☐ Linear Feature Reco	☐ Continuation She	eet		

Department of Parks and Rec PRIMARY RECORE	reation	Primary # HRI # Trinomial NRHP Sta			
	eview Code	F	Reviewer		
P1. Other Identifier  P2. Location: ☐ Not for  *a. County: San Fra	None r Publication	and P2b a	ecorder) 1522 47		ap as necessary.
*c. Address: 1522 4	F North 7th Ave one ofr large and/	Date: 1994 Ci or linear resources) Zone _	ty: San Francisco		<b>Zip:</b> 94122 _mN
e. Other Locational Data *P3a. Description: (Describe r			ın, materials, conditior	n, alterations, s	size, setting, and boundaries)
second story and feature posts. The porch is encounted window. The right side of sash window with a segment braces. The moderately at *P3b. Resource Attributes: (li	losed with a so of the second s ented wood tran altered buildin	olid wood balustrade. A story features a rectar som above. The facade ag appears to be in good	Adjacent to the dongular bay window terminates with a od condition.	or is an al	uminum-sash slider a tripartite aluminum-
P4. Resources Present:   Bu P5a. Photograph or Drawing	ilding O Structu	ure Object OSite (	District O Elemen	*P5b. Photo	Other o(view, date, accession # oward east, 100_8167.JPC
				Historic	Constructed/Age and Sources  Prehistoric Both Sssessor's Office
				Tang, Wa 1522 47t	rand Address: ayne & Betty ch Ave. ncisco, Ca 94122
				2912 Di	& VerPlanck, LLC amond Street, #330 incisco, CA 94131
27				Reconna	ey Type: (Describe) issance-level survey: de Survey
*P11. Report Citation: (Cite sur		er sources, or enter "none"	) None		
	]BSOR NONE	☐ Photograph Record ☐ Location Map	☐ Continuation Sh☐ Other	neet	

☐ District Record ☐ Linear Feature Record

☐ Artifact Record

State of California The Resources Agency Department of Parks and Recreation PRIMARY RECORD  Other Listings	Primary # HRI # Trinomial NRHP Status Code	
Review Code	Reviewer	Date
Page 1 of 1  P1. Other Identifier None  P2. Location: Not for Publication Unitarious  *a. County: San Francisco  *b. USGS 7.5' Quad: SF North  *c. Address: 1537 47th Ave	restricted	7th Ave th a Location Map as necessary.  20 Zip: 94122
d. UTM: (Give more than one ofr large and/or l	inear resources) Zone;	•
e. Other Locational Data: Assessor's Parcel No *P3a. Description: (Describe resource and its major		on alterations size setting and houndaries)
garage doors. The garage is capped by a swooden staircase leads to the second stor first story. The primary entrance is shell characterized by fixed single- and multiporch feature wooden support brackets. The double-hung vinyl sash windows with wood window and the entry porch are capped by siding with corner moldings and features facade terminates with a molded raking coaltered building appears to be in good coaltered. *P3b. Resource Attributes: (list attributes and code P4. Resources Present: Building O Structure	ry and the primary entrance, a wood litered by a projecting, enclosed ent-pane windows. Both the entry to the ne left side of the first story feat moldings. The first story is clad i a single shed roof. The second stor a double-hung vinyl sash window wit prnice, which turns inward at the population.  HP2. Single-family property	and glass door at the right of the ry porch, which is almost entirely porch and the exterior of the ures a chamfered bay window with n wood shingles, and both the bay y is clad in horizontal rustic wood h wood surrounds and a cornice. The ints of terminus. The minimally
P5a. Photograph or Drawing (Photograph required		*P5b. Photo (view, date, accession #
		*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1906, Asssessor'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 s	sources, or enter "none") None	
☐ Archaeological Record    NONE    □	Photograph Record ☐ Continuation S Location Map ☐ Other	Sheet

Department of Parks and Recreation PRIMARY RECORD	HRI #	
Other Listings Review Code	Reviewer	 Date
P1. Other Identifier None  *P2. Location: ☐ Not for Publication ☒ Unrest  *a. County: San Francisco	and P2b and P2c or P2d. Attac	7th Ave
*b. USGS 7.5' Quad: SF North  *c. Address: 1543 47th Ave d. UTM: (Give more than one ofr large and/or linea	·	
e. Other Locational Data: Assessor's Parcel Numb *P3a. Description: (Describe resource and its major ele		on, alterations, size, setting, and boundaries)
Avenue between Kirkham and Lawton streets. It small yard and a driveway. At the first flood The right side features a multi-panel garage security bars sits between the stair and gar sheltered within a small wood porch consisting entrance are three aluminum slider windows. altered building appears to be in good conditional conditions.  *P3b. Resource Attributes: (list attributes and codes)  P4. Resources Present:  Building Structure  P5a. Photograph or Drawing (Photograph required for Inc.)	or level, is a terrazzo stair at e door and a flush wood pedestria rage door. A metal security gate ing of a shed roof supported by w The facade terminates with a simition.  HP2. Single-family property Object O Site O District O Eleme	left leading to the main entrance. In door. A small fixed window with secures the main entrance, which is rood posts. To the right of the uple box cornice. The moderately
		*P6. Date Constructed/Age and Sources  Mistoric Prehistoric Both  1900, Asssessor'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 sour	rces, or enter "none") None	
☐ Archaeological Record ☒ NONE ☐ Lo	notograph Record	Sheet

State of California The Re Department of Parks and Re PRIMARY RECOR	ecreation	Primary # HRI # Trinomial NRHP Stat	us Code	
	Other Listings Review Code		viewer	Date
	*Resource name(s None for Publication  cancisco SF North		order) 1547 47th A	
	=	or linear resources) Zone	y: San Francisco ;mE	<u>-</u>
			, materials, condition, alte	rations, size, setting, and boundaries)
gable roof. The 368 sq and Lawton streets. The primary entrance is loo The right side feature. The moderately altered to the moderately altered *P3b. Resource Attributes: P4. Resources Present:	ft building occ e building sits cated on the lefs two aluminums building appear (list attributes and conditions)	upies a 3,000 sq ft lot well back from the stre t side and features a f	on the west side of tet, creating space for the property. The facade term on.  The facade term on.	co and capped with a cross  47th Avenue between Kirkham or a large paved yard. The a front-facing gable above. minates in a simple cornice.  District Other  Sb. Photo (view, date, accession #  View toward west, 100_8150.JPG  Cb. Date Constructed/Age and Sources Historic Prehistoric Both  1900, Asssessor's Office
			*P	77. Owner and Address:  Jay Holiday Trust Jay P Holiday, Trustee  345 Las Lomas Dr.  Vatsonville, Ca 95076  78. Recorded by  Kelley & VerPlanck, LLC  2912 Diamond Street, #330  San Francisco, CA 94131  79. Date Recorded:  D1.09.09
			I	P10. Survey Type: (Describe) Reconnaissance-level survey: Dceanside Survey
*P11. Report Citation: (Cite s	urvey report and oth	er sources, or enter "none")	None	
*Attachments  ☐ Archaeological Record ☐ Artifact Record	☐ BSOR  ☑ NONE ☐ District Record	☐ Photograph Record ☐ Location Map ☐ Linear Feature Record	☐ Continuation Sheet ☐ Other	

State of California The Re Department of Parks and Re PRIMARY RECOR	ecreation	Primary #  HRI #  Trinomial  NRHP Status Code	
	Other ListingsReview Code	Reviewer	
*a. County: San Fi *b. USGS 7.5' Quad: *c. Address: 1579	None for Publication cancisco SF North 47th Ave	(assigned by recorder) 1579 47  and P2b and P2c or P2d. Attack ate: 1994  City: San Francisco ources) Zone ;	a a Location Map as necessary.  Zip: 94122
e. Other Locational Da	ta: Assessor's Parcel Number:	1893016	
• •	-	<u>-</u>	n, alterations, size, setting, and boundaries) shed in stucco and capped with a
and Lawton Streets. A leading to the main en A chamfered bay window entrance is recessed by windows. The facade te good condition.  *P3b. Resource Attributes: P4. Resources Present:     P4	downward sloping driveway trance in the center, and with three multi-light ow ehind a metal security gat rminates with a red tile-of (list attributes and codes) HP2	leads to a paneled garage doc a secondary entrance concealed wer one vinyl sash windows sit the. The right side features two clad pent roof. The heavily all the side features the side features two clad pent roof. The heavily all the side features	o multi-light over one vinyl sash tered building appears to be in
		SALES AND SALES	*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both
			*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 s	urvey report and other sources,	or enter "none") None	,
*Attachments  Archaeological Record  Artifact Record	NONE Location	raph Record	neet

Department of Parks and Recreation	HRI #	
PRIMARY RECORD	Trinomial —————	
	NRHP Status Code	
Other Listings		
Review Code	Reviewer	Date
Page 1 of 1 *Resource name(s) or number (a P1. Other Identifier None	assigned by recorder) 4118 Lawton S	t
P1. Other Identifier None P2. Location: ☐ Not for Publication ☑ Unrestricted		
*a. County: San Francisco	and P2b and P2c or P2d. Attach a Locati	on Map as necessary.
-	<b>e:</b> 1994	
*c. Address: 4118 Lawton St	City: San Francisco	<b>Zip:</b> 94122
d. UTM: (Give more than one ofr large and/or linear resou	•	•
e. Other Locational Data: Assessor's Parcel Number: 1	893020	
*P3a. Description: (Describe resource and its major elements.	Include design, materials, condition, alterati	ons, size, setting, and boundaries)
4118 Lawton Street is a two-story, wood-frame, ve roof. The 2,144 sq ft building occupies a 2,465 s 48th avenues. The building on the property clearl of an older building.	eq ft lot on the north side of Lawto	n Street between 47th and
*P3b. Resource Attributes: (list attributes and codes) HP2. P4. Resources Present:  Building  Structure  Objec P5a. Photograph or Drawing (Photograph required for building	t	Photo (view, date, accession # w toward north, 100_8147.
	*P6. [	Date Constructed/Age and Sources
	190	6, Asssessor's Office
	Jun 411	Owner and Address: g, Jae Won & Moon Sup 8 Lawton St. Francisco, Ca 94122
	*P8. F	Recorded by
	Kel	ley & VerPlanck, LLC
FARMS		2 Diamond Street, #330 Francisco, CA 94131
	*P9. [	Oate Recorded: 27.09
		Survey Type: (Describe)
		connaissance-level survey:
		anside Survey
*P11. Report Citation: (Cite survey report and other sources, or	renter "none") None	
*Attachments	ph Record	
☐ Archaeological Record ☐ NONE ☐ Location ☐ Artifact Record ☐ District Record ☐ Linear Fe	Map Other eature Record	

Primary #

State of California The Resources Agency

State of California T Department of Parks a PRIMARY REC	nd Recreation	Primary # HRI # Trinomial NRHP Status Code	
	Review Code	Reviewer	Date
Page 1 of 1 P1. Other Identifie	r None	mber (assigned by recorder) 1568 4	8th Ave
	Not for Publication Unrest n Francisco d: SF North		ch a Location Map as necessary.
*c. Address: 1	568 48th Ave	City: San Francisc	•
	al Data: Assessor's Parcel Numb		on, alterations, size, setting, and boundaries)
• •	•		stucco and capped with a hipped
Other fenestration The facade termina aluminum sash slid  *P3b. Resource Attribu P4. Resources Presen	at the second story incluites with a shallow eave over the second story incluits and codes and codes are second story incluits. (list attributes and codes) to Building Structure		iding windows with wood surrounds. ts atop the roof and contains an in good condition.
			*P6. Date Constructed/Age and Sources ☑ Historic ☐ Prehistoric ☐ Both
		I	1907, Asssessor's Office
			*P7. Owner and Address:
			Wilensky, Debra S. 1568 48th Ave.
			San Francisco, Ca 94122
			*P8. Recorded by
	1948		Kelley & VerPlanck, LLC 2912 Diamond Street, #330 San Francisco, CA 94131
			*P9. Date Recorded: 01.13.08
-			*P10. Survey Type: (Describe)
	10-12-3	6	Reconnaissance-level survey: Oceanside Survey
*P11. Report Citation: (0	Cite survey report and other sour	ces, or enter "none") None	occanorae burvey
*Attachments	□BSOR □Ph	otograph Record	Sheet
☐ Archaeological Rec☐ Artifact Record	cord NONE	cation Map	

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
P1. Other Identifier None P2. Location: ☐ Not for Publication ☑ Unrestricted *a. County: San Francisco	and P2b and P2c or P2d. Attach a lete: 1994  City: San Francisco  urces) Zone;r	Location Map as necessary. <b>Zip:</b> 94122
e. Other Locational Data: Assessor's Parcel Number: 1 *P3a. Description: (Describe resource and its major elements.		lterations, size, setting, and boundaries)
right, a straight tiled stair leads up to the pricontains a wood pedestrian door. At the second-fl with a large aluminum sash fixed window, flanked stucco brackets, features a large raised diamond-primary entrance is located within an arched entright module, there is a twelve-over-one casement the primary module, there is a large aluminum sash slim aluminum sash sliding windows. The facade te The heavily altered building appears to be in good *P3b. Resource Attributes: (list attributes and codes)	loor level, the primary facade is by slim sliding windows. The bashaped stucco molding and it is by porch to the right of the mask window with wood sashes and mosh sliding window. Within the two training with a crenellated parent condition.	features a projecting bay window ay window, which is supported by s capped by a slim cornice. The in building module. At the far olding. At the third story, in wo recessed modules, there are
P4. Resources Present:   Building   Structure   Object	ct O Site O District O Element of	
P5a. Photograph or Drawing (Photograph required for building	gs, structures, and objects	*P5b. Photo (view, date, accession # View toward east, 100_8205.JPG
		*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1918, Asssessor's Office
1560		*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:
*P11. Report Citation: (Cite survey report and other sources, or	r enter "none") None	Oceanside Survey

☐ Continuation Sheet

Other...

Photograph Record

☐ Location Map

☐ District Record ☐ Linear Feature Record

 $\square$ BSOR

\*Attachments

☐ Artifact Record

☐ Archaeological Record ☒ NONE

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
P1. Other Identifier None  *P2. Location: ☐ Not for Publication ☑ Unres  *a. County: San Francisco  *b. USGS 7.5' Quad: SF North	and P2b and P2c or P2d. Atta Date: 1994	ch a Location Map as necessary.
*c. Address: 1558 48th Ave d. UTM: (Give more than one ofr large and/or line	City: San Francis	
e. Other Locational Data: Assessor's Parcel Num *P3a. Description: (Describe resource and its major ele	<b>ber:</b> 1893031	<del></del>
1558 48th Avenue is a two-story, wood-frame and capped by a hipped roof. The 1,195 sq f Avenue between Kirkham and Lawton streets. straight brick staircase at left, a wood ov the right. The stair leads to an arched and wood-panel door. Two double-hung wood sash porch. The building terminates with a shape appears to be in good condition.	It building occupies a 2,982 sq f The first floor, clad in applied erhead garage door at center, an I recessed porch at the second fl windows with thin wood surrounds	t lot on the east side of 48th artificial stone, features a short, d a wood-panel pedestrian door at oor level. The porch contains a are located to the right of the
*P3b. Resource Attributes: (list attributes and codes) P4. Resources Present:   Building   Structure   P5a. Photograph or Drawing (Photograph required for	Object O Site O District O Elem	*P5b. Photo (view, date, accession # View toward east, 100_8207.JPG  *P6. Date Constructed/Age and Sources
		☑ Historic ☐ Prehistoric ☐ Both  1910, Asssessor's Office
		*P7. Owner and Address:  Mathis, Buford



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

*P1	1. R	eport	Citation:	(Cite survey	report and	d other so	ources, or	enter "r	none")	None
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*Attachments	□BSOR	☐ Photograph Record	☐ Continuation Sheet
☐ Archaeological Record	<b>⋈</b> NONE	☐ Location Map	Other
☐ Artifact Record	☐ District Record	☐ Linear Feature Record	

Department of Parks and Recreation	HRI#	
PRIMARY RECORD	Trinomial ————— NRHP Status Code —	
Other Listings Review Code	Reviewer	Date
Page 1 of 1 *Resource name(s) or num	nber (assigned by recorder) 1530	48th Ave
P1. Other Identifier None  *P2. Location: ☐ Not for Publication ☒ Unrestr	icted	
*a. County: San Francisco		ach a Location Map as necessary.
*b. USGS 7.5' Quad: SF North	<b>Date:</b> 1994	
*c. Address: 1530 48th Ave d. UTM: (Give more than one ofr large and/or linear	City: San Francis	• • • • • • • • • • • • • • • • • • •
e. Other Locational Data: Assessor's Parcel Number		
*P3a. Description: (Describe resource and its major elen	nents. Include design, materials, condit	tion, alterations, size, setting, and boundaries)
1530 48th Avenue is a two-story, wood-frame well back from the street and is obscured froccupies a 2,982 sq ft lot on the east side architectural details are obscured.	om view by a tall fence and a l	arge tree. The 1,320 sq ft building
*P3b. Resource Attributes: (list attributes and codes) P4. Resources Present:   Building   Structure		nent of District O Other
P5a. Photograph or Drawing (Photograph required for b	uildings, structures, and objects	*P5b. Photo (view, date, accession # View toward east, 100_8213.JPG
		*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both
		1904, Asssessor's Office
		*P7. Owner and Address:
Marie Control of the	C 114 K PORTA	Bell, Kenneth 1530 48th Ave.
- H-ACOUNT FEBRURA	<b>则找回班</b>	San Francisco, Ca 94122
		*P8. Recorded by
		Kelley & VerPlanck, LLC 2912 Diamond Street, #330
		San Francisco, CA 94131
	1	*P9. Date Recorded: 01.12.09
The state of the state of		*P10. Survey Type: (Describe)
3-1-5	The state of the s	Reconnaissance-level survey:
*P11. Report Citation: (Cite survey report and other source	ces or enter "none") None	Oceanside Survey
	otograph Record	Sheet
☐ Archaeological Record ☑ NONE ☐ Loc	ear Feature Record	Onool

Primary #

State of California The Resources Agency

Department of Parks and R PRIMARY RECOF	ecreation	Primary # —— HRI # —— Trinomial —— NRHP Status Code		
	Review Code	Reviewer		Date
	None for Publication rancisco		1526 48th Ave	ap as necessary.
	SF North 48th Ave		rancisco	<b>Zip:</b> 94122
•	_	d/or linear resources) Zone;	mE/	_ mN
		cel Number: 1893040 major elements. Include design, materials	s, condition, alterations,	size, setting, and boundaries)
Kirkham and Lawton str a multi-light vinyl wi door in the right bay tripartite vinyl sash	neets. The first ndow in the lest The second flowindows. The fa	ilding occupies a 2,982 sq ft lot floor features a glazed wood pe ft bay and a secondary glazed pec foor level features a pair of rect acade terminates with a projectir to be in good condition.	edestrian door withi destrian door and a tangular bay windows	n a recessed porch and wood overhead garage sarticulated by
P4. Resources Present:	Building O Struc	codes) HP3. Multiple-family proture O Object O Site O District uired for buildings, structures, and object	O Element of District ts *P5b. Pho	<b>○ Other</b> <b>to (view, date, accession #</b> oward east, 100_8216.JPG
				Constructed/Age and Sources ☐ Prehistoric ☐ Both
			_	Asssessor's Office
			Murphy, 1524 48	er and Address: Timothy E. & Suwanama th Ave. ncisco, Ca 94122
100			2912 D San Fr	rded by & VerPlanck, LLC iamond Street, #330 ancisco, CA 94131 Recorded:
			01.12.09 * <b>P10. Surv</b>	
1				ide Survey
P11. Report Citation: (Cite s	urvey report and o	ther sources, or enter "none") None		
*Attachments  ☐ Archaeological Record  ☐ Artifact Record	☐ BSOR ☑ NONE ☐ District Record	Location Map Other	nuation Sheet 	

State of California The Re Department of Parks and Re PRIMARY RECOR	creation	Primary # HRI #  Trinomial NRHP Status Code	
	Other Listings Review Code	Reviewer	
*a. County: San Fr *b. USGS 7.5' Quad: *c. Address: 1518	None for Publication Unrestricte ancisco SF North 48th Ave		h a Location Map as necessary.  O Zip: 94122
e. Other Locational Dat	a: Assessor's Parcel Number:	1893041	n, alterations, size, setting, and boundaries)
48th Avenue between Ki a sliding vinyl sash w right. The stair leads recessed in an entry p moldings. The facade to be in good condition.  *P3b. Resource Attributes: (	rkham and Lawton streets. indow at left, a wood dog from street level up to orch. The primary entrance erminates with a very sha	The building sits atop a full g-leg wood stair at center, and the primary entrance, a centrace is flanked by sliding aluminallow eave overhang. The moderate the primary entrance is flanked by sliding aluminal to the moderate state of the primary entrance of the primary entrance. The moderate state of the primary entrance is a supplied to the primary entrance of the primary entrance, and the primary entrance of the	1996 sq ft lot on the east side of ly raised basement, which features d a multi-panel wood garage door at ally located multi-panel wood door, num sash windows with slim wood ately-altered building appears to
	Building O Structure O Ob		<pre>nt of District</pre>
			*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1908, Asssessor'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
Jan Jan	The state of the s		*P10. Survey Type: (Describe) Reconnaissance-level survey: Oceanside Survey
*P11. Report Citation: (Cite s	urvey report and other sources	, or enter "none") None	
*Attachments  Archaeological Record	☐ BSOR ☐ Photog ☑ NONE ☐ Locatio	graph Record	heet

☐ District Record ☐ Linear Feature Record

☐ Artifact Record

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 (P1. Other Identifier None Not for Publication Unrestricted *a. County: San Francisco		irkham St
*b. USGS 7.5' Quad: SF North Da  *c. Address: 4329 Kirkham St d. UTM: (Give more than one ofr large and/or linear resc e. Other Locational Data: Assessor's Parcel Number:  *P3a. Description: (Describe resource and its major elements)	city: San Franciscources) Zone;	<b>Zip:</b> 94122 mE/mN
4329 Kirkham Street is a new three-story, wood-f with a shed roof. The 1,273 sq ft building occup between 47th and 48th avenues. The building, com The dwellings, both composed of two earthquake r on Market Street for the Centennial of the 1906	sies a 3,760 sq ft lot on the pleted in 2008, replaced a p refugee cottages, were salvag	e south side of Kirkham Street pair of older dwellings on the lot.
*P3b. Resource Attributes: (list attributes and codes) P4. Resources Present:  Building  Structure  Obje P5a. Photograph or Drawing (Photograph required for building)	ct O Site O District O Elemengs, structures, and objects	*P5b. Photo (view, date, accession # View toward south, 100_8181. JPG  *P6. Date Constructed/Age and Sources  Historic Prehistoric Both 1904, Asssessor'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)
	200	Reconnaissance-level survey: Oceanside Survey
*P11. Report Citation: (Cite survey report and other sources, c	·	
☐ Archaeological Record   ☐ NONE   ☐ Location	raph Record	Sheet

Department of Parks and Recreation PRIMARY RECORD	HRI#	
Other Listings Review Code	NRHP Status Code Reviewer	 Date
Page 1 of 1  P1. Other Identifier None  P2. Location: Not for Publication  *a. County: San Francisco  *b. USGS 7.5' Quad: SF North  *c. Address: 4307 Kirkham St		h a Location Map as necessary.
d. UTM: (Give more than one ofr large and e. Other Locational Data: Assessor's Parc	d/or linear resources) Zone;	mE/ mN
capped by a hipped roof. The 980 sq f between 47th and 48th avenues. The proport at center. The main entrance is on the left side of the porch. The profile at its lower edge. Single fix porch and to either side on the main	wood-frame, vernacular dwelling clad in late building occupies a 3,760 sq ft lot or rimary façade is symmetrical, featuring as accessed by a short perpendicular concording gable is clad in vertical wood siding and wood sash windows with wood surrounds body of the dwelling. The porch terminate based eave overhang. The moderately altered	n the south side of Kirkham Street an enclosed, gable-roofed entry rete staircase with metal handrails and that features a scalloped as are present on the front of the tes with a narrow raking cornice
*P3b. Resource Attributes: (list attributes and P4. Resources Present:   Building   Structure  P5a. Photograph or Drawing (Photograph requires)	cture O Object O Site O District O Eleme	nt of District ◯ Other *P5b. Photo (view, date, accession #
		View toward south, 100_8178.  JPG  *P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1909, Asssessor'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 o	ther sources, or enter "none") $^{ exttt{None}}$	
*Attachments ☐ BSOR ☐ Archaeological Record ☐ NONE ☐ Artifact Record ☐ District Record	☐ Photograph Record ☐ Continuation S ☐ Location Map ☐ Other	heet

Primary # HRI #

State of California The Resources Agency

Department of Parks and Recreation PRIMARY RECORD	Т N	HRI# Trinomial NRHP Status Code	
Other Listi Review Co	_	Reviewer	 Date
P1. Other Identifier None  P2. Location: Not for Publication  *a. County: San Francisco		nd P2b and P2c or P2d. Atta	17th Ave
*b. USGS 7.5' Quad: SF North  *c. Address: 1509 47th Ave d. UTM: (Give more than one ofr la		City: San Francis	•
e. Other Locational Data: Assesso	r's Parcel Number: 18930	51	ion, alterations, size, setting, and boundaries)
Modern Spanish tiles. A small f main level presents three doubl affixed to the building's exter building terminates in a steppe	ixed wood sash window to e-hung wood sash window ior above the center wild parapet with peaked pof Modern Spanish tile.  es and codes) HP2. Single Structure Object O	with wood surrounds is we with wood surrounds in which wood surrounds indow and on either side or with a molded corning with a molded corning gle-family property  Site O District O Elem	ent of District O Other  *P5b. Photo (view, date, accession #
			*P6. Date Constructed/Age and Sources  Mistoric Prehistoric Both 1923, Asssessor'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
	(5)	6	*P10. Survey Type: (Describe) Reconnaissance-level survey: Oceanside Survey
*P11. Report Citation: (Cite survey repor	t and other sources, or enter	"none") None	
*Attachments ☐ BSOR ☐ Archaeological Record ☐ NONE ☐ District	☐ Photograph Re☐ Location Map Record ☐ Linear Feature	Other	Sheet

State of California The R Department of Parks and R PRIMARY RECOF	ecreation	Primary HRI# Trinomia NRHP Si			
	Other Listings Review Code		Reviewer		 Date
*a. County: San F. *b. USGS 7.5' Quad: *c. Address: 1541 d. UTM: (Give more th	None for Publication rancisco SF North 48th Ave an one ofr large an	<b>Date:</b> 1994	and P2c or P2d. Attach	a Location N	<b>Zip:</b> 94122
			gn, materials, conditior	ı, alterations,	size, setting, and boundaries)
located solid panel we containing a tripartit surrounds. The second aluminum-sash window wimbricated wood shing building appears to be	ood door with we te aluminum slic story terminate with wood surrou les. The facade e in good condit	ands occupies the cente terminates with a mold tion.	eft of the entrance that is a smaller alrediate cornice. At r of the gable. Claed and raking corn	e is a rectuminum slice the third adding at th	tangular bay window ding window with wood floor level, a sliding the third floor level is
		codes) HP2. Single-fa		t of District	○ Other
	_	uired for buildings, structures		*P5b. Pho	to (view, date, accession #
				<b>*P6. Date</b> ☑ Historic	oward west, 100_8211.JPC  Constructed/Age and Sources ☐ Prehistoric ☐ Both  Asssessor's Office
				Ruan, K 2181 17 San Fra *P8. Reco Kelley	er and Address:  Ment & Min Ling  Ath Ave.  Ancisco, Ca 94116  rded by  & VerPlanck, LLC  iamond Street, #330
30.				San Fr * <b>P9. Date</b> 01.12.09 * <b>P10. Surv</b>	ancisco, CA 94131 Recorded: ) /ey Type: (Describe)
The state of the s		80			aissance-level survey: ide Survey
*P11. Report Citation: (Cite s	survey report and o	ther sources, or enter "none	") None		
*Attachments  Archaeological Record	□ BSOR ☑ NONE	☐ Photograph Record ☐ Location Map	☐ Continuation Sh☐ Other	ieet	

☐ District Record ☐ Linear Feature Record

☐ Artifact Record

State of California The Resources Age Department of Parks and Recreation PRIMARY RECORD	ncy Primary # HRI # Trinomial NRHP Status Co	ode	
Other Listing Review Code		 er Date	
Page 1 of 1 *Resource	name(s) or number (assigned by recorde	1 1/12 Virkham C+	
P1. Other Identifier None  *P2. Location: Not for Publication  *a. County: San Francisco  *b. USGS 7.5' Quad: SF North  *c. Address: 4413 Kirkham S  d. UTM: (Give more than one ofr lar  e. Other Locational Data: Assessor	on ⊠ Unrestricted  and P2b and P2c  Date: 1994  t City: Sa  ge and/or linear resources) Zone;	c or P2d. Attach a Location Map as nece  In Francisco Zip: 941 mE/mN	22
with a shed roof. The 836 sq ft 48th Avenue and the Great Highwa yard. The fence and the lush pla windows at the second story leve	ry, wood-frame, vernacular dwelliculding occupies a 1,890 sq ft ly. The building is set back from ntings obscure the details of the l, both of which are small vinyl tive scalloped molding and flush	ot on the south side of Kirkham the sidewalk, creating space for first floor. There are two symm sash sliding windows with wood n	Street between r a fenced-in metrical moldings. The
P4. Resources Present:   Building	s and codes) HP2. Single-family p Structure O Object O Site O Distr n required for buildings, structures, and o	ict O Element of District O Other	
		*P6. Date Constructed Historic Prehistor  1907, Asssessor  *P7. Owner and Address Kimball, John F. 4413 Kirkham St. San Francisco, Co	ric Both r's Office ess: & Audrey L.
		*P8. Recorded by Kelley & VerPl 2912 Diamond S San Francisco, *P9. Date Recorded: 01.26.09  *P10. Survey Type: (E Reconnaissance Oceanside Surv	treet, #330 CA 94131  Describe) -level survey:
*P11. Report Citation: (Cite survey report	and other sources, or enter "none") $^{ m Non}$	е	
*Attachments ☐ BSOR ☐ Archaeological Record ☐ NONE ☐ District R	Location Map	Continuation Sheet Other	

PRIMARY RECORD	HRI #	
Other Listings Review Code	NRHP Status Code Reviewer	Date
Page 1 of 1 *Resource name(section None None Not Placetion: Not for Publication X	(s) or number (assigned by recorder) 4401 -4	407 Kirkham St
*a. County: San Francisco	and P2b and P2c or P2d. Attack	n a Location Map as necessary.
*b. USGS 7.5' Quad: SF North	<b>Date:</b> 1994	•
*c. Address: 4401 -4407 Kirkham	ong.	•
d. UTM: (Give more than one off large and e. Other Locational Data: Assessor's Parc	d/or linear resources) Zone;	mE/ mN
	najor elements. Include design, materials, conditio	n, alterations, size, setting, and boundaries)
vinyl-sash window at left, a wood, quavinyl slider window at right. All fendentry porch on the second floor level single-panel wood doors. The porch is double-hung, vinyl-sash windows with a topped with a denticulate molding and eave overhang. The moderately altered	ture Object Osite Object OElemer	rpanel wood pedestrian door and arrounds. The stair leads up to the crian entrances. Both contain may windows fenestrated with three depanels along the bottom and is me facade terminates with a shallow on.
		JPG  *P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both
		1902, Asssessor'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 otl	ther sources, or enter "none") None	
*Attachments ☐ BSOR ☐ Archaeological Record ☐ NONE ☐ Artifact Record ☐ District Record	☐ Photograph Record ☐ Continuation SI☐ Location Map ☐ Other	neet

Primary #

State of California The Resources Agency

State of California Th Department of Parks an PRIMARY REC	d Recreation ORD	Primary # HRI # Trinomial NRHP Stat	us Code		
	Other Listings Review Code	Re	viewer	Date	e
	` ,		order) 1545 48t		necessary
*b. USGS 7.5' Quad	: SF North	<b>Date:</b> 1994		-	-
	45 48th Ave e than one ofr large and/o	City r linear resources) Zone	y: San Francisco		94122
e. Other Locationa	l Data: Assessor's Parcel				setting, and boundaries)
arrangement of tile	s. The heavily alter	ablature and a raking red building appears in the detailed of	good condition.	e is decorated	with a diamond
P4. Resources Present:	● Building ○ Structur	re Object O Site O	District O Element		ner w, date, accession #
				* <b>P6. Date Const</b> i ☑ Historic ☐ Pr	d west, 100_8209.JPG  ructed/Age and Sources rehistoric □ Both ressor's Office
				*P7. Owner and King, Anisa 909 Moreho A Palo Alto, C	ive.
				2912 Diamor	erPlanck, LLC nd Street, #330 sco, CA 94131
	1 - 1 - 1	FORD		*P10. Survey Type Reconnaissa Oceanside S	ance-level survey:
P11. Report Citation: (C	ite survey report and othe	r sources, or enter "none")	None		
*Attachments	□BSOR	☐ Photograph Record	☐ Continuation She	eet	

Other...

☐ Location Map

☐ District Record ☐ Linear Feature Record

☐ Archaeological Record ☑ NONE

☐ Artifact Record

State of California The Ro Department of Parks and R PRIMARY RECOR	ecreation	Primary # HRI # Trinomial NRHP Status Code	
	Other ListingsReview Code	Reviewer	Date
*a. County: San France *b. USGS 7.5' Quad:  *c. Address: 1525 d. UTM: (Give more than the county of	None for Publication Unrestricted cancisco SF North  48th Ave an one ofr large and/or linear resource ta: Assessor's Parcel Number: 1894 resource and its major elements. Inc two-story, wood-frame, vernacu h a flat roof. The 3,426 sq ft rkham and Lawton streets. The y of the first floor, which is iveway and a walkway back to t present to the right of the wa rd to the lot line. This part an arched window. The furthest anel pedestrian door. The second tite sliding aluminum sash wir ch appears to be a later addit	City: San Francisco es) Zone;mE/	Zip: 94122 mN  ons, size, setting, and boundaries)  d in wood shingles and lot on the west side of several distinct building ack from the street, s an aluminum window and a next two bays of the main imary entrance—a multiple— d panel overhead garage n is clad in wood shingles rly, the second floor of te aluminum sliding
P4. Resources Present:	(list attributes and codes) HP3.Mo Building O Structure O Object O g (Photograph required for buildings,	◯ Site ◯ District ◯ Element of District structures, and objects *P5b.	ict Other Photo (view, date, accession # w toward east, 100_8214.JPG
		*P7. C Schii % Ot 469 Milli *P8. R Kel 291: San *P9. D 01.1  *P10. Rec. Oce.	Date Constructed/Age and Sources storic Prehistoric Both  1, Asssessor's Office  Description of the Associated of the Asssessor's Office  Description of the Associated
	urvey report and other sources, or en		
*Attachments ☐ Archaeological Record ☐ Artifact Record	□ BSOR       □ Photograph         ☑ NONE       □ Location Ma         □ District Record       □ Linear Feature	p	
DDD 523A (1/05)			*Paguired Information

Department of Parks and Recreation PRIMARY RECORD	HRI #	
Other Listings Review Code	Reviewer	
Page 1 of 1 *Resource name(s) or number 1. Other Identifier None  *P2. Location: ☐ Not for Publication ☑ Unrestrice  *a. County: San Francisco  *b. USGS 7.5' Quad: SF North	cted	Lawton St ach a Location Map as necessary.
*c. Address: 4201 Lawton St d. UTM: (Give more than one ofr large and/or linear e. Other Locational Data: Assessor's Parcel Number	· — — — — — — — — — — — — — — — — — — —	•
*P3a. Description: (Describe resource and its major elem 4201 Lawton Street is a two-story, wood-frame	_	
floor level of the 48th Avenue facade feature the left and a small double-hung wood sash wi floor level is windowless. The second-floor left and wood double-hung windows at the cent Street facade features three pairs of double-first floor level. The second floor level has entrance is sheltered by an entry porch on the facades terminate with a simple molded cornic with a double-hung wood sash window, are presaltered building appears to be in good condit.  *P3b. Resource Attributes: (list attributes and codes) P4. Resources Present:  Building Structure Country P5a. Photograph or Drawing (Photograph required for but	ndow with wood surrounds at the evel presents a pair of multier and at the right. All have hung, two-over-two, wood sash three, one-over-one, doublede east side of the building, as and a shallow boxed eave over ent on both the east and west ion.  HP2. Single-family property  Dbject O Site O District O Eler	The center. The rest of the first slight wood casement windows at the wide wood surrounds. The Lawton windows with wood surrounds at the nung wood windows. The primary accessed by a straight stair. The erhang. Hipped-roof dormers, both sides of the roof. The minimally
		*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1910, Asssessor'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:
F. F. T.	the state of the s	Oceanside Survey
*P11. Report Citation: (Cite survey report and other source	·	
☐ Archaeological Record ☑ NONE ☐ Local	tograph Record	Sheet

State of California The R Department of Parks and R PRIMARY RECOF	Recreation RD Other Listings	Primary HRI # Trinomi NRHP S	al ————————————————————————————————————	Data.
R	Review Code		Reviewer	Date
*a. County: San F	None t for Publication rancisco	and P2b	,	Ave Location Map as necessary.
	SF North 48th Ave		City: San Francisco	•
•	=	d/or linear resources) Zone cel Number: 1895018	,	nE/ mN
			ign, materials, condition, a	Iterations, size, setting, and boundaries)
the center. Sheltered multi-panel wood and the other a garage. The facade terminates further back at the results.  *P3b. Resource Attributes: P4. Resources Present: •	beneath a shing glass door with he second story with a wide eav cofline. The mode (list attributes and Building Structure)	led pent roof supporte wood surrounds. To the features a small alum:	ed by knee braces, the right are two solid inum sash sliding wind cornice. Multiple she ing appears to be in family property  O District O Element of	
A J	// / / / / / / / / / / / / / / / / / /	Marian Santan So, Stratan		View toward west, 100_8039.JPG
				*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1904, Asssessor's Office
	17	TIME !		*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 ot	ther sources, or enter "none	None ("¿	Oceanside survey
*Attachments  Archaeological Record  Artifact Record	☐ BSOR ☑ NONE ☐ District Record	☐ Photograph Record ☐ Location Map	☐ Continuation Shee☐ Other	t

Department of Parks and Recreation  PRIMARY RECORD	HRI #  Trinomial  NRHP Status Code	
Other Listings Review Code	Reviewer	Date
Page 1 of 1 *Resource name(s) or nu P1. Other Identifier None  *P2. Location: ☐ Not for Publication ☑ Unres  *a. County: San Francisco  *b. USGS 7.5' Quad: SF North  *c. Address: 1677 48th Ave	stricted	h a Location Map as necessary.  Zip: 94122
d. UTM: (Give more than one ofr large and/or line e. Other Locational Data: Assessor's Parcel Num *P3a. Description: (Describe resource and its major ele	ear resources) Zone; uber: 1895019	mE/ mN
finished in stucco and capped with a flat of the lot on the west side of 48th Avenue between features a wide multi-panel wood garage door gate at far right. At the second story, a we five double-hung vinyl-sash windows with elelaborate molding, and at the top with a mobalcony. At the third story, a shallow projectaborate wood moldings. There is an additionable sash window at the left of the façade. The terminates with a shaped parapet with a certain good condition.  *P3b. Resource Attributes: (list attributes and codes) P4. Resources Present: Building Structure (P5a. Photograph or Drawing (Photograph required for	ween Lawton and Moraga streets. The part of at left and a recessed porch convide chamfered bay window spans the laborate wood moldings. The bay teached cornice and decorative iron specting bay window contains three plants of the story and third story bay terminates with a natral pediment element. The minima	e first story of the primary facade ncealed behind a steel security e width of the façade and contains rminates at the bottom with an railing, forming a third story double-hung vinyl-sash windows with d a very small double-hung aluminum projecting cornice and the facade lly altered building appears to be
		*P6. Date Constructed/Age and Sources    Historic
*P11. Report Citation: (Cite survey report and other sou	·	lhaat
☐ Archaeological Record ☑ NONE ☐ Lo	Photograph Record ☐ Continuation Socation Map☐ Other  inear Feature Record	neet

Department of Parks and R	ecreation	Primary # HRI #		
PRIMARY RECOR	RD	Trinomial NRHP Status		
	Other Listings Review Code		ewer	Date
*a. County: San F	None for Publication Departments	and P2b and	der) 1681 48th Ave	on Map as necessary.
d. UTM: (Give more th	ita: Assessor's Par	d/or linear resources) Zone cel Number: 1895020		
*P3a. Description: (Describ	e resource and its r	najor elements. Include design, n	naterials, condition, alteration	ons, size, setting, and boundaries)
and yard in front. The double-hung vinyl sask entrance. On the right on the second story. It sask window at left are eaves. The moderately  *P3b. Resource Attributes: P4. Resources Present:   •	e first floor of windows on the side, a wood of this entrance is not two aluminumaltered building (list attributes and Building O Structure)		res a wood panel door : ch supported by wood property wood railings leads to eet. The second story : ght. The facade terminal condition.  Cly property istrict O Element of District d objects  *P5b.	flanked by one-over-one, posts shelters the a second entrance located features a fixed aluminum-ates with overhanging
			☑ His	ate Constructed/Age and Sources toric □ Prehistoric □ Both  1, Asssessor's Office
	1683		Mar, % Mi 1375 San *P8. R Kel. 291: San *P9. D 01.1	Walter Ullie Mar Wanterey Blvd. Francisco, Ca 94127 Wecorded by Ley & VerPlanck, LLC Diamond Street, #330 Francisco, CA 94131 Wate Recorded: 3.09  Survey Type: (Describe) Connaissance-level survey: Canside Survey
*P11. Report Citation: (Cite s	survey report and o	ther sources, or enter "none") $^{ m N}$	one	·
*Attachments  Archaeological Record  Artifact Record	☐ BSOR ☑ NONE ☐ District Record	☐ Photograph Record ☐ Location Map ☐	☐ Continuation Sheet ☐ Other	

State of California The Department of Parks and PRIMARY RECO	Recreation	Primary # HRI # Trinomial NRHP Status Code	
	Other Listings Review Code	Reviewer	
*a. County: San *b. USGS 7.5' Quad: *c. Address: 167 d. UTM: (Give more of the continual of	None of for Publication Unreferencisco SF North 6 -1678 Great Hwy than one ofr large and/or lin Data: Assessor's Parcel Nur ibe resource and its major e by features two, two-st ar dwelling located at s it appears to be par Highway, which is at t in rustic wood siding occupies the front po	and P2b and P2c or P2d. Attach Date: 1994  City: San Francisco near resources) Zone;	Zip: 94122mE/mN  a, alterations, size, setting, and boundaries)  at Highway is a is a two-story, t visible from the street. Based luding 1668, 1672, and 1676 Great , wood-frame, late Queen Anne- h a front-facing gable roof. The last side of the Great Highway
panel wood door with the left of the entr. features three double sliding window. The condition.  *P3b. Resource Attributes P4. Resources Present:	wood surrounds. Other ance and a pair of dou e-hung vinyl-sash wind facade terminates with sections: (list attributes and codes) Building O Structure	wood stair left of center leads up to fenestration at the first story incomble-hung, vinyl windows to the right dows with wide wood surrounds. The set a raking cornice. The heavily alternative of the combination of the com	cludes a chamfered bay window to t of the entrance. The bay window econd floor level features a vinyl red building appears to be in good  t of District O Other
P5a. Photograph or Draw	ing (Photograph required to	or 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, Asssessor'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 *Attachments	survey report and other so	ources, or enter "none") None  Photograph Record Continuation Sh	eet
☐ Archaeological Record	d ⊠ NONE □ I	Location Map	

Department of Parks and R PRIMARY RECOR	ecreation	Primary HRI # Trinomia NRHP St			
	Review Code		Reviewer		Date
*a. County: San F: *b. USGS 7.5' Quad:	None for Publication  rancisco SF North	<b>Date:</b> 1994	and P2c or P2d. Atta		ip as necessary.
	-1674 Great Hw an one ofr large and	<sup>r</sup> y /or linear resources)  Zone <sub>□</sub>	ity: San Francis		<b>Zip:</b> 94122 <b>mN</b>
•	=	el Number: 1895026A			·····
*P3a. Description: (Describe	e resource and its m	ajor elements. Include desi	gn, materials, condit	ion, alterations, s	size, setting, and boundaries)
on aerial photographs Highway. 1674 Great Histyle dwelling clad in gable roof. The 1,965 Great Highway between space for a small yard basement. A short strawood surrounds. Other entrance and a chamfer wood-sash windows with story, outlined by a mindow with wood surrounds appears to be in good  *P3b. Resource Attributes: P4. Resources Present:   • P3b. Resources Present:	it appears to be ghway, which is a shingles and rus of the building of Lawton and Moraed enclosed behind hight stair left fenestration at red bay window to wide wood surrounds. The facade condition.  (list attributes and condition O Struct	the first story inclu to the right of the ent bunds. The first story rnice, is clad in imbr	ated dwellings in ot, is a two-sto corner moldings tion of a 2,930 mg is set back for the primary entitle des a pair of do rance. The bay would terminates with icated shingles light ded raking corn the primary corn the primary of t	including 1668, bry, wood-frame and capped wis sq ft lot on the front sits atop a parance, a multipuble-hung wind findow features a molded ental and features are and features are to the minimum of the findow features and features are to find features are to fin	n, 1672, and 1676 Great  e, late Queen Anne- ith a front-facing the east side of the lot line, creating partially raised i-panel wood door with dows to the left of the s three double-hung ablature. The second a fixed diamond shaped mally altered building  Other O(view, date, accession # ward east, 100_8022.JPC  onstructed/Age and Sources □ Prehistoric □ Both sssessor's Office  and Address: Rita & Mark .674 Great Hwy acisco, Ca 94122  ded by & VerPlanck, LLC amond Street, #330 ncisco, CA 94131
					de Survey
P11. Report Citation: (Cite s	urvey report and otl	ner sources, or enter "none	') None		
*Attachments  ☐ Archaeological Record  ☐ Artifact Record	☐ BSOR ☑ NONE ☐ District Record	☐ Photograph Record ☐ Location Map ☐ Linear Feature Record	☐ Continuation☐ Other	Sheet	

State of California The Department of Parks at PRIMARY REC	nd Recreation	Primary # HRI # Trinomial		
PRIMARTREC	OKD	NRHP Status	Code	
	Other Listings Review Code	Revie	wer	 Date
Page 1 of 1 P1. Other Identifie	•	s) or number (assigned by record	ler) 1644 Great Hw	У
	r None Not for Publication	Unrestricted		
_	r Francisco		P2c or P2d. Attach a Locat	ion Map as necessary.
*b. USGS 7.5' Quad *c. Address: 16	d: SF North 544 Great Hwy	<b>Date</b> : 1994	San Francisco	<b>Zip:</b> 94122
	<u> </u>	or linear resources) Zone		
e. Other Locationa	al Data: Assessor's Parce	el Number: 1895033		ions, size, setting, and boundaries)
rectangular bay windormers which are two fixed pane wind there is a one-stombe in good condition	ndows articulated by integrated into the dows. The facade terry, gable-roofed stron.	r large fixed sash wood wi larger roofline. There is minates with a shallow ea sucture at the rear of the	ndows. These windows a small hipped dorme ve overhang. Aerial p lot. The minimally a	er at the roof crest with
P4. Resources Present	:   Building   Structu	odes) HP2. Single-family ure ODject OSite ODiect	strict O Element of Dist	rict Other
P5a. Photograph or Dra	awing (Photograph requi	red for buildings, structures, and	-	. Photo (view, date, accession # ew toward east, 100 8027.JPG
		7	A T E	ew toward east, 100_0027.0FG
	THE STATE OF THE S			Date Constructed/Age and Sources
				istoric ☐ Prehistoric ☐ Both  O7, Asssessor's Office
			150	77, A33363301 3 OTTICE
	CONTRACTOR STATE		*P7. (	Owner and Address:
				ries-troxel Sandra
			The second secon	4 Great Hwy Francisco Ca
				122 Recorded by
			<b>₩</b> Kel	lley & VerPlanck, LLC
				12 Diamond Street, #330 n Francisco, CA 94131
			*P9. I	Date Recorded:
Service Land			01.	14.09
Self by				. Survey Type: (Describe)
64 1				connaissance-level survey:
*P11 Papart Citation: (C	ito curvoy roport and ath	ner sources, or enter "none") No	one	eanside Survey
*Attachments	BSOR		Continuation Sheet	
Attaviiiieiita				

Other...

☐ Location Map

☐ District Record ☐ Linear Feature Record

☐ Archaeological Record NONE
☐ Artifact Record ☐ District

State of California The Resconders The Resconders PRIMARY RECORD		Primary # HRI # Trinomial NRHP Status Code		
	her Listingseview Code			
P1. Other Identifier  *P2. Location: Not for  *a. County: San Fran  *b. USGS 7.5' Quad: Si  *c. Address: 1628 -1  d. UTM: (Give more than  e. Other Locational Data:	Publication Unrestricte acisco North Cone acisco	and P2b and P2c or P2d. Attack Date: 1994  City: San Francisco sources) Zone;  1895037	n a Location Map as necessary.  Zip: 94122	
addition at the left whith the right of the garage; doors are sheltered benesecond-floor level is a accesses the roof-top deright of the sliding doo visible at the front fact building appears to be i	ch contains an overhead it contains a pair of ath an arched, red clay projecting utility stacck above the garage. The ris a pair of double-het of the hipped roof. In good condition.  It attributes and codes)  HP. Iding O Structure O Obj	multi-panel wood and glass door tile-clad, gable-roofed hood.  k. To the right of this is an e roof line of the garage feat ung, vinyl-sash windows with was the facade terminates with flue.  3. Multiple-family property ect O Site O District O Element	e primary entrance is located to ors with narrow wood surrounds. The At the far left side of the aluminum sliding door that tures a metal balustrade. To the good moldings. There is a skylight ash eaves. The heavily altered	
Total Hotograph of Diawing (i	Totograph required for build	anilys, structures, and objects	*P6. Date Constructed/Age and Sources    Historic	
*P11. Report Citation: (Cite surv	vey report and other sources.	or enter "none") None		
*Attachments	BSOR Photog	graph Record	neet	

Department of Parks and Recreation  PRIMARY RECORD	Primary #	
PRIMARI RECORD	Trinomial ————————————————————————————————————	
Other Listings Review Code	Reviewer	 Date
Page 1 of 1 *Resource name(s) or	number (assigned by recorder) 1668 Great	Нwy
P1. Other Identifier None		
*P2. Location: ☐ Not for Publication ☑ Unr *a. County: San Francisco	restricted and P2b and P2c or P2d. Attach a Lo	ocation Man as necessary
*b. USGS 7.5' Quad: SF North	Date: 1994	ocation map as necessary.
*c. Address: 1668 Great Hwy	City: San Francisco	<b>Zip:</b> 94122
		E/ mN
e. Other Locational Data: Assessor's Parcel Nu	umber: 1895051	
*P3a. Description: (Describe resource and its major	elements. Include design, materials, condition, alto	erations, size, setting, and boundaries)
side of the Great Highway between Lawton lot line, leaving room for a yard and a p vinyl doors at the projecting left wing a wood stair at the right leads up to the e pair of French doors on the left, the rec the right. The entrance is a solid wood d shallow eave overhang. The building is pa 1676 Great Highway. The moderately altere  *P3b. Resource Attributes: (list attributes and codes P4. Resources Present:  Building O Structure P5a. Photograph or Drawing (Photograph required for the projection of the project	paved driveway. The first floor of the property of the propert	rimary facade features sliding eltered by a large wood deck. A second floor level features a and a sliding vinyl window on The facade terminates with a at the rear of 1668, 1672, and don.  District O Other P5b. Photo (view, date, accession # View toward east, 100_8023.JPG
		P6. Date Constructed/Age and Sources  ☐ Historic ☐ Prehistoric ☐ Both
		1909, Asssessor's Office
Ī	N _ 7	1909, ABBBCBBOT B OTTICE
14 11		P7. Owner and Address:
11 11 11 11 11 11 11 11 11 11 11 11 11		Mint, Pepper
		1668 Great Highway
		San Francisco, Ca 94122
	*	P8. Recorded by
		Kelley & VerPlanck, LLC
	AND REAL PROPERTY AND ADDRESS OF THE PARTY AND	2912 Diamond Street, #330 San Francisco, CA 94131
		P9. Date Recorded:
	AND RELEASE PROPERTY OF THE	01.14.09
	*1	P10. Survey Type: (Describe)
		Reconnaissance-level survey:
		Oceanside Survey
*P11. Report Citation: (Cite survey report and other s	sources, or enter "none") None	
*Attachments   BSOR	Photograph Record	
<u> </u>	Location Map	
☐ Artifact Record ☐ District Record ☐	Linear Feature Record	

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
P1. Other Identifier None P2. Location: ☐ Not for Publication ☑ Unrestrict *a. County: San Francisco *b. USGS 7.5' Quad: SF North *c. Address: 1611 47th Ave	and P2b and P2c or P2d. Attact Date: 1994 City: San Francisc	ch a Location Map as necessary.  Zip: 94122
d. UTM: (Give more than one ofr large and/or linear e. Other Locational Data: Assessor's Parcel Number *P3a. Description: (Describe resource and its major elem	r: 1896002	
six-panel wood doors. A sliding vinyl window located at the right. The second floor level large fixed, four-light aluminum window with the second level switches to wood shingles. T sliding window at the center. The facade term The heavily altered building appears to be in *P3b. Resource Attributes: (list attributes and codes)	features an aluminum window wit operable casements and wood sur he third floor, which is clad i inates in a slightly projected good condition.	th wood surrounds on the left and a rounds on the right. Cladding on n T-111 siding, features one
P4. Resources Present:   Building   Structure   Co  P5a. Photograph or Drawing (Photograph required for bu	Object O Site O District O Eleme	ent of District O Other  *P5b. Photo (view, date, accession #  View toward west, 100_8054.JPG
		*P6. Date Constructed/Age and Sources  ☐ Historic ☐ Prehistoric ☐ Both  1909, Asssessor'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)
	Maria Maria	Reconnaissance-level survey: Oceanside Survey
*P11. Report Citation: (Cite survey report and other source  *Attachments	es, or enter "none") None tograph Record Continuation S	Sheet

Other...

☐ Location Map

☐ District Record ☐ Linear Feature Record

☐ Archaeological Record ☑ NONE

☐ Artifact Record

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  P1. Other Identifier None  P2. Location: ☐ Not for Publication ☑ Unres  *a. County: San Francisco  *b. USGS 7.5' Quad: SF North  *c. Address: 1617 47th Ave  d. UTM: (Give more than one ofr large and/or line e. Other Locational Data: Assessor's Parcel Num	and P2b and P2c or P2d. Attach a Date: 1994  City: San Francisco ear resources) Zone;	Location Map as necessary. <b>Zip:</b> 94122
*P3a. Description: (Describe resource and its major el		lterations, size, setting, and boundaries)
left and a deck at the front right. The fac facade. At left is a pedestrian entrance of facade terminates in a simple raking cornic addition. The heavily altered building appearance of the second se	entaining a wood door. To the right in the visible toward the rear of the property to be in good condition.  HP2. Single-family property	s a large picture window. The operty is a large gable-roofed
P5a. Photograph or Drawing (Photograph required for		*P5b. Photo (view, date, accession #
		*P6. Date Constructed/Age and Sources  Mistoric □ Prehistoric □ Both  1900, Asssessor'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 so	urces or enter "none") None	3410,

☐ Continuation Sheet

Other...

☐ Photograph Record ☐ Location Map

☐ District Record ☐ Linear Feature Record

\*Attachments ☐ BSOR ☐ Archaeological Record ☑ NONE

☐ Artifact Record

 $\square$ BSOR

State of California The R Department of Parks and R PRIMARY RECOF	ecreation RD Other Listings	Primary HRI # Trinomi NRHP \$			
	Review Code		Reviewer	Date _	
<del></del> -	None for Publication		,		
*a. County: San F *b. USGS 7.5' Quad:	rancisco SF North	and P2b Date: 1994	and P2c or P2d. Attach a	a Location Map as ne	cessary.
	47th Ave	d/or linear resources)  Zone	City: San Francisco		4122
		cel Number: 1896004	·,		
*P3a. Description: (Describ	e resource and its n	najor elements. Include des	ign, materials, condition,	alterations, size, set	ting, and boundaries)
capped with a side-fact 47th Avenue between Later an ample yard containst extending the width of fenestration. The fact containing three multicondition.	awton and Moraga ing several matu f the house. Vin ade terminates i	a streets. The building are trees and shrubs. 's les covering the front on a simple box cornice	g is set back from t The first floor feat porch conceal the f e. Capping the roof	he sidewalk, creaures a shed-rooferont entrance and is a shed-roofed	ating space for ed porch d much of the dormer
P4. Resources Present:	Building O Struc	codes) HP2. Single-fature Object OSite ired for buildings, structure	O District O Element	*P5b. Photo (view,	
100000				*P6_Date Construc	ted/Age and Sources
				☑ Historic ☐ Prehi	storic Both
-				*P7. Owner and Ad	dress:
				Stoopenkoff, L % Lydia Stoope 1619 47th Ave. San Francisco,	
				*P8. Recorded by Kelley & Verb	
	2			San Francisco *P9. Date Recorded 01.09.09	
			L	*P10. Survey Type: Reconnaissand Oceanside Sur	ce-level survey:
*P11. Report Citation: (Cite s	survey report and of	ther sources, or enter "none	e") None		
*Attachments  Archaeological Record  Artifact Record	☐ BSOR  ☑ NONE ☐ District Record	☐ Photograph Record ☐ Location Map ☐ Linear Feature Reco	☐ Continuation She ☐ Other rd	eet	

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
P1. Other Identifier None P2. Location: ☐ Not for Publication ☑ Uni *a. County: San Francisco *b. USGS 7.5' Quad: SF North *c. Address: 1631 47th Ave	r number (assigned by recorder) 1631 47th A restricted and P2b and P2c or P2d. Attach a Lo Date: 1994 City: San Francisco inear resources) Zone;me	ocation Map as necessary. <b>Zip:</b> 94122
e. Other Locational Data: Assessor's Parcel No *P3a. Description: (Describe resource and its major	<b>umber:</b> 1896007	
side of 47th Avenue between Lawton and Mc containing the primary pedestrian entry. consists of a wood door flanked by sideli the entrance. the shingle-clad second floshingle-clad mansard parapet. The third is a sliding vinyl sash window on the left a simple cornice and slight eave overhang good condition.  *P3b. Resource Attributes: (list attributes and code P4. Resources Present:  Building O Structure P5a. Photograph or Drawing (Photograph required in the property of the p	The porch is secured behind a security gights. A wood and glass panel garage door poor features two vinyl sliding windows. To story is set back from the front of the band a sliding glass door on the right. A caps the third floor. The heavily altered to Object O Site O District O Element of E for buildings, structures, and objects  *I	gate. The primary entrance is located to the right of the second floor is capped by a building and appears to present slightly peaked roof with a dibuilding appears to be in
The state of the s	* The state of the	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 s	sources, or enter "none") None	

☐ Continuation Sheet

Other...

Photograph Record

☐ Location Map

☐ District Record ☐ Linear Feature Record

 $\square$ BSOR

\*Attachments

☐ Artifact Record

☐ Archaeological Record ☒ NONE

Department of Parks and Recreation  PRIMARY RECORD	HRI #  Trinomial			
Other Listings Review Code	NRHP Status Code	Date		
P1. Other Identifier None  *P2. Location: ☐ Not for Publication ☒ Unrest  *a. County: San Francisco	ricted and P2b and P2c or P2d. Attac	7th Ave		
*b. USGS 7.5' Quad: SF North  *c. Address: 1639 47th Ave d. UTM: (Give more than one ofr large and/or linea		•		
e. Other Locational Data: Assessor's Parcel Numb *P3a. Description: (Describe resource and its major elei		on, alterations, size, setting, and boundaries)		
porch contains a wood door flanked by sideling present to the right. A plain stucco molding features two tripartite windows consisting of facade terminates with a plain frieze and a stepped parapet clad in rustic siding and st condition.  *P3b. Resource Attributes: (list attributes and codes) P4. Resources Present: Building Structure P5a. Photograph or Drawing (Photograph required for the present to the right of the present to the presen	g demarcates the first and second of three double-hung wood sash wi projecting box cornice supported tucco. The moderately altered bui HP2. Single-family property	l levels. The second floor level ndows with wood surrounds. The by brackets. Above this is a lding appears to be in good		
		*P6. Date Constructed/Age and Sources  Historic Prehistoric Both  1924, Asssessor'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 sour	rces, or enter "none") None			
*Attachments ☐ BSOR ☐ Ph☐ Archaeological Record ☑ NONE ☐ Loc	otograph Record	Sheet		

State of California The Department of Parks and PRIMARY RECO	d Recreation	HRI #			
	Other Listings Review Code	F	Reviewer		 Date
Page 1 of 1 P1. Other Identifier		ne(s) or number (assigned by re	ecorder) 1647 47	th Ave	
P2. Location:	Not for Publication				
*a. County: San *b. USGS 7.5' Quad	Francisco SF North	and P2b a Date: 1994	and P2c or P2d. Attach	a Location M	ap as necessary.
	47 47th Ave		ty: San Francisco	1	<b>Zip:</b> 94122
		nd/or linear resources) Zone _			
		arcel Number: 1896011			
*P3a. Description: (Desc	ribe resource and its	s major elements. Include desig	ın, materials, conditior	i, alterations,	size, setting, and boundaries)
*P3b. Resource Attribute	es: (list attributes an	d codes) HP2. Single-far	nily property		
	_	ucture       Object           Site			to (view, date, accession #
, \\	and ( notification	3,			oward west, 100_8060.JPG
				☑ Historic	Constructed/Age and Sources Prehistoric Both Asssessor's Office
The state of the s	4			*P7. Owne	r and Address:
				Volansk 1647 47	y, Itzhak th Ave.
			MARKETAN		ncisco, Ca 94122
			-	*P8. Reco	
	S MINU				& VerPlanck, LLC iamond Street, #330
	- Manie		12620	San Fr	ancisco, CA 94131
				* <b>P9. Date</b> 01.01.09	Recorded:
			1		
				Reconn	<pre>rey Type: (Describe) aissance-level survey: ide Survey</pre>
P11. Report Citation: (Ci	te survey report and	other sources, or enter "none"	) None		,
*Attachments	BSOR	☐ Photograph Record	☐ Continuation Sh	eet	

Other...

☐ Location Map

☐ District Record ☐ Linear Feature Record

☐ Artifact Record

☐ Archaeological Record ☒ NONE

Department of Parks and Re PRIMARY RECOR	creation	HRI#  Trinomial  NRHP Status Code			
	Other Listings Review Code	Rev	viewer		 _ Date
*a. County: San Fra	*Resource name None or Publication ancisco SF North		·	47th Ave	Map as necessary.
*c. Address: 1655 d. UTM: (Give more tha e. Other Locational Data	17th Ave n one ofr large and a: Assessor's Pard	City d/or linear resources) Zone cel Number: 1896013		mE/	
*P3a. Description: (Describe	resource and its r	najor elements. Include design,	materials, condi	tion, alterations	s, size, setting, and boundaries)
multi-panel wood garage sliding window and is configuration: at left windows have wood moldithat the gable roof behaltered building appear	ist attributes and uilding O Structure.	ped roof. Fenestration at of vinyl-sash sliding wind The building terminates t lse front has wide overha	ry porch at rict the second a dows and at rict with a false fanging eaves a down a dow	ght. The pound third stand third stands of District	rch features a vinyl sash ories shares the same -sash sliding window. All that has a lower pitch oxed cornice. The heavily
Toa. Thorograph of Drawing	(i notographi requ	med for buildings, structures, a	nu objects	View	toward west, 100_8061.JPG
					ic Prehistoric Both Asssessor's Office
				Kwong * Kwor 1655 4 San Fr *P8. Rec Kelle 2912 San F *P9. Date 01.09.0	rer and Address: Family Trust ag Philip & Po Chun Tth Ave. Fancisco, Ca 94122  orded by y & VerPlanck, LLC Diamond Street, #330  rancisco, CA 94131 a Recorded: D9  rvey Type: (Describe) naissance-level survey: side Survey
*P11. Report Citation: (Cite su	rvey report and o	ther sources, or enter "none")	None		
Archaeological Record	☐ BSOR  MONE ☐ District Record	☐ Photograph Record ☐ Location Map ☐ Linear Feature Record	☐ Continuation☐ Other	Sheet	

State of California The R Department of Parks and R PRIMARY RECOF	ecreation	Primary # HRI # Trinomial NRHP Sta		
	Other Listings Review Code	R	eviewer	 Date
*a. County: San F	None for Publication  rancisco	and P2b ar	,	Ave  Location Map as necessary.
d. UTM: (Give more th		l/or linear resources) Zone _	y: San Francisco ;n	•
		el Number: 1896015 najor elements. Include desigi	n, materials, condition, a	Iterations, size, setting, and boundaries)
creating room for a fethe primary entrance handrails accesses the surrounds is present to the center of the room sash window with wood moderately altered but *P3b. Resource Attributes: P4. Resources Present: ①	enced-in yard. The case of the right of the right of the surrounds. The surrounds appears to the surrounds. The surrounds appears to the surrounds. The surrounds appears to the surrounds appears to the surrounds.	he first floor consists or) and a large vinyl pubalustrade encloses the the porch. Below the winder fed dormer clad in horist facade terminates in a so be in good condition.  Codes) HP2. Single-fam.	of a large integral icture window. A sho rest. Another slidindow is a planter bozontal rustic wood simple cornice and his property.	the front of the lot line, I porch at the left containing out wood staircase with wood ing vinyl sash window with wood ox, supported by knee braces. siding and presenting a vinyl has a shallow eave overhang. The
P5a. Photograph or Drawin	g (Photograph requi	ired for buildings, structures,	and objects	*P5b. Photo (view, date, accession # View toward west, 100 8063.JPG
				*P6. Date Constructed/Age and Sources  Mistoric Prehistoric Both  1911, Asssessor'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 s	survey report and ot	her sources, or enter "none")	None	
*Attachments  Archaeological Record  Artifact Record	☐ BSOR ☑ NONE ☐ District Record	☐ Photograph Record ☐ Location Map ☐ Linear Feature Record	☐ Continuation Shee☐ Other	t

Department of Parks and Recreation PRIMARY RECORD	Primary #  HRI #  Trinomial  NRHP Status Code		
Other Listings Review Code	Reviewer		
P1. Other Identifier None  *P2. Location: ☐ Not for Publication ☑ Unres  *a. County: San Francisco  *b. USGS 7.5' Quad: SF North  *c. Address: 1691 -1699 47th Ave	stricted  and P2b and P2c or P2d. Attach  Date: 1994  City: San Francisco	<b>Zip:</b> 94122	
d. UTM: (Give more than one ofr large and/or line e. Other Locational Data: Assessor's Parcel Num *P3a. Description: (Describe resource and its major el	<b>nber:</b> 1896020		
corresponding to the building's three wings primary entrance, which is flanked by a triwindows to the right. The central wing feat entrances. The northernmost wing contains a molding demarcates the first and second floof a hipped-roofed, chamfered bay window at wing features two pairs of double-hung wood. The third floor level of the southern wing small fixed windows are located at the aper wing is capped by a fenced-in deck and the exposed purlin ends. The Moraga Street elempaired double-hung wood windows. The minima	ipartite wood window on the left an tures a pair of garage doors and a a pair of double-hung wood windows for levels. The second floor level the center flanked by pairs of do d windows and the north wing featur is capped by a raking gable support of the gable and two shed-roofed northernmost wing is capped by a raking is much simpler, consisting	d a pair of double-hung wood pair of recessed pedestrian and a garage. A molded stucco of the southernmost wing consists uble-hung wood windows. The center es a large tripartite wood window. Ted by exposed purlin ends. Two dormers cap the gable. The center anking cornice supported by of a grid-like arrangement of	
*P3b. Resource Attributes: (list attributes and codes) P4. Resources Present:   Building   Structure ( P5a. Photograph or Drawing (Photograph required for	Object O Site O District O Elemen	nt of District O Other  *P5b. Photo (view, date, accession #  View toward west, 100_8064.JPG	
		*P6. Date Constructed/Age and Sources  ☐ Historic ☐ Prehistoric ☐ Both  1920, Asssessor'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 so	urces, or enter "none") None		
☐ Archaeological Record ☑ NONE ☐ L	Photograph Record ☐ Continuation Shocation Map ☐ Other	neet	

PRIMARY RECORD		Trinomial NRHP Stat				
	Other Listings Review Code	Re	viewer	 Date		
*a. County: San F *b. USGS 7.5' Quad: *c. Address: 4108	None for Publication  rancisco SF North Moraga St	and P2b an Date: 1994	d P2c or P2d. Attach a	Location Map as necessary. <b>Zip:</b> 94122		
		el Number: 1896020A najor elements. Include design	, materials, condition, a	alterations, size, setting, and boundaries)		
flat roof. The 1,760 s and 48th avenues. The within a recessed alco features a tripartite leads up to the entry posts, is capped by a has a double-hung, vin	sq ft building of first floor leve ove on the left window consisting porch at the richipped roof clar nyl-sash window	ccupies a 3,125 sq ft lo el of the primary facade and a straight terrazzo ng of three double-hung, ght side of the second-f d in red clay tiles. The facing the street. The t	t on the north side features a large stair on the right vinyl-sash window loor level. The post porch contains a shird floor has two	nyl siding and capped with a e of Moraga Street between 47th wood, overhead garage housed . The second-floor level s with wood surrounds. The stair rch, which is supported by wood glazed wood door. The porch also paired double-hung, vinyl-sash red building appears to be in		
P4. Resources Present:	Building O Struct	codes) HP2. Single-fami ture O Object O Site O ired for buildings, structures,	District O Element o	f District O Other  *P5b. Photo (view, date, accession #  View toward north, 100_8066.  JPG		
			_	*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both		
				*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 s	survey report and ot	her sources, or enter "none")	None			
*Attachments  ☐ Archaeological Record ☐ Artifact Record	☐ BSOR ☑ NONE ☐ District Record	☐ Photograph Record ☐ Location Map ☐ Linear Feature Record	☐ Continuation Shee☐ Other	et		

Primary #

State of California The Resources Agency

State of California The Re- Department of Parks and Re PRIMARY RECOR	creation	H Tı	rimary # IRI # rinomial IRHP Status Co	ode		
	Other Listings Review Code		Review	er		 Date
Page 1 of 1	*Resource name(s)	or number (assign			ga St	
*b. USGS 7.5' Quad:	ancisco SF North Moraga St	ar Date: 1	994 <b>City:</b> Sa	or P2d. Attach a		<b>Zip:</b> 94122
e. Other Locational Data *P3a. Description: (Describe				erials, condition, a	alterations, s	size, setting, and boundaries)
paned glazed door is to building. Moving to the toward the rear of the articulated with two, of articulated by three, or roof is suggestive of a a shallow eave overhand	A 48th avenues. The building is the building having the building having the building having the street of the right. The eleft, the next lot, is a two-st double-hung wood double-hung wood an earthquake shaps. The moderately	The building is composed of at ng been cobbled it has pair of the car. A fixed we door, elevated structure is an energy, gable-roof windows. The lewindows. The match. The facades altered building	set back fr least four d together of hinged wood wood sash wi on a wood of n enclosed a fed element eft-most ele assing of the s of the four ing appears	om the sidewal distinct volum ut of several garage doors b ndow with surreck, may reprend heavily gla with a clipped ment is a oneelement and relements ter to be in good	k, creating selow and a counds is sent the process tory, galthe distingminate with the state of the country of the distingminate with the state of the country of the count	ing ample room for a ing a distinctive structures. The volume a glazed porch-like set above, and a multiprimary entrance to the . Above it, recessed kinhead" gable ble-roofed structure inctive pitch of the th a raking cornice or
*P3b. Resource Attributes: (P4. Resources Present: © E	uilding O Structur	re Object O	Site O Distr	ict O Element o		
P5a. Photograph or Drawing	(Photograph require	ed for buildings, str	cuctures, and c	bjects	View to JPG *P6. Date C ☑ Historic	constructed/Age and Sources Prehistoric Both Assessor's Office
	E				Coughlir 2485 Wex	rand Address: n, Daniel R. & Virginia kford Ave. an Francisco, Ca 94080
					2912 Di San Fra *P9. Date R 01.28.09	& VerPlanck, LLC amond Street, #330 incisco, CA 94131 Recorded:
*P11 Papart Citations (Citations	unyoy ropent and atte	W COLUMN CO. C. C. C.	"none") Non	<u> </u>	Oceansi	de Survey
	□BSOR	☐ Photograph Re☐ Location Map	cord $\square$	Continuation Shee	et	
☐ Artifact Record	☐ District Record	☐ Linear Feature	Record			

State of California The Re Department of Parks and Re PRIMARY RECOR	creation	Primary # HRI # Trinomial NRHP Sta		
	Other Listings Review Code	R	eviewer	 Date
Page 1 of 1	*Resource name(s) or	number (assigned by re	corder) 4124 Morag	2
P1. Other Identifier  P2. Location:  Not  *a. County: San Fr  *b. USGS 7.5' Quad:  *c. Address: 4124  d. UTM: (Give more that  e. Other Locational Date	None for Publication Unrancisco SF North Moraga St n one ofr large and/or li a: Assessor's Parcel Nu	restricted and P2b a Date: 1994 Cit near resources) Zone _ umber: 1896022	nd P2c or P2d. Attach a Lo	ocation Map as necessary. <b>Zip:</b> 94122
compound hipped and ga Street between 47th an garden and a paved wal is a solid wood door w short brick stair. The This element contains	ole roof. The 424 s d 48th avenues. The kway. Lush plants o ith a diamond-pane entry porch projec a sliding vinyl win	q ft building occup building is set ba bscure much of the window, is enclosed its from a small, ga dow with wood surro	ies a 2,500 sq ft lot ck from the sidewalk, facade from the stree within a gabled entr ble-roofed element or unds. There appears t	wood siding and capped with a con the north side of Moraga providing ample space for a et. The primary entrance, which may porch reached by a straight in the right side of the facade. To be at least one more window ed building appears to be in
*P3b. Resource Attributes: (P4. Resources Present: (P5a. Photograph or Drawing	Building O Structure	Object OSite	District	District O Other P5b. Photo (view, date, accession # View toward north, 100_8069. JPG
			*	P6. Date Constructed/Age and Sources  ☐ Historic ☐ Prehistoric ☐ Both  1910, Asssessor'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 s	urvey report and other s	ources, or enter "none")	None	,
*Attachments  Archaeological Record  Artifact Record	☑ NONE □	Photograph Record Location Map Linear Feature Record	☐ Continuation Sheet ☐ Other	

Department of Parks and Recreation PRIMARY RECORD		HRI #  Trinomial  NRHP Status Code		
	Other Listings Review Code			 _ Date
	None for Publication  rancisco		1684 48th Ave	Map as necessary.
*c. Address: 1684 d. UTM: (Give more the	ta: Assessor's Parc	City: San I/or linear resources) Zone; el Number: 1896025		
*P3a. Description: (Describe	e resource and its n	najor elements. Include design, materia	als, condition, alterations	s, size, setting, and boundaries)
Moraga streets. The fit garage door at right. level. The porch feature the second floor level with a parapet with fit the parapet and the gas *P3b. Resource Attributes: P4. Resources Present: ①	rst floor of the The stair extenders multi-light includes three attened parapetable front. The floor of the content of the con	a 3,000 sq ft lot on the east e primary facade features a st ds up to an enclosed entry por casement windows and a shallo eight-light, wood casement wi molding. There is a diamond-sheavily altered building appea codes) HP2. Single-family proture Object OSite ODistrictired for buildings, structures, and object	raight stair at left ch on the right side w-pitched gable room ndows at the left. The haped decorative elements to be in good comperty  O Element of District ects  *P5b. Ph	t and a wood, overhead e of the second floor f. Other fenestration at The façade terminates ement in the stucco of indition.
			* <b>P6. Date</b> ☑ Histor	e Constructed/Age and Sources  C Prehistoric Both  Asssessor's Office
			Olga F George 3205 F Burlir <b>*P8. Rec</b>	ner and Address:  Corowczenko Living Tru  Derugin & Olga Korow  Cillside Dr.  Game, Ca 94010  Orded by
			2912 San F	y & VerPlanck, LLC Diamond Street, #330 rancisco, CA 94131 e Recorded:
<b>(*)</b>		and the second second second second	Recon	rvey Type: (Describe) naissance-level survey: side Survey
*P11. Report Citation: (Cite s	urvey report and ot	her sources, or enter "none") None		- ,
*Attachments  Archaeological Record  Artifact Record	☐ BSOR ☑ NONE ☐ District Record	Location Map Oth	ntinuation Sheet er	

State of California The R Department of Parks and R PRIMARY RECOF	ecreation RD	Primary # HRI # Trinomial NRHP Status Code	
	Other Listings Review Code	Reviewer	
*a. County: San F *b. USGS 7.5' Quad: *c. Address: 1676	None for Publication  rancisco SF North 48th Ave	or number (assigned by recorder)  Unrestricted  and P2b and P2c or P2d. Attach a L  Date: 1994  City: San Francisco  /or linear resources) Zone;	ocation Map as necessary. <b>Zip:</b> 94122
		el Number: 1896028 ajor elements. Include design, materials, condition, al	terations, size, setting, and boundaries)
Avenue between Lawton part of a larger lot, at 1680 48th Avenue.  *P3b. Resource Attributes:	and Moraga streethe property ori	odes) HP3. Multiple-family property	red by the later building. Once ncluding the one pictured below
		_	P5b. Photo (view, date, accession #
167	8		PF. Date Constructed/Age and Sources  Historic ☐ Prehistoric ☐ Both  1907, Asssessor's Office  PF. Owner and Address:  Tiongson, Melandro & Sylvia  39 Lansanne Ave. Daly City, Ca 94014  PS. 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 s	survey report and oth	ner sources, or enter "none") None	

☐ Continuation Sheet

Other...

Photograph Record

☐ Location Map

☐ District Record ☐ Linear Feature Record

 $\square$ BSOR

\*Attachments

☐ Artifact Record

 $\square$  Archaeological Record  $\ igstar$  NONE

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
	Reviewer	
Page 1 of 1 *Resource name(s) or num P1. Other Identifier None *P2. Location: ☐ Not for Publication ☑ Unrestr	nber (assigned by recorder) 1658 48th	Ave
*a. County: San Francisco  *b. USGS 7.5' Quad: SF North	and P2b and P2c or P2d. Attach a L  Date: 1994	ocation Map as necessary.
*c. Address: 1658 48th Ave	City: San Francisco	<b>Zip:</b> 94122
d. UTM: (Give more than one ofr large and/or linear	•	•
e. Other Locational Data: Assessor's Parcel Number *P3a. Description: (Describe resource and its major elem		Iterations, size, setting, and boundaries)
1658 48th Avenue is a one-story, wood-frame, sq ft building occupies a 3,000 sq ft lot on The dwelling is set far back from the front aerial photographs, the front façade is articipht. The condition of the building is under	the east side of 48th Avenue between of the lot line and completely obscubulated by two windows and there may	en Lawnton and Moraga streets. ured by vegetation. Based on
*P3b. Resource Attributes: (list attributes and codes) P4. Resources Present: ● Building ○ Structure ○ P5a. Photograph or Drawing (Photograph required for b	Object O Site O District O Element of	f District O Other  *P5b. Photo (view, date, accession #  View toward east, 100 8046.JPG
		*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1910, Asssessor's Office
		*P7. Owner and Address: Lowman Kenneth W. 1658 48th Ave.
		San Francisco, Ca 94122
Similar Discourse		*P8. Recorded by Kelley & VerPlanck, LLC 2912 Diamond Street, #330 San Francisco, CA 94131
	1	*P9. Date Recorded: 01.13.09
Maria	HINITIANTI ZALLII IIII	*P10. Survey Type: (Describe) Reconnaissance-level survey:
The same of the sa	na.	Oceanside Survey
*P11. Report Citation: (Cite survey report and other source	ces, or enter "none") None	
☐ Archaeological Record ☐ NONE ☐ Loc	otograph Record	t

Department of Parks and Recreation PRIMARY RECORD  Other Listings		HRI #  Trinomial  NRHP Status Code		
	riew Code	Reviewer	 Date	
P1. Other Identifier No. *P2. Location: ☐ Not for ** *a. County: San France**	one Publication Unrestrict		48th Ave ch a Location Map as necessary.	
*c. Address: 1636 48t		City: San Francis	co <b>Zip:</b> 94122	
•	<del>-</del>	esources) Zone;	mE/ mN	
e. Other Locational Data: A			ion, alterations, size, setting, and boundaries)	
	-	_	n stucco and capped with a flat	
a recessed entry porch to features a wide chamfered facade terminates in a pr to be in good condition.  *P3b. Resource Attributes: (list	the right that is co bay window containin ojecting cornice with attributes and codes)  Holing Ostructure Ook	ncealed behind a steel securi g three sliding aluminum sash a shallow eave overhang. The  P2. Single-family property  Dject O Site O District O Elem	<pre>ent of District O Other    *P5b. Photo (view, date, accession #    View toward east, 100_8047.JF</pre>	
			*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1924, Asssessor's Office	
			*P7. Owner and Address:	
			Gong, Diana 1636 48th Ave. San Francisco, Ca 94122	
		40 60 800 2	*P8. Recorded by	
	HSC.		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 surve	y report and other sources	s, or enter "none") None	<del>- ,</del>	
*Attachments □ Archaeological Record ⊠	BSOR Photo	ograph Record	Sheet	

State of California The Department of Parks at PRIMARY REC	nd Recreation ORD	Primary # —— HRI # —— Trinomial —— NRHP Status Code		
	Other Listings —— Review Code	Reviewer		 Date
	• •		1632 48th Ave  2d. Attach a Location N	lap as necessary.
*b. USGS 7.5' Quad	d: SF North	<b>Date:</b> 1994		
	632 48th Ave		ancisco	
		ear resources) Zone;	mE/	_ mN
	al Data: Assessor's Parcel Nur cribe resource and its major e	nber: 1896037 elements. Include design, materials	condition alterations	size, setting, and boundaries)
roof. The third flogable. The facade	oor level displays a nin terminates with a molded	e-hung vinyl windows with whe-over-nine double-hung vingle cornice supported by triand appears to be in good condit.	yl window with wood gular knee braces w	d surrounds in the front
P4. Resources Present	:   Building   Structure	HP2. Single-family prope O Object O Site O District ( or buildings, structures, and objects	Element of District	Other to (view, date, accession #
				oward east, 100_8048.JPG
				Constructed/Age and Sources ☐ Prehistoric ☐ Both Asssessor's Office
			Duskin, 1632 48	er and Address: Laura Wilson Douglas Bth Ave. uncisco, Ca 94122
			2912 D San Fr	& VerPlanck, LLC iamond Street, #330 ancisco, CA 94131 Recorded:
			Reconn	vey Type: (Describe) aissance-level survey: ide Survey
P11. Report Citation: (C	ite survey report and other so	ources, or enter "none") None		
*Attachments	□BSOR □I	Photograph Record	uation Sheet	

Other...

☐ Location Map

☐ District Record ☐ Linear Feature Record

☐ Archaeological Record ☑ NONE

☐ Artifact Record

State of California The F Department of Parks and I PRIMARY RECO	Recreation	Primary # HRI # Trinomial NRHP Stati	us Code	
	Other Listings Review Code	Re	viewer	 Date
*a. County: San E *b. USGS 7.5' Quad: *c. Address: 1624 d. UTM: (Give more the company of the country of the co	None t for Publication Ur rancisco SF North 48th Ave nan one ofr large and/or ata: Assessor's Parcel No re resource and its majo three-story, wood- e 1,035 sq ft build eets. The primary fanel wood overhead	and P2b and Date: 1994  City linear resources) Zone Number: 1896039 or elements. Include design, frame vernacular dwell ding occupies a 3,000 Gacade features a doub garage door at right.	control of P2c or P2d. Attach a Local control of P2c or P2d. Attach a	ocation Map as necessary.  Zip: 94122
*P3b. Resource Attributes P4. Resources Present:	of nine-over-nine, e eave overhang and c (list attributes and code Building O Structure	double-hung vinyl sa d a raking cornice. Th es) HP2. Single-fami e Object O Site O	sh windows with wood e minimally altered  ly property  District	District O Other
P5a. Photograph or Drawi	ng (Photograph required	for buildings, structures, a	*F	P5b. Photo (view, date, accession # View toward east, 100_8049.JPG P6. Date Constructed/Age and Sources
			DOM:	☑ Historic ☐ Prehistoric ☐ Both 1908, Asssessor's Office
				P7. Owner and Address: Ramos, Armando 1624 48th Ave. San Francisco, Ca 94122
			*F	P8. Recorded by Kelley & VerPlanck, LLC 2912 Diamond Street, #330 San Francisco, CA 94131 P9. Date Recorded: 01.13.09
		THE		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	⊠ NONE [	☐ Photograph Record ☐ Location Map ☐ Linear Feature Record	☐ Continuation Sheet ☐ Other	

Department of Parks and Recreation  PRIMARY RECORD  Other Listings	Primary # ———————————————————————————————————	
Review Code	Reviewer	Date
Page 1 of 1 *Resource name(s) or P1. Other Identifier None  *P2. Location: ☐ Not for Publication ☑ Unr  *a. County: San Francisco  *b. USGS 7.5' Quad: SF North	number (assigned by recorder) 1616 48th estricted and P2b and P2c or P2d. Attach a L Date: 1994	
*c. Address: 1616 48th Ave d. UTM: (Give more than one ofr large and/or line)	City: San Francisco	<b>Zip:</b> 94122 <b>mE/mN</b>
e. Other Locational Data: Assessor's Parcel Nu *P3a. Description: (Describe resource and its major		Iterations size setting and houndaries)
primary entrance, which is a multi-panel consisting of squared wood posts that supplementation at the second story includes entrance, and a pair of large six-over-onsecond story terminates with a molded structure double-hung wood-sash windows with terminates with a boxed raking cornice supplementation be in good condition.  *P3b. Resource Attributes: (list attributes and codes P4. Resources Present:  Building  Structure P5a. Photograph or Drawing (Photograph required for supplementations)	port a pergola-like element capped by a a small fixed six-light wood-sash winde, double-hung wood-sash windows with wingcourse. The third story features a twood surrounds and capped by a shallow pported by exposed purlin ends. The min   HP2. Single-family property  Object OSite ODistrict OElement of	a pedimented hood. Other dow to the right of the wood surrounds at left. The tripartite window consisting of pedimented molding. The facade nimally altered building appears
		*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1912, Asssessor'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 s	ources, or enter "none") None	oceanstue survey
*Attachments ☐ BSOR ☐ Archaeological Record ☒ NONE ☐	Photograph Record	t

State of California The Resources Agency Department of Parks and Recreation PRIMARY RECORD		Primary #			
Other Listin Review Cod	•		iewer	 Date	
Page 1 of 1 *Resource P1. Other Identifier None *P2. Location: ☐ Not for Publicati	. ,	er (assigned by reco	order) 1671 45th	Ave	
*a. County: San Francisco *b. USGS 7.5' Quad: SF North *c. Address: 1671 45th Ave		<b>Date:</b> 1994	I P2c or P2d. Attach a Lo	cation Map as necessary. <b>Zip:</b> 94122	
d. UTM: (Give more than one ofr lar	rge and/or linear re				
e. Other Locational Data: Assessor					
*P3a. Description: (Describe resource an	nd its major eleme	nts. Include design,	materials, condition, alt	erations, size, setting, and bo	undaries)
sq ft building occupies a 3,004 The first floor features a one-coporch with a stepped arch openin first floor. On the right side i floor features two tripartite al window with a pent roof. The builde in good condition.	car garage on t ng on the right .s another step .uminum sash wi	he left, a dog-l . Three aluminum ped arch porch b ndows. The windo	eg stair in the cent sash windows character the second and on the left is se	ater, and a recessed ent acterize the left side o and third floors. The th et within a rectangular	ry f the ird bay
*P3b. Resource Attributes: (list attribute P4. Resources Present: ● Building ○ P5a. Photograph or Drawing (Photograp	Structure OI	oject OSite OD	District O Element of	District O Other P5b. Photo (view, date, access View toward west, 100	
•				P6. Date Constructed/Age and ☑ Historic ☐ Prehistoric ☐ Bot	
				1900, Asssessor's Off	ice
			*	P7. Owner and Address:	
	N. Marian			Caruso, Randolph David 1671 45th Ave.	
	BESTER BETTE			San Francisco, Ca 94122	
		Ser.	*	P8. Recorded by	
	THE REAL PROPERTY OF THE PERSON NAMED IN COLUMN TWO IS NOT THE PERSON NAMED IN COLUMN TWO IS NAMED IN COL			Kelley & VerPlanck, L 2912 Diamond Street,	
				San Francisco, CA 941	
			·	P9. Date Recorded: 11.05.08	
			*	P10. Survey Type: (Describe)	
	- 3			Reconnaissance-level	survey:
		->		Oceanside Survey	_
*P11. Report Citation: (Cite survey report	and other sources	s, or enter "none")	None		
*Attachments		0 1	Continuation Sheet		
☐ Archaeological Record ☐ NONE ☐ Artifact Record ☐ District F	☐ Locat Record ☐ Linea	ion Map r Feature Record	Other		

State of California The Resources Agency Department of Parks and Recreation PRIMARY RECORD  Other Listings	y Primary # HRI # Trinomial NRHP Status Code	
Review Code _	Reviewer	Date
Page 1 of 1 *Resource nate P1. Other Identifier None *P2. Location: Not for Publication *a. County: San Francisco	me(s) or number (assigned by recorder)  1670 46  Unrestricted  and P2b and P2c or P2d. Attach	
*b. USGS 7.5' Quad: SF North *c. Address: 1670 46th Ave	Date: 1994  City: San Francisco and/or linear resources) Zone;	<b>Zip:</b> 94122
e. Other Locational Data: Assessor's P *P3a. Description: (Describe resource and it	Parcel Number: 1898025 ts major elements. Include design, materials, condition	n. alterations. size. setting, and boundaries)
*P3b. Resource Attributes: (list attributes at	pedestrian door and a straight concrete stalti-panel glass and aluminum door recessed econd story consists of a pair of single pa façade terminates with a central pent viso ed molding. The moderately altered building nd codes)  HP2. Single-family property ructure Object OSite ODistrict OElemen	air at the right side. The stair at the right side of the second ne casement over awning windows r with exposed rafter tails and a appears to be in fair condition.
P5a. Photograph or Drawing (Photograph re	equired 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, Asssessor'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	d other sources, or enter "none") None	•
*Attachments ☐ BSOR ☐ Archaeological Record ☐ NONE ☐ Artifact Record ☐ District Rec	☐ Photograph Record ☐ Continuation Sh☐ Location Map ☐ Other  ord ☐ Linear Feature Record	neet

Department of Parks and Recreation  PRIMARY RECORD	HRI #	
PRIMARI RECORD	Trinomial ————————————————————————————————————	
Other Listings — Review Code	Reviewer	
Page 1 of 1 *Resource name(s) or	number (assigned by recorder) 1623 44	1th Ave
P1. Other Identifier None		
*P2. Location: ☐ Not for Publication ☑ Unro *a. County: San Francisco		h a Lagation Man as passagemy
*b. USGS 7.5' Quad: SF North	Date: 1994	h a Location Map as necessary.
*c. Address: 1623 44th Ave	City: San Francisc	o <b>Zip:</b> 94122
d. UTM: (Give more than one ofr large and/or li		•
e. Other Locational Data: Assessor's Parcel Nu	<b>mber:</b> 1899003	
*P3a. Description: (Describe resource and its major	elements. Include design, materials, conditio	n, alterations, size, setting, and boundaries)
Avenue between Lawton and Moraga streets. Avenue. The building sits atop a raised by metal and glass garage door at left, and entry porch. The primary entrance is a multiprojecting shed roof and small entry porch vinyl sash casement windows with a small consists of two double-hung vinyl sash will exposed rafters. The heavily altered build twin of 1627 44th Avenue.  *P3b. Resource Attributes: (list attributes and codes P4. Resources Present: Building O Structure P5a. Photograph or Drawing (Photograph required for the property of the service of the structure P5a. Photograph or Drawing (Photograph required for the service of the se	asement, which features a pedestrian a tiled quarter-turn stair at right lti-panel wood door at the right of h. Other fenestration at the second decorative iron scrollwork balcony hadows. The building terminates with ding appears to be in good condition of the property of the of the proper	n door at far left, a multi-panel which leads up to the primary the second story, sheltered by a story consists of a triple set of beneath. Second story fenestration moderate overhanging eaves with n. The building appears to be a
		*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1914, Asssessor's Office  *P7. Owner and Address:
		Lee, Grace Young
		1623 44th Ave San Francisco, Ca 94122
100		*B0 B
		*P8. Recorded by Kelley & VerPlanck, LLC 2912 Diamond Street, #330 San Francisco, CA 94131 *P9. Date Recorded:
*11111111111111111111111111111111111111	111111111111111111111111111111111111111	10.30.08
		*P10. Survey Type: (Describe)
		Reconnaissance-level survey: Oceanside Survey
*P11. Report Citation: (Cite survey report and other so	ources, or enter "none") None	oceanorae ourvey
*Attachments	Photograph Record	heet
☐ Archaeological Record ☒ NONE ☐	Location Map Other	

Department of Parks and Recreation	Primary #	
PRIMARY RECORD	Trinomial ————————————————————————————————————	
Other Listings _ Review Code	Reviewer	 Date
Page 1 of 1 *Resource name(s) o P1. Other Identifier None *P2. Location: ☐ Not for Publication ☑ Ur *a. County: San Francisco *b. USGS 7.5' Quad: SF North	or number (assigned by recorder)  1627 44th  nrestricted  and P2b and P2c or P2d. Attach a  Date: 1994	
*c. Address: 1627 44th Ave	City: San Francisco	<b>Zip:</b> 94122 _mE/ mN
e. Other Locational Data: Assessor's Parcel N *P3a. Description: (Describe resource and its majo		
1627 44th Avenue is a two-story, wood-fr capped with a hipped roof. The building Avenue between Lawton and Moraga streets faces east on 44th Avenue. The basement rear façade, and a wood and glass panel leads to a first-story entry porch shelt vertical strip of three glass brick ligh wood surrounds is present on the first s double hung wood sash window with wood s windows with wood surrounds. The second aluminum sliding window with wood surrou with shed roof is also present on the le simple cornice. The heavily altered buil of 1623 44th Avenue.	is 1,468 sq ft and occupies a 3,003 sq. The primary façade is set back from is exposed, with a wood and glass panel garage door at center. On the right, a ered by a visor roof. The primary entracts is set to the left of the door. A sittory to the left of the entry porch, and autrounds. The left elevation presents a story features a through-cornice wall conds, capped by a shed roof with a slight side. The building has a shallow ear	ft lot on the west side of 44th the front of the lot line and l entry door placed on the left straight concrete staircase ance is a wood paneled door. A liding vinyl sash window with and on the left rear façade is a pair of double-hung wood sash dormer with a three-section htly projected cornice. A dormer we overhang and terminates in a
*P3b. Resource Attributes: (list attributes and code P4. Resources Present:   Building  Structure P5a. Photograph or Drawing (Photograph required	Object OSite ODistrict OElement	of District O Other  *P5b. Photo (view, date, accession #  View toward west, 100_8077.JPG
		*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1912, Asssessor'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:
*P11. Report Citation: (Cite survey report and other	sources, or enter "none") None	Oceanside Survey
*Attachments ☐ BSOR ☐ Archaeological Record ☑ NONE ☐	☐ Photograph Record ☐ Continuation She☐ Location Map ☐ Other☐ Continuation She☐ Linear Feature Record	et

Department of Parks and R PRIMARY RECOR	ecreation	HF Tri	nomial —— RHP Status Code		
	Review Code		Reviewer		Date
•	None		l P2b and P2c or I	1631 44th Ave	n Map as necessary.
	44th Ave	24101 13	City: San F	'rancisco	<b>Zip:</b> 94122
d. UTM: (Give more the	an one ofr large and	d/or linear resources)	•		
		cel Number: 189900		s condition alteration	ns, size, setting, and boundaries)
•		-	_		horizontal rustic channel
solid wood door. A squ	lared bay capped bunds covers almost be gable above. The minimally algorithm of the minimally algorithm of the minimally algorithm.	by a shed roof is nost the entire from the building terms tered building approaches HP2. Singsture O Object O S	s present on the cont facet of the continuous with a water to be in the continuous to be in the continuous continuous the continuous	he left. A multi-phe bay. A fixed visuable eave overhand good condition.  erty  Clement of Distric	
			1	View	toward west, 100_8080.JPG
	1				te Constructed/Age and Sources
				1912	, Asssessor's Office
				*P7. Ov	vner and Address:
					s, Arnold S. & Nancy P. 44th Ave.
					Francisco, Ca 94122
		Contractive Contra		Kell 2912 San 1 <b>*P9. Da</b> 10.30	ecorded by ey & VerPlanck, LLC Diamond Street, #330 Francisco, CA 94131 te Recorded: .08 urvey Type: (Describe)
			A DULL	III	nnaissance-level survey:
*P11. Report Citation: (Cite s	survey report and of	ther sources, or enter '	'none") None	■ Ocean	nside Survey
*Attachments	BSOR	☐ Photograph Red		inuation Sheet	
☐ Archaeological Record ☐ Artifact Record	☑ NONE ☐ District Record	Location Map	☐ Othe		

State of California The Resources Agency Department of Parks and Recreation PRIMARY RECORD		Primary # HRI # Trinomial NRHP Status Code		
	Other Listings Review Code		Date	
	*Resource name(s) or nu None for Publication Unres rancisco SF North		5th Ave	
*c. Address: 1606 d. UTM: (Give more th	45th Ave	City: San Franciscar resources) Zone;	•	
			on, alterations, size, setting, and boundaries)	
Moraga Streets. A slop and the sidewalk. The lead to a recessed por gate. The driveway learight, within a recess window with a wood plais located above the simple canopy and step *P3b. Resource Attributes: P4. Resources Present: ①	bed driveway and shall building is divided in the which contains the ads to a recessed glas sed light court. The seanter box supported by secondary entrance with apped parapet. The mode (list attributes and codes)  Building O Structure C	ento two modules with the main mode primary entrance. The porch is estand wood garage door. A secondatecond story of the main module fe	the space between the primary facade dule on the left. The concrete steps enclosed within a metal security ary entrance is located on the far entures a tripartite vinyl sash cone, double-hung vinyl sash window a main module terminates with a cobe in good condition.	
			*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1921, Asssessor'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	
10000			*P9. Date Recorded: 12.11.08  *P10. Survey Type: (Describe) Reconnaissance-level survey: Oceanside Survey	
*P11. Report Citation: (Cite s	survey report and other sou	irces, or enter "none") None		
*Attachments  Archaeological Record  Artifact Record	NONE □ Lo	hotograph Record	Sheet	

State of California Department of Parks PRIMARY RE		Primary #  HRI #  Trinomial  NRHP Status Code	Date
	Review Code	Reviewer	Date
Page 1 of 1 P1. Other Identi *P2. Location:	` '		eat Hwy
	an Francisco	and P2b and P2c or P2d. Attach	a Location Map as necessary.
*b. USGS 7.5' Qı	uad: SF North	<b>Date:</b> 1994	
	1798 Great Hwy	City: San Francisco	• • • • • • • • • • • • • • • • • • •
d. UTM: (Give m	ore than one ofr large and/or lin	ear resources) Zone;	_mE/ mN
	onal Data: Assessor's Parcel Nun		
*P3a. Description: (D	escribe resource and its major e	lements. Include design, materials, condition	, alterations, size, setting, and boundaries)
Great Highway and scaffolding. The features several is housed within transom window. I windows, in six module encompass: different fenests decorative brackets	d Noriega Street. The buil building is raised above sliding vinyl sash window an arched entry porch, is renestration at the first pays facing Noriega Streeting the three central wind ration pattern, not visible	ft building occupies a 6,266 sq ft l ding is undergoing renovation and ma a raised basement, which is partiall s concealed behind metal security be a wood and glass door, flanked by s and second stories of the building of and five bays facing Great Highway. ow bays. A two-story addition on the e from the street. The facades termis, and a Spanish-tiled mansard roof dition.	any façade details are obscured by y clad in stone veneer and ars. The primary entrance, which sidelights and topped by an arched consists of vinyl sash sliding. The west façade has a projecting e east side of the building has a nate with a dentillated molding,
P4. Resources Prese P5a. Photograph or I	nt:   Building   Structure	HP16. Religious Building; HP3. Mu O Object O Site O District O Element r buildings, structures, and objects	
			*DC Data Comptunated/Amarand Comme

\*P6. Date Constructed/Age and Sources

☑ Historic ☐ Prehistoric ☐ Both

1913, Asssessor'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
The report oftation: (ofte survey report and other sources, or effect mone)	'

*Attachments	□BSOR	☐ Photograph Record	☐ Continuation Sheet
☐ Archaeological Record	<b>⋈</b> NONE	☐ Location Map	Other
☐ Artifact Record	☐ District Record	☐ Linear Feature Record	

State of California The Reso Department of Parks and Recro PRIMARY RECORD		Primary #  HRI #  Trinomial  NRHP Status Code	
	her Listings view Code	Reviewer	
P1. Other Identifier N *P2. Location: Not for *a. County: San Fran *b. USGS 7.5' Quad: SF *c. Address: 1766 -1 d. UTM: (Give more than ce. Other Locational Data: *P3a. Description: (Describe re.)  1766-1768 Great Highway stand capped with a front-sof the Great Highway betwis obscured behind multipulation of the Great Highway betwie obscured behind multipulation of the Great Highway betwies obscured behind multipul	Publication Unrestricted cisco North Day one ofr large and/or linear resonance and its major elements is a four-story, wood-fracing gable roof. The 2 ween Moraga and Noriega ple additions. The first day up to the primary ent multi-panel wood and glathe street at the second escond story is obscure side of the façade feat	city: San Francisco curces) Zone;  2001029 s. Include design, materials, condition ame, vernacular, multiple-fam 248 sq ft building occupies streets. The original building story features two wood over arance at the second story level as doors, are located in a pred floor level is a small fixed by a plexiglass wind shield tures a chamfered bay window	Zip: 94122mE/mN  n, alterations, size, setting, and boundaries)  rily dwelling clad in wood shingles a 2,460 sq ft lot on the east side g has been heavily remodeled and rhead garage doors. At the right, a
surrounds. At the fourth fourth story is obscured altered building appears  *P3b. Resource Attributes: (list	story, there is a trian by a plexiglass wind sh to be in good condition at attributes and codes)  HP3  Iding O Structure O Obje	iceld. The façade terminates were a second of the factor o	nt. Other fenestration at the ith flush eaves. The heavily
			*P6. Date Constructed/Age and Sources  Historic Prehistoric Both  1904, Asssessor'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 surv	ey report and other sources, o	or enter "none") None	
	NONE Location	aph Record Continuation SI n Map Other Feature Record	neet

State of California The Department of Parks and PRIMARY RECO	Recreation RD	Primary # HRI # Trinomial NRHP Status Code	
	Other Listings Review Code	Reviewer	 Date
Page 1 of 1	* *	number (assigned by recorder) 1754 Grea	at Hwy
*a. County: San 1 *b. USGS 7.5' Quad: *c. Address: 1754	None ot for Publication Unr Francisco SF North Great Hwy	and P2b and P2c or P2d. Attach a  Date: 1994  City: San Francisco	<b>Zip:</b> 94122
e. Other Locational D	ata: Assessor's Parcel Nu	near resources) Zone;  Imber: 2001032 elements. Include design, materials, condition, a	
and capped with a gal the Great Highway bet garage door at left, primary entrance, whi fenestration at the s picture window at rig with wood surrounds w	ble-on-hipped roof. To ween Moraga and Nori a dogleg stair at ce ch is located within second story includes that. At the third flow which opens out on to bears to be a later a	-frame, vernacular dwelling clad in a he 1,540 sq ft building occupies a 2,4 ega streets. The primary facade featur nter, and a wood pedestrian door at ri a projecting entry porch at the left an eight-light wood casement window a or level, at the peak of the gable, the a small balcony. The gable has a rakiddition, terminates with a moderate early street and the search of the same and the same of the	151 sq ft lot on the east side of the samulti-panel wood overhead aght. The stair leads up to the side of the second floor. Other at left and a large tripartite mere is a glass and metal door and cornice, while the rest of
P4. Resources Present:	Building O Structure	S) HP2. Single-family property Object O Site O District O Element of buildings, structures, and objects	of District ○ Other  *P5b. Photo (view, date, accession # View toward east, 100_8012.JPG  *P6. Date Constructed/Age and Sources ☑ Historic □ Prehistoric □ Both 1908, Asssessor'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 repo	ort and other sources	. or enter "none")	None
ги.	Report Citation.	icite survey rebi	ni anu omer sources	. OI EIILEI IIOIIE I	2.02

*Attachments	□BSOR	☐ Photograph Record	☐ Continuation Sheet
☐ Archaeological Record	<b>⋈</b> NONE	☐ Location Map	Other
☐ Artifact Record	☐ District Record	☐ Linear Feature Record	

State of California The Ro Department of Parks and R PRIMARY RECOR	ecreation	Primary # HRI # Trinomial NRHP Stat	us Code	
	Other Listings Review Code		eviewer	 Date
*a. County: San Fi	None for Publication  cancisco	and P2b an	,	Hwy cation Map as necessary.
d. UTM: (Give more the		Date: 1994  City  /or linear resources) Zone el Number: 2001035	y: San Francisco ;mE	
			, materials, condition, alte	erations, size, setting, and boundaries)
capped with a front-fa Great Highway between located primary entrar either side by fixed, balusters extends the	acing gable roof. Moraga and Norie ace containing a single-pane, woo width of the fac orted by exposed	The 1,194 sq ft building a streets. The building multi-panel wood and glod-sash windows. A porchade and supports the gabeam ends, a wide fasci	ing occupies a 2,541 ag presents a symmetr ass door with slim was consisting of over-able-roofed attic abo	orizontal wood siding and sq ft lot on the east side of ical façade, with a centrally ood surrounds flanked on sized wood posts, beams, and ve. The facade terminates with e overhanging eaves. The
P4. Resources Present:	Building O Structu	odes) HP2. Single-famiure Object OSite Ored for buildings, structures,	District O Element of D and objects *F	P5b. Photo (view, date, accession # View toward east, 100_8014.JPG P6. Date Constructed/Age and Sources
				Mistoric ☐ Prehistoric ☐ Both  1908, Asssessor's Office
	174	40		P7. Owner and Address: Jensen, Eric P. Trust 1740 Great Hwy
			*F	P8. Recorded by Kelley & VerPlanck, LLC 2912 Diamond Street, #330 San Francisco, CA 94131 P9. Date Recorded: D1.14.09 P10. Survey Type: (Describe)
1	· ·		1	Reconnaissance-level survey:  Oceanside Survey
*P11. Report Citation: (Cite s	urvey report and oth	ner sources, or enter "none")	None	/
*Attachments  Archaeological Record  Artifact Record	☐ BSOR ☑ NONE ☐ District Record	☐ Photograph Record ☐ Location Map ☐ Linear Feature Record	☐ Continuation Sheet ☐ Other	

Department of Parks and Recreation PRIMARY RECORD	HRI#Trinomial		
FRIMARI RECORD	NRHP Status Code		
Other Listings Review Code	Reviewer	Date	
• • • • • • • • • • • • • • • • • • • •	or number (assigned by recorder) 1726 Grea	at Hwy	
P1. Other Identifier None P2. Location: ☐ Not for Publication ☒ ∪	Inrestricted		
*a. County: San Francisco	and P2b and P2c or P2d. Attach a	Location Map as necessary.	
*b. USGS 7.5' Quad: SF North	<b>Date:</b> 1994		
*c. Address: 1726 Great Hwy	City: San Francisco	<b>Zip:</b> 94122	
·	or linear resources) Zone;	_mE/ mN	
e. Other Locational Data: Assessor's Parcel *P3a. Description: (Describe resource and its maj	Number: 2001039 jor elements. Include design, materials, condition,	alterations, size, setting, and boundaries)	
the second floor level there is a rectar on the right side. The rectangular bay surrounds, the bay window is capped by and third floor levels of the chamfered center flanked on either side by vinyl, parapet. From aerial photographs, there will be the content of the heavily altered building appears to the heavily altered building appear altered building appears to the heavily altered building appear altered building alter	o <b>des)</b> HP2. Single-family property	a two-story chamfered bay window casement windows with wide wood on the third floor. The second sash picture window at the ates with a small pent roofed ing at the rear of the building.	
P5a. Photograph or Drawing (Photograph require	re Object Osite Objects OElement	*P5b. Photo (view, date, accession #	
Tou. I hotograph of brawing (I hotograph require	ou for buildings, structures, and objects	View toward east, 100 8016.JPC	
		· –	
	_	*P6. Date Constructed/Age and Sources	
		★ Historic	
		1911, Asssessor's Office	
		*P7. Owner and Address:	
		Rubin, Jonathan Kefauver Dia	
		1726 Great Hwy San Francisco, Ca 94122	
		·	
		*P8. Recorded by Kelley & VerPlanck, LLC	
	Constant See H. L.	2912 Diamond Street, #330	
		San Francisco, CA 94131	
		*P9. Date Recorded: 01.14.09	
		*P10. Survey Type: (Describe)	
	- D. 1995	Reconnaissance-level survey: Oceanside Survey	
P11. Report Citation: (Cite survey report and other	er sources, or enter "none") None	occanorae barvey	
*Attachments   BSOR	☐ Photograph Record ☐ Continuation She	et	
<u> </u>	☐ Location Map ☐ Other ☐ Linear Feature Record		

Primary #

State of California The Resources Agency

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 nur P1. Other Identifier None P2. Location: Not for Publication Unrest *a. County: San Francisco		Moraga St  ch a Location Map as necessary.
<ul><li>*b. USGS 7.5' Quad: SF North</li><li>*c. Address: 4221 Moraga St</li><li>d. UTM: (Give more than one ofr large and/or linea</li></ul>	Date: 1994  City: San Franciscar resources) Zone;	
e. Other Locational Data: Assessor's Parcel Numb *P3a. Description: (Describe resource and its major ele		on, alterations, size, setting, and boundaries)
and the Great Highway. A one-story, stucco-f property. The dwelling is set back from the yard. The first floor level of the primary f garage door, with an aluminum sliding window at the center, and a similar aluminum slidir terrazzo stair and houses a single-panel woo its roof is embellished by a simple cornice.	sidewalk providing space for a sfacade features a partially below wabove, at left; a recessed enting window to the right. The entryod door. The porch is supported k. The moderately altered building	sloped driveway and a small paved w-grade multi-panel wood and glass by enclosed within an extruded porch y porch is accessed by a short by square, stucco-finished posts and
*P3b. Resource Attributes: (list attributes and codes) P4. Resources Present:   Building   Structure   P5a. Photograph or Drawing (Photograph required for I	Object O Site O District O Eleme	ent of District O Other  *P5b. Photo (view, date, accession #  View toward south, 100 8017.
		*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1915, Asssessor'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 sour	rces, or enter "none") None	
☐ Archaeological Record ☐ NONE ☐ Local	notograph Record	Sheet

State of California The Resources Age Department of Parks and Recreation PRIMARY RECORD	ency Primary # HRI # Trinomial NRHP Status Code _	
Other Listin Review Cod	gs	Date
Page 1 of 1 *Resource P1. Other Identifier None	name(s) or number (assigned by recorder) 1722	2 48th Ave
*P2. Location: Not for Publicati  *a. County: San Francisco  *b. USGS 7.5' Quad: SF North	and P2b and P2c or P2d. A	ttach a Location Map as necessary.
•	City: San Franc rge and/or linear resources) Zone;	•
e. Other Locational Data: Assessor *P3a. Description: (Describe resource ar	rs Parcel Number:    2002039 nd its major elements. Include design, materials, con	dition, alterations, size, setting, and boundaries)
and a recessed wing on the left. the left, a concrete stair acces on the left. Aside from the stai	building has two wings: one that projects. The first floor of the primary facade consisting the primary entrance at the center, are and the entrance, the second floor level are sits at the back of the property. The	nsists of a vinyl sliding window on and a pair of aluminum sliding windows l is the same as the first. a one-
P4. Resources Present:   Building	es and codes) HP3. Multiple-family propert  O Structure O Object O Site O District O Ele  oh required for buildings, structures, and objects	ement of District O Other  *P5b. Photo (view, date, accession #
		View toward east, 100_8019.JPG  *P6. Date Constructed/Age and Sources
		☑ Historic ☐ Prehistoric ☐ Both 1912, Asssessor'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
1		*P10. Survey Type: (Describe) Reconnaissance-level survey:
*P11. Report Citation: (Cite survey report	and other sources, or enter "none") None	Oceanside Survey
*Attachments	☐ Photograph Record ☐ Continuation	on Sheet
☐ Archaeological Record ☐ NONE ☐ Artifact Record ☐ District F	□ Location Map □ Other  Record □ Linear Feature Record	

State of California The Re Department of Parks and Re PRIMARY RECOR	ecreation	Primary # HRI # Trinomial NRHP Stat	tus Code	
	Other Listings Review Code	Re	eviewer	 _ Date
Page 1 of 1 P1. Other Identifier *P2. Location: Not *a. County: San Fr	None	Unrestricted	corder) 1718 48th Ave	Map as necessary.
	=	or linear resources) Zone	y: San Francisco ;mE/	<b>Zip:</b> 94122 mN
			, materials, condition, alteration	s, size, setting, and boundaries)
between Moraga and Nora paved yard and drive dogleg stair at the le consists of two alumin enclosed porch capped is capped by a bracket wood surrounds. A meta supported by brackets. building appears to be  *P3b. Resource Attributes: P4. Resources Present:	iega streets. The way. The first for first for and a multi-pum sliding windoutly a flat roof. The lawning shelter The facade term in good conditi	e building is slightly loor level of the prima anel wood overhead gara ws on the left and the The porch is articulate e buildings' third floos the left window. Both inates in a shaped para on.  Dodes) HP3. Multiple-fa	ary facade consists of a page door on the right. The primary entrance, which is ed by a single-panel window or level has two tripartite windows are surmounted by a pet with a molded cornice with a m	ot line, leaving room for edestrian door and brick second floor level s housed within an w and a glazed door and e vinyl sash windows with y a shallow cornice. The heavily altered
			*P7. Ow Lieu : % Kai 1435 : San M *P8. Rec Kelle 2912 San F *P9. Dat 01.13.  *P10. Su Recon Ocean	ric Prehistoric Both  Asssessor's Office  ner and Address: Family Trust The  M & May J. Lieu 2nd Ave. ateo, Ca 94401 corded by by & VerPlanck, LLC Diamond Street, #330 Trancisco, CA 94131 te Recorded: 09  urvey Type: (Describe) that sance-level survey: aside Survey
*P11. Report Citation: (Cite s	urvey report and oth	er sources, or enter "none")	None	
*Attachments  ☐ Archaeological Record ☐ Artifact Record	☐ BSOR  ☑ NONE ☐ District Record	☐ Photograph Record ☐ Location Map ☐ Linear Feature Record	☐ Continuation Sheet ☐ Other	

Department of Parks and Recreation PRIMARY RECORD  Other Listings	Primary # HRI # Trinomial NRHP Status Code	
Review Code	Reviewer	Date
Page 1 of 1 *Resource name( P1. Other Identifier None  *P2. Location: Not for Publication *A. County: San Francisco	(s) or number (assigned by recorder) 1742 46th  Unrestricted and P2b and P2c or P2d. Attach a	
*b. USGS 7.5' Quad: SF North  *c. Address: 1742 46th Ave d. UTM: (Give more than one ofr large and	Date: 1994  City: San Francisco d/or linear resources) Zone;	•
e. Other Locational Data: Assessor's Parc *P3a. Description: (Describe resource and its n	cel Number: 2004039 najor elements. Include design, materials, condition, a	alterations, size, setting, and boundaries)
multi-panel wood garage door at right primary entrance at the second story. flanked by shallow canted bay windows	reets. The building sits atop a fully raise side of the facade and a parallel stair 1. The primary entrance is recessed behind a swith double hung vinyl sash windows. The ne building terminates with a parapet that to be in good condition.	eading up to a centrally located decorative security door and second story terminates with a
*P3b. Resource Attributes: (list attributes and of P4. Resources Present: ● Building ○ Struct P5a. Photograph or Drawing (Photograph requirements)	eture O Object O Site O District O Element o	*P5b. Photo (view, date, accession #
		*P6. Date Constructed/Age and Sources  ☐ Historic ☐ Prehistoric ☐ Both  1908, Asssessor'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 ot	<u> </u>	
*Attachments ☐ BSOR ☐ Archaeological Record ☐ NONE ☐ Artifact Record ☐ District Record	☐ Photograph Record ☐ Continuation Shee ☐ Location Map ☐ Other ☐ Linear Feature Record	et .

Department of Parks and Recreation  PRIMARY RECORD		Primary #  HRI #  Trinomial  NRHP Status Code	
	her Listings view Code	Reviewer	Date
P1. Other Identifier N *P2. Location: ☐ Not for *a. County: San Fran	one Publication  Unrestric	ted and P2b and P2c or P2d. Attach Date: 1994	
*c. Address: 1896 46 d. UTM: (Give more than c		City: San Francisco	•
	Assessor's Parcel Number source and its major eleme		n, alterations, size, setting, and boundaries)
is located on the front on the side. A flat roof surrounds on the front ar second story. The third is a tripartite aluminum sas elevation of the third store.  *P3b. Resource Attributes: (list P4. Resources Present:  Buil	Eacet of the porch, who caps the porch. The stand a third above the story tapers upward to she window. Two shed do cory. The heavily alternative and codes)  Exattributes and codes)	nile a sliding aluminum sash win second story displays two slidin staircase on the right side. A p o form a mansard roof with a rec	tangular bay window articulated by h windows are visible on the right ood condition.  t of District O Other  *P5b. Photo (view, date, accession #
			*P6. Date Constructed/Age and Sources  Mistoric Prehistoric Both  1911, Asssessor'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:
*P11. Report Citation: (Cite surv	ey report and other source	s or enter "none") None	Oceanside Survey
*Attachments	BSOR Photo	ograph Record	neet

Department of Parks and Recreation	l	HRI#	
PRIMARY RECORD		Trinomial ————	
		NRHP Status Code	
Other Li Review		Reviewer	 Date
	urce name(s) or number (ass	signed by recorder) 4027 No	oriega St
	upply Inc.		
*a. County: San Francisc		and P2b and P2c or P2d. Attach	ո a Location Map as necessary.
*b. USGS 7.5' Quad: SF Nor	oth Date:	1994	•
*c. Address: 4027 Norieg		City: San Francisco	•
•	=	ces) Zone;	mE/ mN
e. Other Locational Data: Asses *P3a. Description: (Describe resourc			n, alterations, size, setting, and boundaries)
primary entrance to the resid level features a recessed com commercial entrance features primary entrance for the resi gate. To the right is a multi aluminum-sash windows over th with a scalloped parapet and	s. The left portion of dential units. Scored somercial entrance flank double glass doors with dential units is enclored and store and one fixed stepped pier caps. The object of the structure Object	the building is a commercistucco pilasters demarcate ked by a two aluminum-sash the a transom flanked by fix posed within a recessed porcor. The second-floor level window on the residential e heavily altered building Multiple-family property, E	al store with the right side the the two units. The first-floor storefronts at left. The sed windows set on an angle. The ch fronted by a metal security features three tripartite section. The building terminates appears to be in good condition.  HP6. 1-3 story commercial building
			View toward south, 100_8006. JPG
1			*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both
			1919, Asssessor's Office
			*P7. Owner and Address:
			Karas, Peter B.
			1559 46th Ave. San Francisco, Ca 94122
		-	*P8. Recorded by
			Kelley & VerPlanck, LLC
CONT. POLICE			2912 Diamond Street, #330 San Francisco, CA 94131
			*P9. Date Recorded:
			01.28.09
			*P10. Survey Type: (Describe)
	TO A VILLE OF THE PARTY OF THE	Company of the Compan	Reconnaissance-level survey:
P11. Report Citation: (Cite survey rep	nort and other sources or a	nter "none") None	Oceanside Survey
*Attachments  BSO		·	neet
	T I Hotograph		1001

Primary #

State of California The Resources Agency

☐ Archaeological Record

☐ Artifact Record

**⋈** NONE

DPR 523A (1/95) \*Required Information

Other...

☐ Location Map

☐ District Record ☐ Linear Feature Record

Department of Parks and Recreation PRIMARY RECORD  Other Listings		HRI # Trinomial NRHP Status Code		
	Code	Reviewer		Date
P1. Other Identifier None  P2. Location: ☐ Not for Publi  *a. County: San Francisc	ication 🛛 Unrestricte	and P2b and P2c or P	1974 48th Ave  2d. Attach a Location N	lap as necessary.
*b. USGS 7.5' Quad: SF Nor *c. Address: 1974 48th A	- 011	Oate: 1994 City: San Fr	rancisco	<b>Zip:</b> 94116
d. UTM: (Give more than one of	-			
e. Other Locational Data: Asses *P3a. Description: (Describe resource)			condition alterations	size setting and houndaries)
and Pacheco streets. The primpedestrian door at right. The accessed via a short concrete windows with slim wood sills. sliding window. The facade te condition.	e primary entrance, e stair. The primar A large hipped-ro	which contains a wood y entrance is flanked of dormer sits atop the	door capped by a partite by two tripartite e roof. It features	narrow transom, is aluminum sash sliding s an aluminum sash
*P3b. Resource Attributes: (list attributes: P4. Resources Present: Building P5a. Photograph or Drawing (Photograph)	○ Structure ○ Obj	ect O Site O District (	Element of District s *P5b. Pho	Other  to (view, date, accession # oward east, 100_7996.JPG
				Constructed/Age and Sources Prehistoric Both Asssessor's Office
			*P7. Owne	er and Address:
				Alfred & Victoria
				ancisco, Ca 94116
			2912 D San Fr <b>*P9. Date</b> <b>01.13.0</b> 9	& VerPlanck, LLC iamond Street, #330 ancisco, CA 94131 Recorded:
	<b>*</b>		Reconn	<pre>vey Type: (Describe) aissance-level survey: ide Survey</pre>
*P11. Report Citation: (Cite survey rep	port and other sources,	or enter "none") $None$		
*Attachments ☐ BSO ☐ Archaeological Record ☐ NON ☐ Artifact Record ☐ Distr	IE Location	· · —	nuation Sheet 	

Department of Parks and Recreation PRIMARY RECORD		HRI# Trinon	nial ———		
	Other Listings Review Code	NRHP	Status Code Reviewer		 Date
*a. County: San Fi	*Resource name(s) None for Publication Utancisco SF North		·	40 48th Ave	Map as necessary.
d. UTM: (Give more that e. Other Locational Da	ta: Assessor's Parcel			mE/	Zip: 94116mN as, size, setting, and boundaries)
Quintara and Rivera st an overhead wood garag level features the pri	reets. The first e door at the cen mary entrance, redoor. To the rig ded upper lights.	floor level of the ster, and a wood-pase ecessed within a pound of the entrance. The facade terminates	primary facade nel pedestrian ch at the top is a curved bates with a ego	e consists of a door on the ri of the stairs. ay window contag-and-dart mole	The primary entrance tining three double-hung
*P3b. Resource Attributes: P4. Resources Present:  P5a. Photograph or Drawin	Building O Structur	re Object OSite	O District O	Element of District *P5b. Pl	noto (view, date, accession #
				* <b>P6. Da</b> t ☑ Histo	toward east, 100_7988.JPG  te Constructed/Age and Sources ric Prehistoric Both Asssessor's Office
				Sugar 2138	ner and Address: ek, Richard L & Sachar 48th Ave. rancisco, Ca 94116
				Kelle 2912 San E	corded by  ey & VerPlanck, LLC  Diamond Street, #330  Francisco, CA 94131  te Recorded:  09
	AN .			Recor	urvey Type: (Describe) nnaissance-level survey: nside Survey
*P11. Report Citation: (Cite s	urvey report and othe	er sources, or enter "no	ne") None		
*Attachments  Archaeological Record  Artifact Record	<b>⋈</b> NONE	☐ Photograph Record ☐ Location Map ☐ Linear Feature Rec	Other	ation Sheet	

State of California The Re Department of Parks and Re PRIMARY RECOR	ecreation		Primary # HRI # Trinomial				
	•		NRHP Status	Code			
	Other Listings Review Code		Revie	wer		 Date	
Daniel de d	*Possures name(s)	or number (seeig	nad by racer	2010 004			
Page 1 of 1 P1. Other Identifier	*Resource name(s) None	or number (assig	nea by record	<b>1er)</b> 3819 Quir	ntara St		
	for Publication 🛛 L	Inrestricted					
	rancisco			P2c or P2d. Attach a	Location Ma	ap as necessary.	
*b. USGS 7.5' Quad:	SF North	Date: 1					
*c. Address: 3819 d. UTM: (Give more that	Quintara St	r linear resources	•	San Francisco		•	
e. Other Locational Da	=			.,	IIIE/	_ IIIIN	
*P3a. Description: (Describe				aterials, condition,	alterations, s	size, setting, and bo	undaries)
flat roof. Aerial phot building. The 1,410 sq 47th and 48th avenues. left, a double-hung al terrazzo at right. The left and center bays a door sheltered beneath facade terminates with	ft building occu The first-floor uminum-sash windo second-floor lev nd a recessed ped a small pent roo	pies a 2,882 s level of the p w and multi-pa rel features a destrian entry of. The second-	sq ft block primary fac anel wood p two pairs on the rig -floor leve	on the south si ade features a w edestrian door a of double-hung, ht. The primary l terminates wit	de of Quir wood, overh at center, aluminum-s entrance in the a band of	ntara Street bet head garage door and a straight sash windows in is a multi-panel of stucco and th	the wood
*DOI: D	(li-4 -44-ili4 l	d)					
*P3b. Resource Attributes: P4. Resources Present: ●	•	•	-		of Diatriat (	Other	
P5a. Photograph or Drawing					*P5b. Photo	o (view, date, accessivant south, 10	
					*P6. Date C	Constructed/Age and ☐ Prehistoric ☐ Bo	
					1918, A	sssessor's Off	ice
			7	100000000000000000000000000000000000000	*P7. Owner	and Address:	
		0 9			885 34th	Raymond C. & Car n Ave ncisco, Ca 94121	
					*P8. Record	ded by	
				/ M. S.	Kelley 2912 Di San Fra	& VerPlanck, I amond Street, ncisco, CA 941	#330
7					* <b>P9. Date R</b> 01.28.09	lecorded:	
		THE PARTY NAMED IN				ey Type: (Describe)	
7						issance-level de Survey	survey:
P11. Report Citation: (Cite s	urvey report and othe	r sources, or ente	er "none") No	one	00001101		
*Attachments	_	☐ Photograph R	_	Continuation She	et		
	NONE	☐ Location Map ☐ Linear Feature		Other			

State of California The Resources Agency Department of Parks and Recreation PRIMARY RECORD	Primary # ———————————————————————————————————	
Other Listings —— Review Code	Reviewer	 Date
Page 1 of 1 *Resource name(s) or not perform the proof of	stricted  and P2b and P2c or P2d. Attac  Date: 1994  City: San Francisc	ch a Location Map as necessary.
e. Other Locational Data: Assessor's Parcel Num *P3a. Description: (Describe resource and its major el	nber: 2301006	
The San Francisco Housing Authority project story, reinforced-concrete, gable-roofed, muldings occupy a northern two-thirds of a Street, and the Great Highway. The building devoid of ornament and anodized aluminum sicontradicting the 1900 construction date.	multiple-family dwellings designed a long, narrow 16,639 sq ft block gs are designed in a utilitarian s	d in a utilitarian style. The bounded by 48th Avenue, Rivera style with stuccoed concrete walls
*P3b. Resource Attributes: (list attributes and codes) P4. Resources Present: ● Building ○ Structure ○ P5a. Photograph or Drawing (Photograph required for	Object O Site O District O Eleme	*P5b. Photo (view, date, accession # View toward northwest,
		100_7986.JPG  *P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1900, Asssessor'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
Archaeological Record NONE	urces, or enter "none")  Photograph Record	Sheet

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
P1. Other Identifier None  *P2. Location: ☐ Not for Publication ☑ U  *a. County: San Francisco  *b. USGS 7.5' Quad: SF North  *c. Address: 2282 48th Ave	Inrestricted  and P2b and P2c or P2d. Attac  Date: 1994  City: San Francisc r linear resources) Zone  Number: 2302032  or elements. Include design, materials, condition rame, vernacular dwelling clad in wood ng occupies the rear portion of a 3,3,0 ets. The building is set back from the nce and a Monterey cypress block most r level of the primary facade appears . The second floor features a chamfered The facade terminates with a raking control of the primary second of the primary can be considered.	mE/ mN  on, alterations, size, setting, and boundaries)  d shingles and capped with a front- 26 lot on the east side of 48th e street, leaving room for a large of the facade from the street. to have a wood garage door on the ed bay window containing three
*P3b. Resource Attributes: (list attributes and coor P4. Resources Present: ● Building ○ Structure P5a. Photograph or Drawing (Photograph require	e Object Osite Object OEleme	nt of District O Other  *P5b. Photo (view, date, accession #  View toward east, 100_7982.jpg
		*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1917, Asssessor'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
*P11. Report Citation: (Cite survey report and other	r sources, or enter "none") None	*P10. Survey Type: (Describe) Reconnaissance-level survey: Oceanside Survey

☐ Continuation Sheet

Other...

☐ Photograph Record

☐ Location Map

☐ District Record ☐ Linear Feature Record

BSOR

\*Attachments

☐ Artifact Record

☐ Archaeological Record ☒ NONE

Department of Parks and Recreation  PRIMARY RECORD		Primary # HRI # Trinomial		
			atus Code	
	Other Listings Review Code	R	leviewer	 Date
	*Resource name(s	=	ŕ	th Ave a Location Map as necessary.
*b. USGS 7.5' Quad: *c. Address: 2266	SF North 18th Ave	<b>Date:</b> 1994	<b>ty:</b> San Francisco	<b>Zip:</b> 94116
e. Other Locational Data *P3a. Description: (Describe			n. materials. condition	, alterations, size, setting, and boundaries)
primary entrance on the recessed at the right of a tripartite vinyl-sash bay window features a s	eright side of of the building a casement windo similar vinyl card rafters. The altered building ist attributes and coulding O Struct	the second floor level in a gabled entry porcow with slim wood surrousement window. The bay facade terminates with any appears to be in good codes) HP2. Single-famure Object OSite C	. The primary entrained. Other fenestrate unds. At the third window is support wide overhanging dondition.	tair at right that leads up to the rance is a wood and glass door tion at the second story includes d story, a projecting rectangular ted by wood brackets and capped by eaves supported by wood knee  t of District Other  *P5b. Photo (view, date, accession #
	(			View toward east, 100_7984.JPG
	6		110	*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1914, Asssessor'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
		1455555 TOTAL		*P10. Survey Type: (Describe) Reconnaissance-level survey:
*P11. Report Citation: (Cite su	rvey report and otl	her sources, or enter "none"	None	Oceanside Survey
*Attachments  Archaeological Record	□ BSOR INONE In District Record	☐ Photograph Record ☐ Location Map	☐ Continuation Sh	eet

Department of Parks and Re PRIMARY RECOR	creation	Primary #  HRI #  Trinomial  NRHP Status Code	
	Other Listings - Review Code	Reviewer	Date
*a. County: San Fr	*Resource name(s) of None for Publication U U ancisco	nrestricted	6th Ave th a Location Map as necessary.
d. UTM: (Give more that e. Other Locational Date	a: Assessor's Parcel I		mE/ mN
*P3a. Description: (Describe	resource and its major	or elements. Include design, materials, condition	on, alterations, size, setting, and boundaries)
set far back from the primary entrance is lo visor roof clad in red entrance. Two double-h floor level. The build overhang. The moderate	front of the lot is cated just to the clay tiles. Tripa ung aluminum sash ing terminates in ly altered building terminates the control of the	Santiago streets. The primary façade line, leaving room for a paved drivew right of center on the first level a artite aluminum sash windows with hea windows with wood surrounds are pres a raking cornice with decorated verging appears to be in good condition.   Hes) HP2. Single-family property  Object OSite ODistrict OEleme	ay and yard at the front. The nd it is sheltered beneath a pent vy wood surrounds flank the primary ent in the gable on the second e board and a shallow eave
	(Photograph required	d 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, Asssessor's Office
	Î		*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:
*D44 Demont Offset (O')		r sources or enter "none") None	Oceanside Survey
*P11. Report Citation: (Cite s			Chaot
*Attachments ☐ Archaeological Record ☐ Artifact Record	☑ NONE [	☐ Photograph Record ☐ Continuation S☐ Location Map ☐ Other ☐ Linear Feature Record	DIEEL

State of California The Robert Parks and Robert PRIMARY RECOR	ecreation	Primary : HRI # Trinomia NRHP St			
	Other Listings Review Code		Reviewer		 Date
*b. USGS 7.5' Quad: *c. Address: 2283 d. UTM: (Give more the. Other Locational Date)	None for Publication  cancisco SF North 46th Ave an one ofr large and ta: Assessor's Parc	and P2b a Date: 1994  C Vor linear resources) Zone el Number: 2303018	and P2c or P2d. Attack ity: San Francisc;	h a Location M	<b>Zip:</b> 94116
Santiago streets. This Sanborn map. The first while the right is mul primary entrance: a mu second story consists containing three double terminates with a mole. The heavily altered but	s property has a story features ti-panel. At ce elti-panel wood of a pair of do e-hung wood-sas led cornice, whi milding appears	nter, a straight terra: and glass door recessed uble hung wood-sash win h windows. The bay is d ch rakes at a moderate to be in good condition	n date of 1903 but rs at left and rig zzo stair leads up d in an entry porondows at left and capped by a red cipitch at the north.	t does not or ght: the le p to the second. Other for a chamfered lay-tiled h.	appear on the 1915 ft door is single panel cond story and the enestration at the d bay window at right ipped roof. The façade
P4. Resources Present:  P5a. Photograph or Drawin	Building O Struct g (Photograph requ	edes) HP2. Single-far ture Object O Site ( ired for buildings, structures	O District O Elements, and objects	*P5b. Pho View t  *P6. Date  Historic 1903,  *P7. Owne Tan Mir 2285 46 San Fra  *P8. Reco Kelley 2912 D San Fr  *P9. Date 11.26.08  *P10. Sur Reconn	Constructed/Age and Sources Prehistoric Both Asssessor's Office  er and Address: h Hua 6th Ave. ancisco, Ca 94116  orded by v & VerPlanck, LLC Diamond Street, #330 rancisco, CA 94131  Recorded:
*P11. Report Citation: (Cite s  *Attachments  ☐ Archaeological Record	urvey report and ot BSOR NONE	her sources, or enter "none'  Photograph Record  Location Map	Continuation S	heet	

☐ District Record ☐ Linear Feature Record

☐ Artifact Record

State of California  Department of Parks  PRIMARY REC		Primary # HRI # Trinomial NRHP Status Code Reviewer	
*a. County: Sa *b. USGS 7.5' Qua	er San Francisco Fi Not for Publication Unran Francisco	re Department estricted	44th Ave.  ach a Location Map as necessary.  Sco Zip: 94122
e. Other Location *P3a. Description: (De This property is contains a reserve	nal Data: Assessor's Parcel Nu scribe resource and its major a 12,019 sq ft lot on th	elements. Include design, materials, condi e west side of 44th Avenue betweer	ition, alterations, size, setting, and boundaries)
*D2l- Danning Attib			
P4. Resources Preser	it: O Building	B) HP22. Lake/river/reservoir O Object O Site O District O Elen 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
			*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 s	ources, or enter "none") None  Photograph Record Continuation	•
☐ Archaeological Red☐ Artifact Record	cord NONE	Location Map Other	

State of California The Ro Department of Parks and Ro PRIMARY RECOR	ecreation	Primary #  HRI #  Trinomial  NRHP Status Code	
	Other ListingsReview Code	Reviewer	 Date
	None for Publication Unrestricted	and P2b and P2c or P2d. Attach	
*c. Address: 2278 d. UTM: (Give more the	45th Ave	City: San Francisco	•
*P3a. Description: (Describe	e resource and its major elements. I	nclude design, materials, condition	, alterations, size, setting, and boundaries)
lot on the east side of street on an ungraded	f 45th Avenue between Riveralot and set back at the reart, obscuring views of the bu	a and Santiago streets. The some of the parcel. A heavily wo	Et building occupies a 2,977 sq ft structure is raised above the boded yard is located between the hall, one-story, wood-frame garage
P4. Resources Present:	(list attributes and codes) HP2 . Building ◯ Structure ◯ Object g (Photograph required for building	○ Site ○ District ○ Element	of District O Other  *P5b. Photo (view, date, accession #  View toward east, 100_7970.JPG
			*P6. Date Constructed/Age and Sources  ☐ Historic ☐ Prehistoric ☐ Both  1906, Asssessor'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)
	THE WALL		Reconnaissance-level survey: Oceanside Survey
*P11. Report Citation: (Cite s	urvey report and other sources, or	enter "none") $^{ m None}$	
*Attachments  Archaeological Record  Artifact Record	□ BSOR □ Photograp   ☒ NONE □ Location N   □ District Record □ Linear Fea	Map ☐ Other	eet

Department of Parks and Recrea		HRI#			
PRIMARY RECORD		Trinomial ————			
Transfer Resorts		NRHP Status Code			
	er Listings iew Code	Reviewer		e	
D 4 5 4 *D	>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>	show (accioused by recorder)	45-1-7		
Page 1 of 1 *Re P1. Other Identifier No.		nber (assigned by recorder) 2274	45th Ave		
* <b>P2</b> . <b>Location</b> : Not for P		icted			
*a. County: San Franc		and P2b and P2c or P2d. Atta	ach a Location Map as	necessary.	
	North	<b>Date:</b> 1994			
*c. Address: 2274 45t	-	City: San Francis	•	94116	
e. Other Locational Data: A	=	resources) Zone;	mE/ mN		
		er:	tion, alterations, size,	setting, and boundaries)	
	-	Craftsman-style dwelling clad			
		es a 6,000 sq ft lot on the eas	_		
		above street level on an ungra			
	_	retaining wall along the sidewa			
		p a fully raised basement, whic left and right and a stair at			
		located and sheltered within an			
features a diamond-pane ca	sement, over single	e-pane, double-hung window flam	ked by narrow win	dows of the same	
		ther fenestration at the second	-	-	
		ble-hung windows at right, and indows. All windows appear to h			
		nyl sash fixed and sliding wind			
		mally altered building appears			
•	•	HP2. Single-family property  Object O Site O District O Elem	nent of District O Ot	her	
P5a. Photograph or Drawing (Ph	otograph required for b	uildings, structures, and objects	· ·	w, date, accession #	
	\		View towar	d east, 100_7971.JPG	
			*DC Data Camat	mustad/Ama and Caussas	
	\			ructed/Age and Sources rehistoric ☐ Both	
				essor's Office	
			,		
1			*P7. Owner and	Δημέρες.	
			Marone, Dani		
			2274 45th A		
			San Francis	co, Ca 94116	
			*P8. Recorded b	ру	
				erPlanck, LLC	
				nd Street, #330 sco, CA 94131	
			*P9. Date Recor		
			11.05.08		
			*P10. Survev Tv	na: (Dascriba)	
	A STATE OF THE STA			pe:(Describe) ance-level survey:	
			Oceanside	=	
*P11. Report Citation: (Cite survey	report and other source	ces, or enter "none") None			
*Attachments	SOR Pho	otograph Record	Sheet		
☐ Archaeological Record	IONE Loc	cation Map			
☐ Artifact Record ☐ □	District Record 🔲 Line	ear Feature Record			

Department of Parks and Recreation  PRIMARY RECORD	HRI #  Trinomial  NRHP Status Code	
Other Listings Review Code	Reviewer	
Page 1 of 1 *Resource name(s) or num P1. Other Identifier None *P2. Location: ☐ Not for Publication ☑ Unrestrict *a. County: San Francisco *b. USGS 7.5' Quad: SF North		46th Ave
*c. Address: 2380 46th Ave	City: San Franci	sco <b>Zip:</b> 94116
d. UTM: (Give more than one ofr large and/or linear	·	mE/ mN
e. Other Locational Data: Assessor's Parcel Numbe *P3a. Description: (Describe resource and its major elem		tion, alterations, size, setting, and boundaries)
west on 46th Avenue. The building presents and on the left and right. At the rear of the left window on the first level and a double-hung we center module, a wood and glass panel garage a chamfered bay window articulated by a tripa center facet and two aluminum sash casement we through the roofline, terminating in a simple porch in the right light court. The primary of the moderately altered building appears to be seen the moderately altered building appears to be perfectly appears to be perfectly altered building of the property of the moderate of the primary of the primary of the moderate of the primary of t	Et light court is a wood panel rood sash window with wood sur door is present on the first artite sliding aluminum sash wrindows with wood surrounds on cornice. A straight concrete entrance is concealed behind a in good condition.  HP2. Single-family property  Diject O Site O District O Eler	pedestrian door with a two-over-two rounds on the second level. In the level; above, on the second level is indow with wood surrounds on the each side facet. The bay extends stair leads to a recessed entry wrought iron metal security gate.
		*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1924, Asssessor'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 sourc	es, or enter "none") $None$	
☐ Archaeological Record ☐ NONE ☐ Local	tograph Record	Sheet

State of California The Res Department of Parks and Rec PRIMARY RECORI	creation	Primary #  HRI #  Trinomial  NRHP Status Code	
	Other Listings Review Code	Reviewer	Date
Page 1 of 1 P1. Other Identifier *P2. Location: Not for *a. County: San Fraction *b. USGS 7.5' Quad: San Graction *c. Address: 2330 And Graction *c. Other Locational Data *P3a. Description: (Describe) 2330 48th Avenue is a triangle by a side-facing gable the dwelling and the strong for the peak of the roof, building, but presents reached through a gated an arched, recessed por paneled wood door recess primary entrance on the broken in order by a si	*Resource name(s) or number None or Publication Unrestricted ancisco SF North Sth Ave none ofr large and/or linear reso as Assessor's Parcel Number: resource and its major elements wo-story, wood-frame, ver roof. Two ancillary build reet. The buildings compr Santiago and Taraval stre and terminates in a simp which slants at a low pit two wood sash windows wit center courtyard betweer ch. A straight concrete s sed on the far left of th first floor. The second de-facing chimney and two	(assigned by recorder) 2330 48  and P2b and P2c or P2d. Attack ate: 1994  City: San Francisco ources) Zone  2376039  s. Include design, materials, conditio cnacular, multiple-family dwell dings, clad in stucco and capp rise 5,257 sq ft and occupy a cets. From the street, the lefe cornice with shallow eave conducted to the right. The right are the wood surrounds. The primary on the buildings. The primary on the buildings. The primary of stair, gated from the street, the second level. At least two story presents seven twelve-level of smaller six-light windows with	h a Location Map as necessary.  O Zip: 94116
P4. Resources Present:   B	·	3. Multiple-family property ect O Site O District O Elementings, structures, and objects	nt of District ○ Other  *P5b. Photo (view, date, accession #  View toward east, 100_7962.JPC  *P6. Date Constructed/Age and Sources  ☑ Historic □ Prehistoric □ Both
	2330		*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
	rvey report and other sources, o ☐ BSOR ☐ Photogr	or enter "none") None raph Record ☐ Continuation SI	heet
Archaeological Record	NONE Location		

State of California The Re Department of Parks and Re PRIMARY RECOR	ecreation	Primary # HRI # Trinomial NRHP Sta		
	Other Listings Review Code	Re	eviewer	 Date
	*Resource name(s None for Publication		·	
*b. USGS 7.5' Quad: *c. Address: 2462 d. UTM: (Give more thate) e. Other Locational Da	SF North 47th Ave an one ofr large and/ ta: Assessor's Parce	Date: 1994 City or linear resources) Zone Il Number: 2379028	y: San Francisco ;r	nE/ mN
2462 47th Avenue is a front-facing gable room between Taraval and Ul stair on the left and second floor level. The right has three slawindow with wood surrous and the right wood surrous and the right wood surrous and the right has three slawindow with wood surrous and the right has three slawindow with wood surrous and the right has three slawindow with wood surrous and the right has three slawing with wood surrous and the right has three slawing with wood surrous and the right has three slawing with the right has the right had the right	three-story, woo f. The 1,491 sq loa streets. The a solid wood gar e primary entran iding aluminum s unds. The buildi	d-frame, vernacular dweet ft building occupies a first floor, clad in a age door on the right. ce is a solid wood door ash windows. The third	elling clad in viny. 3,000 sq ft lot on applied artificial s The stair leads to r flanked by sidelic floor level display ple raking cornice w	Iterations, size, setting, and boundaries)  I siding and capped with a the east side of 47th Avenue stone, has a straight concrete the primary entrance at the ghts. A chamfered bay window on ys a tripartite sliding aluminum with a shallow eave overhang.
P4. Resources Present:	Building 🔘 Structu	odes) HP2. Single-fam: ure O Object O Site O red for buildings, structures,	District O Element of	F District O Other  *P5b. Photo (view, date, accession #  View toward east, 100 7955.JPG
				*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1912, Asssessor'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:
*P44 P 46% # 46%			None	Oceanside Survey
*P11. Report Citation: (Cite s  *Attachments  Archaeological Record  Artifact Record	urvey report and oth ☐ BSOR ☑ NONE ☐ District Record	er sources, or enter "none")  Photograph Record  Location Map  Linear Feature Record	None Continuation Shee	t

# Attachment C

DPR 523-B Forms

(See CD folder)

State of California The Resources Agency Department of Parks and Recreation PRIMARY RECORD  Other Listings	Primary # HRI # Trinomial NRHP Status Code6Z	
9	Reviewer	Date
P1. Other Identifier None  *P2. Location: ☐ Not for Publication ☒ Unrestricted  *a. County: San Francisco	and P2b and P2c or P2d. Attach a Loca	tion Map as necessary.
d. UTM: (Give more than one ofr large and/or linear resour e. Other Locational Data: Assessor's Parcel Number: 17 *P3a. Description: (Describe resource and its major elements. In	03006	
1235 47th Avenue is a one-and-a-half-story-ordwelling clad in smooth stucco and beveled wo 1,666 sq ft building occupies a 2,982 sq ft l	od siding and capped with a s	ide-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, Asssessor'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")

*Attachments	<b>⊠</b> BSOR	☐ Photograph Record
Archaeological Record		☐ Location Map

☐ Artifact Record

□	
☐ District Record	☐ Linear Feature Record

illiam	Kostura,	The	Oceanside	Neighborhood
106				

$\bowtie$	Continu	uation	Shee
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State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #

HRI No.

# **BUILDING, STRUCTURE, AND OBJECT RECORD**

			*NRH	P Status Code	6Z			
Pag	e <u>2</u> of <u>3</u>	*Resour	rce Name or # (Assign			5 47TH AVE		
B1.	Historic Name	Unknown	, 0	,				
B2.	Common Name	1235 47th Avenu	ıe					
B3.		ngle-family prope		B4. Preser	nt Use:	Single-fa	amily prope	erty
* B5.		<u>Craftsman Styl</u>	Le					
*B6.		was constructed i	in 1904.					
*B7.	Moved? $oxed{oxed}$ No $oxed{egin{array}{c}}$	Yes	Date?	o	riginal	Location:		
*B8.	Related Features							
B9a.	Architect Unkno	own		Builder	Thom	as H. Irvi	ne	
*B10	). Significance: Them	e Residential	Development	———Area:	<u>Ocea</u>	nside/ Out	ter Sunset	
	Period of Significan	<b>ce</b> 1904	Property Type	Residentia	1	Appl	icable Criteria	
	(Discuss importance	e in terms of historical or a	rchitectural context as de	fined by theme, pe	eriod, ar	nd geographic sc	ope. Also addres	s integrity)
N t 4 b	Mational Bank ow Throughout much The Avenue was a Forn fruit and was September 1918, Meither party res	e and several or ned the propert of its history. rented to Charle regetable dealer Catherine and Asided at the restrict Cattributes: (List attributes: (List attributes: (List attributes)	y. It appears According to t es H. Greene, a c, lived there. Albert McKenzie idence.(continu	this prope the 1908 Sa bookkeeper In 1915, sold 1235 ed)	rty v in Fra i. In it w 5 47t	was in use ancisco ci 1910, Lui was rented h Avenue	e as renta ty directo gi Bini, a to Helen to Louis	l property ories, 1235 an Italian- Young. In
*B12.	. References: San	born Maps 1915, 19 ing Valley Waterta	928, 1950, San Fr	ancisco City	, Dire	ctories	у	
					(Sketch	h Map with nort	th arrow require	ed.)
B13.	Remarks				1	- LINCOLN S	WAY	
*B14.	. Evaluator <u>Chri</u> *Date of Evaluation	estopher VerPland 1 12.15.2009	ck		6074	043 A 045 046 045 046 042 A 045 046 049 039 038	001 001A 001A 002 003 004 005	A HLD
	(This space	reserved for official	l comments)		viii .	097 170 098	008	
							008	

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION

CONTINUATION SHEET

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by Recorder) 1235 47TH AVE

\*Recorded by: Kelley & VerPlanck, LLC Date 11.26.08

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.

State of California The Resources Agency Department of Parks and Recreation PRIMARY RECORD Other Listings			Primary # — HRI # — Trinomial — NRHP Status Code	_3CS	
	Review Code		Reviewer .		 Date
•	nti <u>fie</u> r None	_	and P2b and P2c or	1241 47th Ave	on Map as necessary.
*c. Address: d. UTM: (Give e. Other Loca	1241 47th Ave more than one ofr large a tional Data: Assessor's Pa	arcel Number: 170	<b>es) Zone;</b> 3007		Zip: 94122 mN ons, size, setting, and boundaries

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 Ostructure Object Osite Object Osite Object Ostructure 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 1908, Asssessor'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 s	urvev report	and other source	es. or enter "none	("۾
P11.	. Report Citation:	(Cite s	urvev report	and other source	es. or enter	none

*P11. Report Citation: (Cite s	survey report and oth	er sources, or enter "none")		The	Oceanside	Neighborhood,
*Attachments	<b>⊠</b> BSOR	☐ Photograph Record	Continuation Sheet			
☐ Archaeological Record	NONE	☐ Location Map	Other			
☐ Artifact Record	☐ District Record	☐ Linear Feature Record				

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #

HRI No.

# **BUILDING, STRUCTURE, AND OBJECT RECORD**

			*NIE	RHP Status Code	3CS
Page	_2 of _3_	*	Resource Name or # (Assi		
B1.	Historic Name	Unknown			
B2.	Common Name	1241 47th		D4 Duasa	million Circula Camilla announce
B3. * <b>B5.</b>	Original Use Sin	ngle-family Late Ouee	property en-Anne Style	B4. Preser	nt Use: Single-family property
*B6.	Construction Histor 1241 47th Avenue	ry was construc	cted between 1907 an		ws located in the gable were altered to roof was added at an unknown date.
*B7.	Moved? No	Yes	Date?	c	Original Location:
*B8.	Related Features				
В9а.	Architect <u>Unkno</u>	own		. Builder	Unknown
*B10.	Significance: Them	e Resider	ntial Development	Area:	Oceanside/ Outer Sunset
	Period of Significan	ice <u>1908</u>	Property Type	e Residentia	Applicable Criteria 3
	(Discuss importanc	e in terms of histor	rical or architectural context as	defined by theme, p	period, and geographic scope. Also address integrity)
pr Oc lc la wa Nc Lu 19	cominent local seanside neighboring as his tena and to Lucy Character service, in the company of	realtor and orhood, Get ont promised ndler, a divendicating as the purchase of her widow's death in	d property developed zero would often lead to build a house vorced physician. It is a likely date of control of the property from the daughter, Lucin 1926. Until at	per. To enco se land to a on it withi In March of construction com Sol Getz ille B. Newco least 1920	ect property belonged to Sol Getz, ourage residential building in the an individual at a nominal rate as in a year. In 1907, Getz leased the that year, Lucy Chandler signed for the existing dwelling, and is The original builder is unknown comer, resided at the property from Chandler was employed as general ancisco's first female physicians
B11.		•	List attributes and codes)		
*B12.	San		rds, Sanborn Maps 19 ity directories, Spr ensus 1920		
					(Sketch Map with north arrow required.)
B13.	Remarks				Think May
	Chr	istopher Ver	rDl angk		C43A
*R11	Evaluator Cnr.	<u>recobuet ver</u>	LFIAHUK		042A

(This space reserved for official comments)

12.15.2009

Revised 9-2011

\*Date of Evaluation

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION

CONTINUATION SHEET

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by Recorder) 1241 47TH AVE

\*Recorded by: Kelley & VerPlanck, LLC Date 11.28.08

☑ Continuation ☐ Update Revised 9-2011

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.

State of California The Resources Agency Department of Parks and Recreation PRIMARY RECORD	Primary #	
Other Listings Review Code	Reviewer	Date
Page 1 of 3  *Resource name(s) or num P1. Other Identifier None P2. Location: Not for Publication Unrestri *a. County: San Francisco *b. USGS 7.5' Quad: SF North	ther (assigned by recorder)  1247 47th  cted  and P2b and P2c or P2d. Attach a L  Date: 1994	
*c. Address: 1247 47th Ave d. UTM: (Give more than one ofr large and/or linear e. Other Locational Data: Assessor's Parcel Numbe *P3a. Description: (Describe resource and its major elem	r: 1703009	nE/ mN

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

1903, Asssessor'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	dother	sources	or enter	"none'

*Attachments	<b>⊠</b> BSOR	☐ Photograph Record
Archaeological Record	□ NONE	□ Location Man

☐ Artifact Record

District Record	☐ Linear Feature Record

illiam	Kostura,	The	Oceanside	Neighborhood
106				

11116	
☑ Continuation Sheet	

Other...

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #

HRI No.

# **BUILDING, STRUCTURE, AND OBJECT RECORD**

			********		200	
Page	e <u>2</u> of <u>3</u>	*Pasai	*NRHP S   u <b>rce Name or # (</b> Assigned		3CS 1247 47TH AVE	
гау: В1.	Historic Name	Unknown	ince Name of # (Assigned	by recorder)	1247 47111 1111	
B2.	Common Name	1247 47th Aven	1110		_	
B3.	Original Use Sin	ngle-family prop		B4. Present	Use: Single-family property	_
B5.	Architectural Style	Vernacular	<del>-</del>			
*B6.	1247 47th Ave. w single story fra aluminum sash sl	as constructed in me building and a ider windows in 1	a single-story garage 1974.	e. The wood	ows two outbuildings: an L-shaped -sash windows were replaced with	
*B7.	Moved? 🖂 No	Yes	Date?	Ori	ginal Location:	
*B8.	Related Features					
В9а.	Architect <u>Unkno</u>			Builder <u>I</u>	Peter Leonard	
'В10	. Significance: Them	e Residentia	l Development	—_Area:	Oceanside/ Outer Sunset	
	Period of Significan	<b>ce</b> 1904	Property Type Re	sidential	Applicable Criteria 3	
	(Discuss importanc	e in terms of historical or	architectural context as define	d by theme, peri	iod, and geographic scope. Also address integrity)	
a: M C: a	nd their son EcGown. The main harles McGown refterward. Dudley	oudley. Charles store was loca etired. His wif McGown, a radireplacement of	owned two special ted at the interse continued to wor io engineer, inhere wood windows with	alty groce ection of rk as a puited the pth aluming	ded there with her husband Charle ery stores - both named Doyle Haight and Cole streets. In 1900 ablic school teacher for some time property in 1936.  The street of the s	& 6, ne
244	Additional Decem	es Attributes (List at	tributes and sadas) IIDO	Cinala 6		
311. B12.	. <b>References:</b> San <i>San</i> San	born Maps 1915, 1	November 13,1904, De Books		1904 and June 18, 1906	
	-		-	(8	Sketch Map with north arrow required.)	
313.	Remarks				LINCOLNWAY	
B14.	Evaluator <u>Chr:</u> *Date of Evaluation	istopher VerPlan n <u>12.16.2009</u> Revised 9-2			043A 045 046 047 053 001A 041 002 004 049 004	
	(This space	reserved for officia	al comments)		C39 004 2 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7	

DPR 523B (1/95) \* Required Information

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State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION

**CONTINUATION SHEET** 

Primary # HRI # Trinomial

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.

State of California The Department of Parks and PRIMARY RECO	Recreation	Primary # HRI # Trinomial NRHP Status Code6L_	
	Review Code	Reviewer	Date
*a. County: San 1 *b. USGS 7.5' Quad: *c. Address: 125: d. UTM: (Give more t	None of for Publication Unrest Francisco SF North 47th Ave han one ofr large and/or linea	and P2b and P2c or P2d. Attack Date: 1994  City: San Francisco ar resources) Zone;  Der: 1703011	h a Location Map as necessary.   Zip: 94122
1255 47th Avenue is siding with corner sq ft lot on the watop a partially rand a fixed vinyl primary entrance, with two turned wo asymmetrical, with	s a two-story, wood-f moldings and capped est side of 47th Ave aised basement and f sash window at righ which contains a sol od support posts and a sliding aluminum w	frame, vernacular dwelling class with a hipped roof. The 816 senue between Lincoln Way and I eatures a pair of wood and glast. At the center, a straight lid panel wood door with wood a hipped roof shelters the previndow at the right and a pair	d in horizontal wood, "novelty" sq ft building occupies a 2,982 rving Street. The building sits ass hinged garage doors at left concrete stair leads up to the surrounds. A wood entry porch rimary entrance. Fenestration is of sliding windows at the left. altered building appears to be
P4. Resources Present:	Building O Structure C	HP2. Single-family property  Object O Site O District O Element 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, Asssessor'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")
-----------------------	--	------------------

*Attachments	<b>⊠</b> BSOR	☐ Photograph Record
☐ Archaeological Record	NONE	☐ Location Map
☐ Artifact Record	☐ District Record	☐ Linear Feature Rec

	_	
☐ District Record	Linear Fe	eature Record

William Kostura, The Oceanside Neighborhood,

2006 ☑ Continuation Sheet

Other...

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #

HRI No.

# **BUILDING, STRUCTURE, AND OBJECT RECORD**

			*NRHP Status Code	e 6L		
Page	e <u>2</u> of <u>3</u>	*Resource Name c	or # (Assigned by recorder)	) 1255 47T	H AVE	
B1.	Historic Name	Unknown				
B2.		1255 47th Avenue				
B3.		le-family property	B4. Prese	ent Use: _Sin	gle-family prop	erty
B5.	•	Vernacular				
*B6. *B7.	1255 47th Avenue value building was raise aluminum slider was	vas constructed in 1904 and to add a garage at an unknown date Yes Date?	unknown date. The o		d windows were re	
*B8.	Related Features					
В9а.	Architect <u>Unknow</u>			Unknown		
*B10.	. Significance: Theme	Residential Develor	Area:		e/ Outer Sunset	
	Period of Significance	<u>1906</u> Prope	erty Type Residentia	al	Applicable Criteria	ı <u>3</u>
	(Discuss importance i	n terms of historical or architectural o	context as defined by theme, p	period, and geog	raphic scope. Also addre	ss integrity)
bu 19 Co ur Av	uying the propert 904. In October of ompany, apparent ntil July 1906, wenue. No builder rs. Buford reside	ise from his tenant they. In this fashion, Geof that year Buford apply in advance of build then his widow, Sarah of is listed in the cond at 1255 47th Avenue	etz leased the subsplied for water siding. However Bufold. Buford, erected tract, suggesting with her two sons	pject proper service from ord died, d the exist that day a, Alfred a	erty to a Mr. Jom the Spring Vandelaying the conting dwelling at labor may have nd Arthur. (cont	. Buford in alley Water onstruction t 1255 47th been used.
311. B12.		e Attributes: (List attributes and of ssor's Records, Sanborn M				ember 11,
	San	Francisco City Directorie 1920, 1930	es, Spring Valley wa	iter tap rec	ords, United Stat	es Census
242	Remarks			(Sketch Map	with north arrow require	∍d.)
313. 313.	Chaic	topher VerPlanck 02.24.2012			007	
	(This space r	eserved for official commen	its)	48 PH AVE	030 013 029 17 03 014 028 015 027 016 026 016A 027 020 019 016 017	ATH MZE

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION

CONTINUATION SHEET

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by Recorder) 1255 47TH AVE

\*Recorded by: Kelley & VerPlanck, LLC Date 02.24.2012

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 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.

State of California The Resources Agency Department of Parks and Recreation PRIMARY RECORD	Primary #	
Other Listings Review Code	Reviewer	 Date
P1. Other Identifier None  *P2. Location: ☐ Not for Publication ☑ Unrestrice		
*a. County: San Francisco *b. USGS 7.5' Quad: SF North	and P2b and P2c or P2d. Attach a L  Date: 1994	ocation map as necessary.
*c. Address: 1263 46th Ave d. UTM: (Give more than one ofr large and/or linear r	City: San Francisco esources) Zone;m	· ·
e. Other Locational Data: Assessor's Parcel Number: *P3a. Description: (Describe resource and its major eleme		terations, size, setting, and boundaries)
1263 46th Avenue is a one-story-over-base rustic wood siding and capped with a hip lot on the west side of 46th Avenue between	ped roof. The 1,540 sq ft buil	ding occupies a 3,000 sq ft

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 

1905, Asssessor'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	t and other sources	, or enter "none"
-----------------------	---------------------	---------------------	-------------------

i ii. Report Ortation. (Oite s	sarvey report and our	er sources, or enter mone j		- ,
*Attachments	<b>⊠</b> BSOR	☐ Photograph Record	Continuation Sheet	
☐ Archaeological Record	NONE	☐ Location Map	Other	
☐ Artifact Record	☐ District Record	☐ Linear Feature Record		

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #

HRI No.

# **BUILDING, STRUCTURE, AND OBJECT RECORD**

				*NRHP \$	Status Code	3CS			
Page	<u>2</u> of _	3	*Resource Name				'H AVE		
B1.	Historic Name	<u>Unknown</u>							
B2.	Common Name	1205 10	th Avenue						
B3.	Original Use	_	amily property	7	B4. Present	t Use: Mul	tiple-	<u>family p</u>	roperty
B5.	Architectural S	-	<u>ular</u>						
*B6.	Construction H 1263 46th Ave windows and r	enue was cons	tructed in 1904	as a two-st	ory wood-fi	rame flat.	Alter	ations ind	clude modern
*B7.	Moved? $\boxtimes$ N	o Yes	Date?		Or	riginal Locat	ion:		
*B8.	Related Featur	es							
B9a.	Architect U	nknown			Builder	Josiah He	enwood		
*B10.	Significance: T	heme Resi	idential Devel	Lopment	Area:	Oceansid	e/ Out	er Sunse	<u>t                                    </u>
	Period of Signi	ficance 1904	Pro	operty Type $\ \ \underline{\mathbb{R}}$	esidential		Appl	icable Criter	ia <u>3</u>
	(Discuss impo	rtance in terms of h	nistorical or architectur	al context as defin	ed by theme, pe	eriod, and geog	raphic sc	ope. Also addı	ress integrity)
pu Wr 19	archased the right who im 128 to P. J roperty subs	property. mediately r . Frawley, equently bed  source Attribute Assessor's R	They lived the resold it to the who in turn came a rental res: (List attributes are records, Sales Internal contents of Call, September 1982).	George & An sold it to property. Ond codes) HP3	1927 when nelia Dill o Charles (continued)  3. Multipl orn Maps 193	the Crow ing. Dil. and Bert)  e-family 15, 1928,	leys sling scha Fi	sold it sold the scher in	to Jeneviev property i
			s Census 1910	,,		(Sketch Map			uired )
B13.	Remarks				(	(Sketch Map	9	ir arrow requ	
						03		007	
						035	035A	008	
						034	034A	009	
*B14.	Evaluator	Christopher	VerPlanck				33	010	
<b>D</b>	*Date of Evalu	lation $\frac{12.15}{}$	5.2009			-	192	011	
			sed 9-2011				031	013	
							029	014	# # X
						77TH AVE	028	015	VE.
	(This o	nace received	for official comm	ants)			027	018	
	(11115 5	Jace reserved	ioi omciai comin	enta <i>j</i>			028		
1					ı	024G			

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION

# CONTINUATION SHEET

Primary # HRI # Trinomial

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 multifamily 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.

State of California The Resources Ag Department of Parks and Recreation PRIMARY RECORD	ency	Primary # HRI # Trinomial NRHP Status Code			
Other Listii Review Cod		Reviewer			
P1. Other Identifier None  *P2. Location: Not for Publicat  *a. County: San Francisco  *b. USGS 7.5' Quad: SF North  *c. Address: 1271 46th Ave  d. UTM: (Give more than one ofr la  e. Other Locational Data: Assesso  *P3a. Description: (Describe resource a  1271 46th Avenue is a two- siding and capped with a high	Date  rege and/or linear resours Parcel Number: 1 nd its major elements.  story, wood-frame pped roof. The 1,	City: San Franci Irces) Zone; 704015 Include design, materials, cond ne, vernacular dwelling 364 sq ft building occ	sach a Location Map as necessary.  Sco Zip: 94122		
left side and a fixed wood central tiled stair with wood the primary entrance at cent by paired double-hung wood scapped by a shed roof with sections of the porch do balconettes. The facade ter appears to be in good condit	sash window at od-clad cheek walter. The entrance sash windows with exposed rafters not connect becominates with a ion.  es and codes) HP2.	the right. The second lls. The first story pre contains a solid pan n wood surrounds. A sha spans the width of to cause the stair intershallow eave overhang.  Single-family property	rated partially below grade at the story is accessed by a straight resents a symmetrical façade, with rel wood door flanked on each side allow projecting balustraded porch he first story, although the two sects it, creating two separate. The moderately altered building		
P4. Resources Present:   ■ Building  P5a. Photograph or Drawing (Photograph or Drawing (Ph			<pre>ment of District  O Other     *P5b. Photo (view, date, accession #     View toward west, 100_8521.JPG</pre>		
	link.		*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1906, Asssessor'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 repor	t and other sources, or	enter "none") William Kos	tura, The Oceanside Neighborhood,		
*Attachments	☐ Photogra☐ Location ☐ Record ☐ Linear Fe	ph Record 🛮 🖾 Continuation	n Sheet		

Primary #

HRI No.

# **BUILDING, STRUCTURE, AND OBJECT RECORD**

			*N!	RHP Status Code	6L		
Page	e <u>2</u> of _	<u>3</u> *Re	esource Name or # (Ass	signed by recorder)	<u>1271 46</u>	TH AVE	
B1.	Historic Name	Unknown					
B2.	Common Name	1271 46th Av					
B3.	Original Use	Single-family p		B4. Presen	nt Use: _Sin	ngle-family pro	perty
B5.		•					
*B6.		nue was constructe	ed in 1905 as a si	ingle-story dwe	lling. Af	ter 1950 the bui	lding was
*B7.	Moved? $\boxtimes$ No	Yes	Date?	o	riginal Loca	ition:	
*B8.	Related Feature	es .					
В9а.	Architect Ur	nknown		Builder	A.G. Cla	irk?	
*B10.	. Significance: T	neme Resident	ial Development	———Area:	Oceansio	de/ Outer Sunse	<u>:t</u>
	Period of Signif	icance 1905	Property Typ	e Residentia	1	Applicable Crite	ria <u>3</u>
	(Discuss impo	tance in terms of historical	al or architectural context as	s defined by theme, pe	eriod, and geo	graphic scope. Also add	ress integrity)
pe (1 mu (1	eriod resided 1908), a mus usician named 1930). 271 46th Ave aising of the	d at the house. ician named Ben d Benjamin McKay enue has undergo e structure to bo	eanside neighborh Some of the occ nedict Smith (19 y, his wife Bess one extensive a uild a basement of attributes and codes)	upants included to the sie McKay (19) alterations, and garage af	de a cont lan named 15), and the most fter 1950	ractor named B d Edward O'Neil a barber name notable of w (continued)	ert Berkelen ll (1913), a d Earl Carey
ь і і. *В12.			ls, Sales Ledger, S				i aga City
D12.	References.	Directories	er tap, United Sta			1930, San Flanc	isco city
					(Sketch Map	with north arrow requ	uired.)
B13.	Remarks				035	037 008 007 008 035A 008 034A 009 010	
*B14.	Evaluator (	Christopher VerPiation 02.24.2012			47TH AVE	032 011 031 012 030 015 029 014	46 H AV
	(This s	pace reserved for off	ficial comments)			027 016	

**CONTINUATION SHEET** 

Primary # HRI # Trinomial

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, hippped roof, and its wood-sash double-hung windows. Altogether, the building retains the following aspects of integrity: location, materials, feeling, and association. eligible for listing in the California Register under Criterion (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.

State of California The Resources Agency Department of Parks and Recreation PRIMARY RECORD	Primary #	
Other Listings Review Code	Reviewer	
P1. Other Identifier None  *P2. Location: ☐ Not for Publication ☑ Unrestricted  *a. County: San Francisco	City: San Francis urces) Zone;	ch a Location Map as necessary.  CO Zip: 94122mE/ mN
4509 Lincoln Way is a two-story, wood-frame by a hipped roof. The 660 sq ft building occ between 46th and 47th avenues. The building paved yard and a one-story, single-vehicle level of the primary facade features a wo center. The right bay is concealed from the story of the primary facade features.	cupies a 2,500 sq ft lot g is set far back from frame garage clad in a od-panel pedestrian doo	on the south side of Lincoln Way the street, leaving room for a asbestos siding. The first floor r at left, and a wood stair at

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 O Structure O Object O Site O District O Element of District O 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 

1900, Asssessor'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	SULVEY	report an	d other	sources.	or enter '	'none"
- г і і.	IZEDOI L	Citation.	1 OILE	Jul ve v	I CDUIL all	u villei	SUULCES.	OI CIILCI	HOHE

r i i. Neport Gitationi. (Gite s	ourvey repor	i and other sources, or enter mone j	
			20
*Attachments	🛛 BSOR	☐ Photograph Record	$\boxtimes$
☐ Archaeological Record	NONE	☐ Location Map	

$\boxtimes$	Continuation	Sheet

Other...

☐ Artifact Record

DPR 523A (1/95)

☐ District Record	☐ Linear Feature Record

\*Required Information

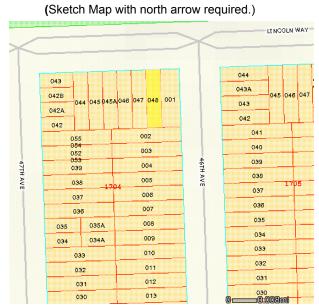
Primary #

HRI No.

## **BUILDING, STRUCTURE, AND OBJECT RECORD**

			ANDUD Office Orde	CT	
Page	_2_ of _3_		*NRHP Status Code	6L 4509 LINCOLN WAY	
B1.		Jnknown	assigned by recorder)	1009 111100111 1111	
B2.	<u> </u>	4509 Lincoln Way			
B3.		le-family property	B4. Presen	t Use: Single-family	property
* B5.	_	Vernacular/Craftsman			
*B6.	Construction History 4509 Lincoln Way w	as constructed circa 1904. T	he one-story gar	age was constructed af	ter 1950.
*B7.	Moved? ⊠ No □	Yes Date?	O	riginal Location:	
*B8.	Related Features				
В9а.	Architect <u>Unknow</u>			Unknown	
*B10.	Significance: Theme	Residential Developmen	tArea:	Oceanside/ Outer Su	nset
	Period of Significance	1904 Property T	ype Residential	Applicable C	Criteria <u>3</u>
	(Discuss importance in	n terms of historical or architectural contex	t as defined by theme, pe	eriod, and geographic scope. Also	address integrity)
		Water Company tap records			
		Mrs. Doyle." There is no any city directories at			
		s listed as a widow in th			
		it to Helen M. Prentice.			
		sided next door at 4501			_
_		rty as a rental property,	_		
	continued)				
B11.	Additional Resource	Attributes: (List attributes and codes	) HP2. Single-	family property	
*B12.		sor's Records; San Francisco g Valley Water Records; Unit			1950;
D40	Damada			(Sketch Map with north arrow	required.)
B13.	Remarks				LT NCOLN WAY
			<b>*</b>		
*B14.	Evaluator	topher VerPlanck		043 042B 044 045 045 046 047 048 001	044 043A 043 045 046 047
	*Date of Evaluation	02.24.2012		042	042
				055 054	041

(This space reserved for official comments)



Primary # HRI # Trinomial

**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 hippedroof 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 easly 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.

State of California The F		Primary #	
Department of Parks and I		HRI#	
PRIMARY RECO	KD	Trinomial	N
	Other Listings	NRHP Status Code	
		Reviewer	Date
Page 1 of 3	*Resource name(s) or numb	er (assigned by recorder) 1229	45th Ave
P1. Other Identifier	None	and a	
<del></del> -	ot for Publication		ch a Location Map as necessary.
*b. USGS 7.5' Quad:	SF North	<b>Date:</b> 1994	on a 200anon map ao noococary.
*c. Address: 1229	9 45th Ave	City: San Francis	co <b>Zip:</b> 94122
d. UTM: (Give more t	han one ofr large and/or linear r	esources) Zone;	mE/ mN
	ata: Assessor's Parcel Number:		
	-	-	ion, alterations, size, setting, and boundaries)  ngles and horizontal rustic wood
determined is that first floor. The p primary entrance is a glazed upper pan The second floor ap	the facade is articulorch is bounded by a to located at the center el. The door appears to	lated by an integral porch urned wood balustrade and of the first floor; it con o be flanked by double-had and gabled pediment conta	obscure the facade. What can be that extends across the entire supported by turned columns. The ntains a wood tri-panel door with ung wood windows to either side. Aining a double-hung wood window.
	·	IP2. Single-family property	and of Picture 4 O Others
	ng (Photograph required for bui	bject O Site O District O Elem	*P5b. Photo (view, date, accession #
	ng (i notographi roquilea for bai		View toward west, 100_8468.JPG
	Marin Park		*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both
			1903, Asssessor's Office
	EX VIZ.		1303, 1188868801 8 011166
	<b>"一人學生是各种</b>		*P7. Owner and Address:
	<b>一个人,那些了那</b>		Lee, Kam Yuen & Yuk Yen
			Kam Yuen Lee 550 23rd Ave.
		- 一	San Francisco, Ca 94121
			*P8. Recorded by
			Kelley & VerPlanck, LLC
			2912 Diamond Street, #330 San Francisco, CA 94131
		M	*P9. Date Recorded:
	A STATE OF THE STA		10.31.08
		4	*P10. Survey Type: (Describe)
			Reconnaissance-level survey:
			Oceanside Survey

DPR 523A (1/95) \*Required Information

\*P11. Report Citation: (Cite survey report and other sources, or enter "none") William Kostura, The Oceanside Neighborhood,

☐ Photograph Record

☐ Location Map

☐ District Record ☐ Linear Feature Record

\*Attachments

☐ Artifact Record

☐ Archaeological Record ☐ NONE

**⊠** BSOR

2006 ☑ Continuation Sheet

Other...

Primary #

HRI No.

## **BUILDING, STRUCTURE, AND OBJECT RECORD**

Page B1. B2. B3. * <b>B5.</b> * <b>B6.</b>	*NRHP Status Code 7N  2 of 3 *Resource Name or # (Assigned by recorder)  Historic Name Common Name Original Use Single-family property Architectural Style Late Queen Anne  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  Related Features Garage	
* <b>B8.</b> B9a. * <b>B10</b>	Architect Unknown Significance: Theme  Residential Development Area: Oceanside/ Outer Sunset	
ur 1 0 1 1 Ti 1	(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity) e to the dearth of records, the exact construction chronology of 1229 45th Avenue known. According to San Francisco Block Books, this property belonged to T.J. Crothers 01. By 1906 it belonged to Sol Getz, a prominent local realtor and developer in teanside neighborhood. In 1910, it belonged to Annie Lawton, husband of Charles Lawton, cal carpenter. The Lawtons lived next door at 1231 45th Avenue. Although Assessor cords list the original construction date as 1903, no original building permits survive 1915 Sanborn maps show only a tiny, one-room structure on the lot. By the time that the Sanborn maps were published, both the existing dwelling and the garage occupied the rocal. Based on the late Queen Anne styling of the dwelling, it appears likely that it will call 1900 and moved to the property from elsewhere. (continued)	he a's e. he
B11. *B12.	Additional Resource Attributes: (List attributes and codes)  HP2. Single-family property  References: Assessor's Records, Sanborn Maps, San Francisco City Directories United States Census 1910, 1920, 1930	
B13.	(Sketch Map with north arrow required.) Remarks	<

*B14.	Evaluator	stopher VerPlanck 12.14.2009
	*Date of Evaluation	Revised 3-2012 (Original)

(This space reserved for official comments)

<b>&gt;&lt;</b>	LINCOL	N WAY	<		
	044 043A 045 043	055 054 001 047 049		052 060 059 045	7 048 001 058 049
	042	A100 ( )		055 ) )	002
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	040	003		040	004
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	038	005	1	062 064 063	008
<u>, o</u>	037	008	45	037	007
46TH AVE	035	007	45TH AVE	036	800
2	035	705 008	Ŕ		706 009
mi	034	008		034	010
	033	010 _	- 1	033	011
	032	011		032	012
03		012	- 1	031	013
1	030	013		030	014
	029	014		029	015
	059 052	015		028	018
ļ	027	050 051		027	017
	028 025G	020		026	021 019

**CONTINUATION SHEET** 

Primary # HRI # Trinomial

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.

State of California Toppartment of Parks a PRIMARY REC	and Recreation	у	Primary # - HRI # - Trinomial - NRHP Status Coo	le 3CS		
	Other Listings Review Code _		Reviewer	·		 Date
	None None Not for Publication In Francisco	_	and P2b and P2c			ap as necessary.
*c. Address: 1 d. UTM: (Give mo	231 45th Ave ore than one ofr large nal Data: Assessor's P	and/or linear resourc	City: San es) Zone; 5005		_mE/	Zip: 94122 _mN size, setting, and boundaries)

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 

1904, Asssessor'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	SIIIVAV	report a	and other	SOURCES	or enter '	'none"

*P11. Report Citation: (Cite s	survey report and oth	er sources, or enter "none")	William	Kostura,	The	Oceanside	Neighborhood,
		<u></u>	2006				
*Attachments	⊠ BSOR	☐ Photograph Record	Continu     Continu	uation Shee	t		
Auchanalasiaal Daasud		□ Lacation Man					

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☐ Archaeological Record ☐ NONE Location Map ☐ Artifact Record ☐ District Record ☐ Linear Feature Record

Primary #

HRI No.

# **BUILDING, STRUCTURE, AND OBJECT RECORD**

		***************************************	RHP Status Code 30	CS
Page	_2_ of _3_	* <b>Resource Name or # (</b> Ass		
B1.	111 4 1 11	Jnknown		
B2.	_	.231 45th Ave		
B3.		iple-family property	B4. Present Us	e: Multiple-family property
B5.	_	Vernacular		
	Construction History 1231 45th Avenue wa			, a locally prominent realtor and dormer were added at an unknown
*B7.	Moved? No \( \simeq \)	fes Date?	Origiı	nal Location:
*B8.	Related Features			
В9а.	Architect <u>Unknown</u>	<u>a</u>	Builder <u>Ch</u>	arles Lawton?
*B10.	Significance: Theme	Residential Development	Area: Oc	ceanside/ Outer Sunset
	Period of Significance	1904 Property Typ	e Residential	Applicable Criteria 3
	(Discuss importance in	terms of historical or architectural context as	defined by theme, period	, and geographic scope. Also address integrity)
La Ch as of as in di	wton on land bel arles Lawton had a carpenter, an Sol Getz, who we they would bui terest in this sectories, Charles 15, after which the	onging to Sol Getz, the repurchased the property from dit is likely that he built would lease property to probable a house on it. This still-remote and thinly set	ecorded owner of fom Getz. Lawton lt 1231 45th Ave espective homeow was intended to titled Oceanside on lived at 1231 out both units t	
*B12.	References: Asses	sor's Records, Sanborn Maps, S d States Census 1920	•	
			(Ske	etch Map with north arrow required.)
B13.	Remarks		>(	UNCOLN WAY  044  043A  045 046 049 001
*B14.	Evaluator Christ	topher VerPlanck		045 046 047
D 14.	*Date of Evaluation	12.14.2009		042 001A
		Revised 9-2011		041 002
				040 009
				008 008
	(This space re	eserved for official comments)		037 1.705 006 000 007

DPR 523B (1/95)	* Required Inform	nation

011

**CONTINUATION SHEET** 

Primary # HRI # Trinomial

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.

State of California The Report Department of Parks and Report PRIMARY RECOR	creation D	Primary # HRI #  Trinomial NRHP Status Code3	CS
	Other Listings Review Code	Reviewer	 Date
*a. County: San Fr	None for Publication Unrestrict ancisco	and P2b and P2c or P2d. Atta	45th Ave
*c. Address: 1247 d. UTM: (Give more tha		Date: 1994  City: San Francis resources) Zone;	
	a: Assessor's Parcel Numbe resource and its major elem		ion, alterations, size, setting, and boundaries)
basement, which fea balustrades leading downward sloping dr supported by simple entablature divides the peak of the gabl	tures a paneled we to the primary entiveway at right. The brackets. Two aluminathe second and thirde. The window is cap	cood pedestrian door at lestrance at center, and a weare the primary entrance is shown as a slider windows flangle floors. A tripartite alumic ped by a flared and shingle	The building sits atop a raised eft, a wood stair with turned good paneled garage door with a seltered by a gable-roofed hood of the primary entrance. A broken inum-sash slider windows occupies ed panel. The building terminates by altered building appears to be
P4. Resources Present:   B	Building O Structure O	HP2. Single-family property  Dbject O Site O District O Elemuluildings, structures, and objects	nent of District Other *P5b. Photo (view, date, accession #
rsa. rnotograph or Drawing	(Filotograph required for bu	indings, structures, and objects	View toward west, 100_8477.5  *P6. Date Constructed/Age and Sources

1904, Asssessor'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")	W
	2

*Attachments	<b>⊠</b> BSOR	☐ Photograph Record
☐ Archaeological Record	NONE	☐ Location Map
☐ Artifact Record	☐ District Record	☐ Linear Feature Reco

☐ District Record	☐ Linear Feature Record

illiam	Kostura,	The	Oceanside	Neighborhood
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	Sheet
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Other...

2

Primary #

HRI No.

# **BUILDING, STRUCTURE, AND OBJECT RECORD**

			*NRHF	Status Code 30	CS	
Page	<u>2</u> of <u>3</u>	*Resou	urce Name or # (Assigne			
B1.	Historic Name	Unknown				
B2.	Common Name	1247 45th Ave				
B3.	-	ngle-family prop Vernacular	perty	B4. Present Us	e: <u>Single-family</u>	property
B5. *B6.	Architectural Style Construction History					
Б0.	1247 45th Avenue	was constructed	in 1904 by Peter I A garage was insert			re replaced with
*B7.	Moved? 🛛 No	Yes	Date?	Origin	al Location:	
*B8.	Related Features	None				
В9а.	Architect None			Builder Pet	ter Leonard	
*B10.	Significance: Them	e Residentia	1 Development	Area: <u>_</u>	eanside/ Outer Su	ınset
	Period of Significar	ice 1904	Property Type	Residential	Applicable (	Criteria 3
	_		architectural context as def			
CC Ma Ea Oc ne	onstructed the ary and their farl Leonard. Perceanside neighborhood incomberited the pro-	existing house ive sons from 1 ter Leonard was borhood. Other clude 1537 47th operty from his exce Attributes: (List attributes: Records Francisco City of the sons from 1 terms of 1 terms of the sons from 1 terms of 1 terms of 1 terms of 1 terms	vacant property on the lot that 1904 until 1936, s an active loca known examples th Ave (1906) a parents in 1936.  tributes and codes) Sanborn Maps 1915, directories Spri s 1910, 1920, 1930	same year. Let when they consider they contractor is built by and 2274 45th Peter Leonar is single-fame 1928, 1950	eonard lived her aveyed the proper who built houses Leonard within Ave (1912). End died in 1945.	e with his wife ty to their son throughout the the Oceanside arl S. Leonard
				(Ske	etch Map with north arrow	required.)
B13.	Remarks				001 1700	
*B14.	Evaluator Chr. *Date of Evaluatio	istopher VerPlar n <u>12.14.2009</u> Revised 9-2			12 MOOUN WAY  044  043A  045  047  047  041  002	49 501 501A
	(This space	e reserved for officia	al comments)	4112	040 003 039 004 036 3.705 005 037 006	NAME OF THE PARTY

**CONTINUATION SHEET** 

Primary # HRI # Trinomial

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	Agency 1	Primary #	
Other Li Review	istings Code	Reviewer	 Date
Page 1 of 3 *Resou	urce name(s) or numb	er (assigned by recorder) 1274 46th	Ave
P1. Other Identifier None	· <b>57</b> 1		
P2. Location: ☐ Not for Publi *a. County: San Francisc	<del></del>		Lasskian Man as nassasan.
*b. USGS 7.5' Quad: SF Nor		and P2b and P2c or P2d. Attach a  Date: 1994	Location map as necessary.
*c. Address: 1274 46th A	- 011	City: San Francisco	<b>Zip:</b> 94122
	-	esources) Zone;	
e. Other Locational Data: Asses	ssor's Parcel Number:	1705027	
windows, all forming an fenestration at the first aluminum casement window a	enclosed entr story consists at right. The bu	s door, flanked by four-over y porch capped with a from of a three-light, fixed wood ilding has corner moldings, an oderately altered building app	nt-facing gable roof. Other d sash window at left and an d terminates with a wide eave
*P3b. Resource Attributes: (list attrib P4. Resources Present: ● Building P5a. Photograph or Drawing (Photograph)	○ Structure ○ OI	oject O Site O District O Element o	f District

1908, Asssessor'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	е"
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☐ Artifact Record

· · · · · · · · · · · · · · · · · · ·	a	una cunor cources, or circor meno /	
			2006
*Attachments	⊠ BSOR	☐ Photograph Record	
☐ Archaeological Record	NONE	☐ Location Map	Other.

☐ District Record ☐ Linear Feature Record

") William Kostura, The Oceanside Neighborhood,

nuation Sheet

Primary #

HRI No.

# **BUILDING, STRUCTURE, AND OBJECT RECORD**

			48.11		200
Page	2 of	3	*Resource Name or # (Ass	RHP Status Code	3CS 1274 46TH AVE
_	Historic Name	 Unknown	Nesource Name of # (Ass	signed by recorder)	12,1 10111 1111
B2.	Common Name	1274 46t	h Ave		
B3.	Original Use		Ly property	B4. Present	Use: _Single-family property
* B5.	Architectural S	tyle <u>Craftsm</u>	an		
	Construction H				1000
-	12/4 46th AV6	enue was const	ructed in 1906. The en	itry porch was e	nciosed in 1969.
*B7.	Moved? No	o Yes	Date?	Ori	ginal Location:
*B8.	Related Feature	es			
B9a.	Architect U	nknown		. Builder	Jnknown
*B10.	Significance: T	Posi	dential Development	Area: _	Oceanside/ Outer Sunset
	Period of Signif		Property Typ	e Residential	Applicable Criteria 3
	_				iod, and geographic scope. Also address integrity)
yea Nov wat bu: cor Ha: va:	ars the vacavember 1906 ter service ilder is un mmon strated ight Street rious tenan ancisco. He s rented to	ant lot was part of the proper to the proper	purchased by Sol Get the property to Laur the likely date of is likely that it was a family resided at the ty appears to have any Melton G. Mann, his address from cater, a wood dyer. (constituted and codes) cords, Sanborn Maps 19 Block Books, San France	cz, a locally ca K. Nebel. W construction was built by N 1274 46th Ave been sold ba a motorman w. 1907 until continued)  HP2. Single-1915, 1928, 1950 acisco City Direction of the construction of the constru	ctories
		United States	Census 1910, 1920, Sa		1 (November 3, 1906).  Sketch Map with north arrow required.)
B13.	Remarks			,	096 007 035 008 034 009 033 010
*B14.	Lvaluatoi	Christopher V			032 011
	*Date of Evalu			<del></del>	030 013
		kevis	ed 9-2011		

(This space reserved for official comments)

| 036 | 007 | 008 | 008 | 009 | 008 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009 | 009

## CONTINUATION SHEET

Primary # HRI # Trinomial

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.

State of California The Resources Agency Department of Parks and Recreation PRIMARY RECORD	Primary # HRI # Trinomial NRHP Status Code 6Z	
Other Listings Review Code	Reviewer	 Date
P1. Other Identifier None  *P2. Location: ☐ Not for Publication ☑ Unrestricted  *a. County: San Francisco	and P2b and P2c or P2d. Attach atte: 1994  City: San Francisco ources) Zone;  1705037	a Location Map as necessary.  Zip: 94122  _mE/ mN
1232 46th Avenue is a two-story, wood-fr stucco and rustic siding and capped with occupies a 3,004 sq ft parcel on the east of the building is recessed back from the st garden and is now a parking pad. The building pedestrian entry at left, a multi-panel wo	h a front-facing gable room side of 46th Avenue between reet, providing space for w ing sits atop a raised basem	of. The 2,300 sq ft building Lincoln Way and Irving Street. What was probably originally a ment, which features a recessed

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

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

P4. Resources Present: 
Building Ostructure Object Osite Object Osite Object Ostructure Other

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

appears to be in good condition.



\*P5b. Photo (view, date, accession #

View toward east, 100 8717.

\*P6. Date Constructed/Age and Sources 

1914, Asssessor's Office

#### \*P7. Owner and Address:

Ta Sang Thanh & Huynh To Ng 246 Wilshire Ave. Daly City, Ca 94015

### \*P8. Recorded by

jpg

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 s	urvev report	and other source	es. or enter "none	("۾
P11.	. Report Citation:	(Cite s	urvev report	and other source	es. or enter	none

☐ Artifact Record

*P11. Report Citation: (Cite s	survey report and oth	er sources, or enter "none")	William	Kostura,	The	Oceanside	Neighborhood,
*Attachments	Ø BSOR		2006	ation Shee			
☐ Archaeological Record	NONE	Location Map	Other				

 Uther... ☐ District Record ☐ Linear Feature Record

DPR 523A (1/95) \*Required Information

Primary #

HRI No.

## **BUILDING, STRUCTURE, AND OBJECT RECORD**

			*NI	RHP Status Code	6Z	
Page	2_ of	3	*Resource Name or # (Ass			
B1.	Historic Name	Unknown	`	,		
B2.	Common Name	1232 46t	h Ave			
B3.	Original Use	Single-famil	y property	B4. Presen	nt Use: Multiple-family property	
B5.	Architectural S	tyle <u>Craftsm</u>	an			
	1928. The or decade or so.	enue was constr riginal doors a			on was constructed between 1915 and ave been replaced within the last	
*B7.	Moved? 🖂 No	Yes	Date?	O	Original Location:	
*B8.	Related Feature	es				
B9a.	Architect Ur	nknown		Builder	George Eaton	_
*B10.	Significance: T	heme Resid	dential Development	Area:	Oceanside/ Outer Sunset	
	Period of Signif	icance <u>1914</u>	Property Typ	e Residential	1 Applicable Criteria 3	
	(Discuss impo	rtance in terms of his	storical or architectural context as	defined by theme, pe	period, and geographic scope. Also address integrity)	
sa Ea Ge no wa Oc an	me year Georeton was list sold the minal rate of y Getz hope eanside neighbors.	rge Eaton but ted in San I e property t to individual d to increase ghborhood. By shared the	ilt the existing one Francisco city director the Eatons. Getz ls who promised to be the value of his y 1920 George had re	e-story-and-bactories as a often worke wild a house land and spuretired and ac	d Elizabeth Eaton. In April of to asement dwelling for \$1,000. Geo contractor. In February 1915, ed this way, leasing parcels at on the land within a year. In the contractor of the 1920 Census, Geo Grace and their son-in-law J	Sol t a his the rge
B11.	Additional Re	source Attributes	: (List attributes and codes)	HP2. Single-	-family property	
*B12.	References:	Sanborn Maps	cords, Building and In 1915, 1928, 1950, San Census 1920, 1930	ndustrial News, Francisco City	, April 8, 1914 y Directories	
					(Sketch Map with north arrow required.)	
313.	Remarks				Lincoln Way	
*B14.	Evaluator <sup>⊆</sup> *Date of Evalu				044  043A  045  047  041  042  041  042  040  030  040  039  040  039  040  039  040  039  040  039  040  040	
	(This s	ace reserved fo	or official comments)		0.36 008	

DPR 523B (1/95) \* Required Information

031

014

CONTINUATION SHEET

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by Recorder) 1232 46TH AVE

\*Recorded by: Kelley & VerPlanck, LLC Date 11.05.08

☑ Continuation ☐ Update Revised 9-2011

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.

State of California The Resources Agency Department of Parks and Recreation	Primary #	
PRIMARY RECORD	Trinomial  NRHP Status Code <u>3CS</u>	
Other Listings Review Code	Reviewer	 Date
P1. Other Identifier None  *P2. Location: ☐ Not for Publication ☑ Unrestricted  *a. County: San Francisco	and P2b and P2c or P2d. Attach a Local: 1994  City: San Francisco	ation Map as necessary. <b>Zip:</b> 94122
e. Other Locational Data: Assessor's Parcel Number: 17 *P3a. Description: (Describe resource and its major elements.)	705041	
1218-1224 46th Avenue is a one-story, wood-f with a front-facing gable roof. The 1,200 sq of 46th Avenue, between Lincoln Way and Irv foundation. A canted bay window with decorate windows is located at the front of the prima	ft building occupies a 3,004 ring Street. The building sits ive turned wood mullions and f	sq ft lot on the west side atop a partially exposed fixed multi-light wood sash

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

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

the side. The moderately altered building appears to be in good condition.

P4. Resources Present: 

Building 

Structure 

Object 

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 1907, Asssessor'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
--

*P11. Report Citation: (Cite s	William Kos	stura, 5	Γhe	Oceanside	Neighborhood,		
*Attachments	BSOR		2006 Continuation				
☐ Archaeological Record	NONE	☐ Location Map	Other				
☐ Artifact Record	☐ District Record	☐ Linear Feature Record					

Primary #

HRI No.

## **BUILDING, STRUCTURE, AND OBJECT RECORD**

	_					Status Code	3CS		
Page					ne or # (Assigned	l by recorder)	1218 -1224	4 46TH AVE	
B1.	Historic Nam		Nels Hager	up Residen	ice				
B2.	Common Na		1218-1224						
B3.	Original Use		tiple-famil		У	B4. Prese	nt Use: <u>Multi</u>	ple-family pro	perty
* B5.	Architectura	•	<u>Vernacula</u>	r					
*B6.	Construction	h Histor	y	rugted in	1907 T+ was	assembled	from two 190	6 Earthquake ref	fugee
								led and the facac	
	at. an unkn	own dat	te.			2			
*B7.	Moved?	」No ≥	Yes	Date?	1907		Original Location	n: <u>Unknown</u>	
*B8.	Related Fea	tures							
В9а.	Architect	<u>Unkno</u>	wn			Builder	Nels Hager	up	
*B10.	Significance	e: Theme	<u>Resider</u>	ntial Deve	lopment	——Area:	Oceanside/	Outer Sunset	
	_								
	Period of Sig	gnifican	<b>1907</b>	Pr	operty Type $\mathbb{R}$	<u>esidentia</u>	1	Applicable Criteria	2 & 3
	(Discuss ir	mportance	in terms of histori	cal or architectu	ral context as defin	ed by theme, p	eriod, and geograp	ohic scope. Also address	s integrity)
Th	e 1901 Bl	lock Bo	ook records	that the	subject pr	operty be	longed to 1	[. J. Crothers	. By 1906,
								ls Hagerup, a	
	_				o earthqua	_			=
"∈	arthquake	shack	s") to the	parcel a	ind used da	y labor <sup>-</sup>	to assembld	them into a	two-family
dw	elling. C	Circa 1	L910, Hager	up purchas	sed the pro	perty fro	om Getz. Get	tz often lease	d property
to	individu	als at	a nominal	rate if	they promis	ed to bu	ild a house	there within	a certain
ре	riod of t	time.	Nels Hager	up request	ted water s	ervice in	n October 1	907, indicatin	ng when he
fi	rst took	up re	sidence at	1218-24 4	6th Avenue.	He live	d there wit	th his wife Ha	rriet, who
Wa	s also a	painte	er. Edgar Co	olgan, and	ther artist	, rented	the rear u	nit in the bui	lding from
th	e Hagerup	s. (co	ntinued)						
D11	A dditional	Pagarer	aa Attributaa: /l	iot attributes s	nd codes) IID:	O Maa 1 + ≟	lo fomilio	~~~~~*	
B11. *B12.			•		nd codes) <u>HP3</u>				
D 12.	References				Hagerup 1864-			ngallery. Stories, Spring \	Valley
					ted States Ce			corres, spring	<i>v</i> аттеу
				,			,		

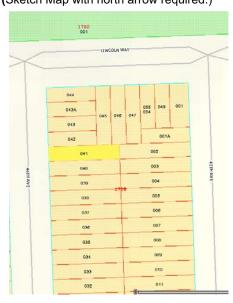
B13. Remarks

\*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

Primary # HRI # Trinomial

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.

State of California The Resources Agency Department of Parks and Recreation PRIMARY RECORD Other Listings	Primary # HRI # Trinomial NRHP Status Code	5Z
	Reviewer	 Date
Page 1 of 3  *Resource name(s) or number (ass P1. Other Identifier None  *P2. Location: ☐ Not for Publication ☑ Unrestricted  *a. County: San Francisco  *b. USGS 7.5' Quad: SF North Date:		44th Ave
*c. Address: 1275 44th Ave d. UTM: (Give more than one ofr large and/or linear resource. Other Locational Data: Assessor's Parcel Number: 170 *P3a. Description: (Describe resource and its major elements. Inc.)	6016	mE/ mN
1275 44th Avenue is a one-story, wood-frame, with a hipped roof. The 1,205 sq ft building Avenue between Lincoln Way and Irving Street.	occupies a 3,000 sq	ft lot on the west side of 44th

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 O Structure O Object O Site O District O Element of District O 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, Asssessor'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

William Kostura, The Oceanside Neighborhood,

### \*P10. Survey Type: (Describe)

Reconnaissance-level survey:
Oceanside Survey

*P11.	Report	Citation: (Cite	survey report and other sources	. or enter "none"
г и и.	report	Citation, iche	Survey report and other sources	. OI elitel li

*Attachments	<b>⊠</b> BSOR	☐ Photograph Record
☐ Archaeological Record	NONE	☐ Location Map
☐ Artifact Record	☐ District Record	☐ Linear Feature Record

	Sheet
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Other...

2006

DPR 523A (1/95)	*Required Information
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Primary #

HRI No.

## **BUILDING, STRUCTURE, AND OBJECT RECORD**

			*NRH	P Status Code	6Z			
Page	e <u>2</u> of <u>3</u>	*Resou	ırce Name or # (Assigr			'H AVE		
B1.	Historic Name	Unknown						
B2.	Common Name	1275 44th Ave						
B3.	-	ngle-family prop	perty	B4. Preser	nt Use: _Sin	gle-family	<u>y propert</u>	t <u>y</u>
B5.	Architectural Style	Vernacular						
*B6.		<b>y</b> was constructed	in 1910. In 1913,	the house w	as moved b	ack on the	lot to m	ake wav
			The one-story gar					
*B7.	Moved? ⊠ No □	Yes	Date?	0	riginal Locat	ion:		
*B8.	Related Features	_ 100	Date:		nigiliai Locat			
Β0.	Notatou i dataroo							
B9a.	Architect None			. Builder	Unknown			
*B10.	. Significance: Them	Residential	l Development	Area:		e/ Outer S	Sunset	
	Period of Significan		Property Type	Residentia	1	Applicable	- Criteria	3
	_		architectural context as de					
1 /				-				
	275 44th Avenue ealtor and land				_		_	
	ominal rate to		<del>-</del>					
	ime, often with							
	he existing dwe			<del>-</del>	_			_
	oplied for wat	-	_					
_	welling. In May				_	_	_	
A	ccording to cit	y directories,	Gordon was a	Canadian-bo	orn polic	eman empl	oyed by	the San
	rancisco Police	_						_
	hrough the 1920s	<del>-</del>			_			
Ce	ensus records th	at William Scot	ct, a "renters'	attorney,"	lived at	this addr	ess. (co	ntinued)
B11.	Additional Resour	ce Attributes: (List att	ributes and codes)	HP2. Single-	-family pr	roperty		
*B12.		=	Sanborn Maps, San					
			1920, 1930, San					
					(Sketch Map	with north arro	ow required.)	)
B13.	Remarks					37 007		
						ose 008		
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*B14.	Evaluator Chri	stopher VerPlan	nck			01		
	*Date of Evaluation					092 01	13	
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	(This space	reserved for officia	al comments)			027	017	
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DPR 523B (1/95) \* Required Information

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**CONTINUATION SHEET** 

Primary # HRI # Trinomial

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.

State of California The Re	sources Agency	F	rimary # _			
Department of Parks and Recreation			IRI# _			
PRIMARY RECOR	D	-	rinomial – IRHP Status Cod	e <u>3CS</u>		
	Other Listings			<u> </u>		
	Review Code		Reviewer			Date
*a. County: San Fr	*Resource name(s) None for Publication \( \subseteq \) ancisco SF North	Jnrestricted	nd P2b and P2c			p as necessary.
	44th Ave		•	Francisco		<b>Zip:</b> 94122
d. UTM: (Give more tha e. Other Locational Dat	=	•			mE/	mN
				ials, condition, a	alterations, s	ize, setting, and boundaries)
west side of 44th ungraded lot and set several mature Monte floor level consists at the right which porch is supported be cornice. Above the production of the property of the	Avenue near Ir back from the erey Cypresses, of a tripartit accesses the property tapered wood porch, the from per panes. The ble-roofed addid condition.  Sullist attributes and condition O Structure	front lot lime which partial the wood window cojecting portocolumns and coton facade termination at the result of the columns and the result of the columns and the result of the columns at the result of the columns and the result of the columns at the result of the columns are columns at the result of the columns are columns at the result of the columns are columns at the columns are columns at the columns are columns at the columns are columns are columns at the columns are columns at the columns are columns at the columns are columns are columns at the columns are columns at the columns are columns at the columns are columns are columns at the columns are columns are columns at the columns are col	The buildine. The primally obscure wand door in that extended by a rel present mates with a rear of the large	ng is eleverable property  to Defend to Defend the suilding the full shed roof each of the suilding. The suilding the suil	ated above faces a lang from the bay and a lang lang from the lang was a lang	
P5a. Photograph or Drawing	g (Photograph require	ed for buildings, st	ructures, and ob	ects		(view, date, accession #
	7			**************************************	*P6. Date C ☑ Historic	ward west, 100_8440.JPG  onstructed/Age and Sources □ Prehistoric □ Both sssessor's Office
	II.				Laurence 1279 44t	and Address:     & Barbara Delaney     h Ave. cisco, Ca 94122
					2912 Di San Fra *P9. Date R 10.29.08	& VerPlanck, LLC amond Street, #330 ncisco, CA 94131
	The state of the s	TEN!			Reconna	issance-level survey: de Survey
*P11. Report Citation: (Cite su	urvey report and othe	er sources, or enter	"none") Will	iam Kostura,	The Ocea	anside Neighborhood,
Archaeological Record	NONE	☐ Photograph Re☐ Location Map☐ Linear Feature	ecord 🛛 Co	ontinuation Shee her	et	

DPR 523A (1/95) \*Required Information

Primary #

HRI No.

# **BUILDING, STRUCTURE, AND OBJECT RECORD**

			*NRHP	Status Code	3CS			
Page	_2 of _3_	*Resource	Name or # (Assigne	d by recorder)	1279 44TH	H AVE		
B1.	Historic Name	Unknown						
B2.	Common Name	1279 44th Ave						
B3.		ngle-family propert		_ B4. Present	Use: Sing	le-family	proper	ty
B5.	Architectural Style	<u>Dutch Colonial F</u>	Revival				<del></del>	
*B6.	Construction Histor 1279 44th Avenue	y was constructed in	1909 by Sol Get	Z <b>.</b>				
*B7.	Moved? No		ite?	Or	iginal Locatio	on:		
*B8.	Related Features	None						
B9a.	Architect <u>Unkno</u>	)Wn		Builder	Sol Getz			
*B10.	Significance: Them	e Residential D	evelopment	——Area:	Oceanside	/ Outer St	unset	
	Period of Significan	<b>ce</b> 1909	Property Type	Residential		Applicable	Criteria	3
	(Discuss importanc	e in terms of historical or archi	tectural context as defin	ned by theme, per	riod, and geogra	aphic scope. Als	so address	integrity)
ow Av Mi	mer of O'Brien renue to Paul tchell. Duett,	rs as a merchant, , Spotorno & Mitc Duett in 1917. Do who had resided a ved there with sev	hell, a poult. uett was empl t the property	ry and gam oyed as a ⁄since 191	e market. salesman 5, sold i	Spotorno at O'Br	sold ien, S <sub>l</sub>	1279 44t: potorno
B11. B12.	References: Ass	ce Attributes: (List attribut essor's Records, San ted States Census 19	born Maps, San	Francisco Ci	ity Directo	ries		
				,	Sketch Man w	vith north arrov	v required	\
313.	Remarks			(	Choton Map W		· roquireu	•1
					960	008		
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					034	010		
D44	Chr	stopher VerPlanck			033	01		
B14.	Lvaidatoi			<del></del>	032	01		
	*Date of Evaluation	Revised 9-2011			051			
		ICVIDEU 7 ZUII			030	1306		
					029		**	
					9		16	AITH A
	(This space	reserved for official co	omments)		02			S
					026			

CONTINUATION SHEET

Primary # HRI# **Trinomial** 

Page 3 **Resource Name or #** (Assigned by Recorder) 1279 44TH AVE

\*Recorded by: Kelley & VerPlanck, LLC **Date** 10.29.08

Revised 9-2011 □ Continuation □ Update

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 hits 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 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.

State of California Th Department of Parks an PRIMARY REC	d Recreation	Primary # HRI # Trinomial		200	
	Other Listings	NRHP Stat		3CS	
	Review Code	Re	viewer		_ Date
*a. County: San *b. USGS 7.5' Quad *c. Address: 12 d. UTM: (Give more e. Other Locationa *P3a. Description: (Description: (Description: description) 1224 45th Avenue horizontal wood s 2,900 sq ft build and Irving Street yard sits between a raised basemen straight stair as Tuscan columns. T gabled dormer fea by a small ocula asbestos shingles primary facade te visible from the	None Not for Publication Francisco SF North 24 45th Ave than one ofr large ar Data: Assessor's Par ribe resource and its is a three-s iding and shing ling occupies a The building the structure t which feature cends up to the he rest of the litures a central ar window. The The windows in erminates with a street; it fea	and P2b and Date: 1994  City ad/or linear resources) Zone reel Number: 1706040 major elements. Include design tory, wood-frame, Dut les and capped with a standard a concrete retaining as symmetrical double primary entrance, local second story is characted fixed single pane wing gable features boxed in the gable appear to be flattened cornice and	ch Colonia side-facing east side street on an ing wall at hung window at dat the cerized by side and flared on non-histowide eave windows, on	dition, alteration  Revival-s gabled roof of 45th Aven ungraded 1 the street. ws with wood second stor sliding viny by double 1 eaves and oric, contem overhang. The	s, size, setting, and boundaries)  tyle dwelling clad in with flared eaves. The nue between Lincoln Way ot. A heavily vegetated The building sits atop d surrounds. A central y and flanked by wooden l sash windows. A large nung windows and topped appears to be clad in porary alterations. The ne south facade is also es high, the other one
*P3b. Resource Attribut P4. Resources Present:	es: (list attributes and  Building  Stru	l codes) HP2. Single-fami cture O Object O Site O uired for buildings, structures,	ly property  District OEI	ement of District *P5b. Pf	
				*P6. Dat     Histor     1908,  *P7. Ow     Moss,     1325    1	e Constructed/Age and Sources ic Prehistoric Both  Asssessor's Office  ner and Address:  Aminta Lake St. rancisco, Ca 94118  corded by y & VerPlanck, LLC Diamond Street, #330 rancisco, CA 94131 e Recorded: 08  urvey Type: (Describe) naissance-level survey: side Survey
•		other sources, or enter "none")	2006		ceanside Neighborhood,
*Attachments	<b>⊠</b> BSOR	☐ Photograph Record		on Sheet	

DPR 523A (1/95) \*Required Information

Other...

☐ Location Map

☐ District Record ☐ Linear Feature Record

☐ Archaeological Record

☐ Artifact Record

NONE

Primary #

HRI No.

## **BUILDING, STRUCTURE, AND OBJECT RECORD**

			*NR	HP Status Code	3CS
Page	e <u>2</u> of <u>3</u>	*	*Resource Name or # (Assign	<del>-</del>	1224 45TH AVE
B1.	Historic Name	Unknown			
B2.	Common Name	1224 45th			
B3.	_	ngle-family		B4. Present U	Jse: Single-family property
B5.	Architectural Style		lonial Revival		
*B6.	Construction Histor 1224 45th Avenue windows occurred	was constru		ement of the woo	od-sash windows with vinyl sash
*B7.	Moved? $oxed{oxed}$ No $oxed{egin{array}{c}}$	Yes	Date?	Orig	ginal Location:
*B8.	Related Features				
В9а.	Architect <u>Unkne</u>	own		Builder So	ol Getz
*B10.	Significance: Them	e Reside	ential Development	Area: O	Oceanside/ Outer Sunset
	Period of Significar	<b>ce</b> <u>1908</u>	Property Type	Residential	Applicable Criteria 2 & 3
Ge it ar Av C]	etz & Son Real ts relatively rchitect or more venue with his larence and Ann f California. Chrough the 1930.	Estate Comp sophisticat re likely, wife Rita a sa Stevenson larence and s. (continue	pany. The Getz Co. reted design, it is an architectural pand sister Marian Non. Clarence was employed Anna had a daughted)  (List attributes and codes)	most likely co likely that pattern book. ewman until 19 loyed as a rai er and a son a	
ъ12.	1100		ords, Sanborn Maps, Sa Census 1910, 1920, 193	30, California H	History, Vol. 57, pp. 318-9.
B13.	Remarks			<b>(</b> Si	ketch Map with north arrow required.)
D 10.	Nemans				1970 Lacob Wey
*B14.	Evaluator Chr.	istopher Ve	erPlanck		002
	*Date of Evaluatio	n <u>12.11.0</u>	19		Q44 Q45 Q87 Q58 Q49 Q49 Q01
		Revised	d 9-2011		055
					041 002
					040
	(This space	reserved for	official comments)		001 002 005

**CONTINUATION SHEET** 

Primary # HRI # Trinomial

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.

State of California The Resources Agency Department of Parks and Recreation PRIMARY RECORD	Primary #			
Other Listings ——— Review Code	Reviewer			
Page 1 of 3 *Resource name(s) or nu P1. Other Identifier None *P2. Location: ☐ Not for Publication ☑ Unres *a. County: San Francisco		2nd Ave  ch a Location Map as necessary.		
*b. USGS 7.5' Quad: SF North  *c. Address: 1276 42nd Ave d. UTM: (Give more than one ofr large and/or linea e. Other Locational Data: Assessor's Parcel Numl  *P3a. Description: (Describe resource and its major ele	ar resources) Zone;ber: 1709024			
west on 42nd Avenue. The building is some the building rests atop an exposed browning. A short wood stair leads to the glass door slightly recessed at the less the left of the door. Other fenestrated ouble-hung wood sash windows in a cent wood sash window at the right side of the bracketed cornice. The moderately altered the lot is a secondary frame dwelling of t	ick foundation partially cover the primary entrance, which confit side of the façade. There is ion at the first story consists and projecting element and a the façade. The façade terminated building appears to be inconstructed ca. 1930 and a france of the factor of th	ered with narrow horizontal wood onsists of a multi-lite wood and is a fixed single pane window to sts of a pair of nine-over-one, single nine-over-one double-hung tes with overhanging eaves and a fair condition. At the rear of		
P4. Resources Present:   Building   Structure   P5a. Photograph or Drawing (Photograph required for		<pre>*P5b. Photo (view, date, accession #</pre>		
		*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1907, Asssessor'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 sou	2006	ara, The Oceanside Neighborhood,		
	notograph Record	Sheet		

Primary #

HRI No.

# **BUILDING, STRUCTURE, AND OBJECT RECORD**

			*NRHP	Status Code	6L		
Page	e _2 of _3	*Resou	rce Name or # (Assigne		1276 42NI	D AVE	
B1.	Historic Name	Unknown					
B2.	Common Name	1276 42nd Ave		D4 Dragant	Hoos Odma		
B3. <b>B5.</b>	Original Use Sin	ngle-family prop <u>Vernacular</u>	erty	b4. Present	Use. Sinc	gle-family prope	erty
*B6.	Construction Histor						
		was constructed :	in 1907.				
*B7.	Moved? ⊠ No [	Yes	Date?	Owi	ininal Lagati		
"Б/. *В8.	Related Features		ling and garage	On	iginal Locati	on:	
Б0.	Related Features	1	3 3 3				
В9а.	Architect None			Builder _	William T	'hayer	
*B10.	Significance: Them	e Residential	Development	Area: _	<u>Oceanside</u>	e/ Outer Sunset	
	Period of Significan	ce <u>1907</u>	Property Type	Residential		Applicable Criteria	a <u>3</u>
	(Discuss importanc	e in terms of historical or a	rchitectural context as defi	ined by theme, per	riod, and geogr	aphic scope. Also addre	ss integrity)
12	276 42nd Avenue	was constructed	l in 1907 by Will	liam Thayer	. Thayer	was listed in	directories
			ary of the Cali	_	_		
		_	ayer became a w				_
			the neighborhoo		_	_	_
		_	was also an im	_	_	_	_
	<del>-</del>	_	the Oceanside I anside Club in	_			
			n his wife Marth		_	_	_
			red to Beverly H		_		
			d Martha Feldbus		<del>-</del>		_
42	2nd Avenue appea	ars to have been	rented to a var	riety of ten	nants. (Co	ontinued)	
B11.	Additional Resour	'ce Attributes: (List attr	ibutes and codes) HE	23. Multiple	e-family	property	
*B12.	1100		Sanborn Maps; San	Francisco Ci	ty Directo	ories; United Sta	ates Census
	192	0					
				(5	Sketch Map v	with north arrow require	ed.)
B13.	Remarks			•		032	
						007A 007F	
						031 0078	
						029 009	
*B14.	Evaluator Chri	istopher VerPlan	ck			028 010	
	*Date of Evaluatio	n <u>02.24.2012</u>				027 011	
					42ND	080 012 059 1709 013	
					AVE	025 019 056 055	418
_						024 054 053	TAVE
	(This space	reserved for officia	l comments)		023	<u> </u>	
	•		•		022	020 019 018 017 015	
1				1	021	A.	

Primary # HRI # Trinomial

CONTINUATION SHEET

Page 3 of 3 Resource Name or # (Assigned by Recorder) 1276 42ND AVE

\*Recorded by: Kelley & VerPlanck, LLC Date 02.24.2012

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.

State of California The Resources Agency	Primary #	
Department of Parks and Recreation	HRI#	
PRIMARY RECORD	Trinomial —	
Other Listings	Willia Status Sout	
Review Code	Reviewer	Date
Page 1 of 4 *Resource name(s) or i	number (assigned by recorder) 1399 43rd	d Ave
P1. Other Identifier St. Paul's Presby	, , ,	
P2. Location: ☐ Not for Publication ☑ Unre		
*a. County: San Francisco *b. USGS 7.5' Quad: SF North	and P2b and P2c or P2d. Attach a  Date: 1994	Location Map as necessary.
*b. USGS 7.5' Quad: SF North  *c. Address: 1399 43rd Ave	City: San Francisco	<b>Zip:</b> 94122
d. UTM: (Give more than one ofr large and/or lir	- · · ·	•
e. Other Locational Data: Assessor's Parcel Nu		······
*P3a. Description: (Describe resource and its major e		alterations, size, setting, and boundaries)
with a cross-gable roof. The building occus Street. The building comprises two interdivided into four sections. The roughl arrangement of paired one-over-one, doubt right are two extruded central bays comp bands of vertically oriented windows hous stepped piers. The main entrance, which is solid wood doors with multi-light transor the belfry level and is surmounted by a entrance. The top of the bell tower comprison wooden rails. Below the belfry is a band with recessed moldings that betray an Arrecessed ogee motifs. To the right of the "St. Paul's Presbyterian Church PC (US: terminates with overhanging eaves and expis divided into two bays. (continued)	resecting wings that form an L-shaped by two-bay section at the left is le-hung windows on the first and section is leading the bell tower and a gable-rosed within a recessed Tudor arch. The is located at the first-floor level was above. The entrance is flanked by stepped Gothic profile molding. A smarises a belfry articulated by eight of dof blind segmental arches flanked by Deco influence. The tower terminating central bays is a blank wall with A)" sign and a four-lite window on	plan. The primary façade can be articulated as an asymmetrical cond floor levels. Moving to the ofed pavilion articulated by two e pavilion is further defined by of the tower, features a pair of two concrete piers that rise to all lancet window sits above the othic arch openings secured with by stepped pilasters embellished es with stucco friezes depicting attached letters that spell out in the second level. The façade
*P3b. Resource Attributes: (list attributes and codes	HP16. Religious building	
P4. Resources Present:   Building   Structure	Object O Site O District O Element	of District O Other
P5a. Photograph or Drawing (Photograph required for	or buildings, structures, and objects	*P5b. Photo (view, date, accession #
1		View toward north, 100_8935.
		*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both
		1900, Asssessor's Office 1923, Architect & Engineer
		*P7. Owner and Address:
		St Pauls Presbyterian Church Of 1399 43rd Ave San Francisco, Ca 94122
	ST. PAUL'S PRESEYTERIAN CHURCH PO(USA)	*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:
*P11. Report Citation: (Cite survey report and other so	Ources or enter "none") William Kostura	Oceanside Survey , The Oceanside Neighborhood,
	Photograph Record Continuation She	•
☐ Archaeological Record ☐ NONE ☐	Location Map Other  Linear Feature Record	<del>.</del>

## **CONTINUATION SHEET**

Primary # HRI # Trinomial

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 No.

# **BUILDING, STRUCTURE, AND OBJECT RECORD**

			*NRHP \$	Status Code 3	CS
Page	e <u>2</u> of <u>4</u>	_ *Re	esource Name or # (Assigned	_	399 43RD AVE
B1.	Historic Name	' <u>-</u>	Presbyterian Church		
B2. B3.	Common Name Original Use Re	<u>St. Paul's</u> eligious build	<u>Presbyterian Church</u>	R/I Present II	se: Religious building
* <b>B5</b> .	Architectural Style			_ D <del>1</del> . I Tesent O	se. <u>Religious bulluling</u>
*B6.	Construction Hist	ory			
	St. Paul's Pres	byterian Church	was constructed in 19	23.	
*B7.	Moved? 🖂 No	Yes	Date?	Origi	nal Location:
*B8.	Related Features				
D0 -	Analista at an an			Desilator mi	2 Outhorhoods
В9а.	<u>, c.</u>	ne & McCall  Resident	tial Development	_	nomas A. Cutherbertson
*B10.	Significance: The	me <u>Resident</u>	ciai Development	——Area: <u></u>	ceanside/ Outer Sunset
	Period of Significa	nce <u>1923</u>	Property Type		Applicable Criteria
	(Discuss importar	nce in terms of historica	al or architectural context as defin	ed by theme, period	d, and geographic scope. Also address integrity)
Ly ev 43 St W.	ynn Townsend ventually warr 3rd Ave and Jud t. Paul's was . McCall and W uernsey, one o ontinued his st  Additional Resor References: Ly Ar	White, Pasto anted a new be dah Street in designed by the value of the British tudies at the curce Attributes: (Listen Townsend White techitect and English	r of the church. Muilding. This church 1923. The church is the firm of Wythe & M McCall was born in Channel Isles. He Bournemouth Institut Stattributes and codes) HPT e. "Oceanside's Example," neer, "Passing of W. J. W	The popular in, the subject of still in us for the control of the	ne (October, 1907). 1926), 122.
	Ar	chitect and Engi	neer, "Some Recent Work o	f Architect Ch	arles W. McCall," (April 1910), 53.
				(Sk	etch Map with north arrow required.)
B13. * <b>B14.</b>	Remarks  Evaluator Ch: *Date of Evaluati	ristopher VerE on 12.1109	Planck		042 009 041 010 040 011 039 012 038 013 037 014 036 015 035 016 034 1799 017
	(This spac	ce reserved for of	ficial comments)		032 019 031 057
	( span		,		030 029

DPR 523B (1/95) \* Required Information

JUDAHST

**CONTINUATION SHEET** 

Primary # HRI # Trinomial

Page 3 of 4 Resource Name or # (Assigned by Recorder) 1399 43RD AVE

\*Recorded by: Kelley & VerPlanck, LLC Date 10.27.08

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.

## **CONTINUATION SHEET**

Primary # HRI # Trinomial

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

State of California The Resources Agency Department of Parks and Recreation	Primary # HRI #	
PRIMARY RECORD	Trinomial —	
Other Listings Review Code	Reviewer	 Date
Page 1 of 4 *Resource name(s) or number P1. Other Identifier None *P2. Location: ☐ Not for Publication ☑ Unrestricted	er (assigned by recorder) 1331 45th	Ave
*a. County: San Francisco	and P2b and P2c or P2d. Attach a l	ocation Map as necessary.
•	<b>Date:</b> 1994	,
*c. Address: 1331 45th Ave	City: San Francisco	<b>Zip:</b> 94122
d. UTM: (Give more than one ofr large and/or linear re	esources) Zone;n	•
e. Other Locational Data: Assessor's Parcel Number: *P3a. Description: (Describe resource and its major element		Iterations, size, setting, and boundaries)
1331 45th Avenue is a two-story, wood-fr "Transite" shingles and capped with a hip lot on the west side of 45th Avenue betwee set back from the front of the lot line exposed with three fixed wood sash window	oped roof. The 1,465 sq ft bui en Irving and Judah streets. Th and faces east on 45th Avent	lding occupies a 3,004 sq ft he primary façade is slightly ue. The basement is slightly

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 

1912, Asssessor'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

William Kostura, The Oceanside Neighborhood,

### \*P10. Survey Type: (Describe)

Reconnaissance-level survey: Oceanside Survey

'P11. Report Citation: (Cite survey repo	rt and other sources, or enter "none")
--	--

☐ Artifact Record

Fir. Report Citation. (Cite's	survey report	and other sources, or enter none
*Attachments	<b>⊠</b> BSOR	☐ Photograph Record
☐ Archaeological Record	NONE	☐ Location Map

	Cor	ıunu	lation	Snee
_				

☐ District Record ☐ Linear Feature Record

Primary #

HRI No.

# **BUILDING, STRUCTURE, AND OBJECT RECORD**

			*NRI	HP Status Code	3CS		
Page	2_ of	4	*Resource Name or # (Assig			5TH AVE	
31.	Historic Name	Unknown					
32.	Common Name	<u>1331 45th</u>					
33.	Original Use		y property	B4. Presen	t Use: Mu	ltiple-family	property
B5.	Architectural S	•	an style				_
		nue was constr	ucted in 1912. The lannown date. The securit				
В7.	Moved? 🖂 No	Yes	Date?		riginal Loc	ation:	
B8.	Related Feature	es None					
39a.	Architect Bu	ıshrod K. Albe	ertson (designer)	Builder	M Macha	lek & Co.	
B10.	Significance: T	heme Resid	ential Development	Area:	Oceansi	de/ Outer Suns	set
	Period of Signif	icance 1912	Property Type	Residential	L	Applicable Cri	teria <u>3</u>
	(Discuss impo	rtance in terms of hist	orical or architectural context as d	lefined by theme, pe	eriod, and ge	ographic scope. Also a	ddress integrity)
Ma se	chalek & Co eems to have	. built the	a fireman employed house for the Landtl because it was not l ontinued)	boms in 1912	2. At le	east initially	the property
311.	Additional Res	source Attributes:	(List attributes and codes)	HP3. Multipl	e-famil	y property	
B12.	References:		ords, Edward's Abstrac San Francisco City Dir Census 1930				
					(Sketch Ma	p with north arrow re	equired.)
313.	Remarks						
B14.	Evaluator <sup>⊆</sup> *Date of Evalu				021 021A	022 023 024 025 028 027 028 0 020 002 003 004 005 008 007 008 0	457H AVE
	(This sp	pace reserved for	r official comments)			017 005 1800 006	

DPR 523B (1/95) \* Required Information

008A

010A

012 010H

CONTINUATION SHEET

Primary # HRI # Trinomial

Page 3 of 4 Resource Name or # (Assigned by Recorder) 1331 45TH AVE

\*Recorded by: Kelley & VerPlanck, LLC Date 10.31.08

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.

## **CONTINUATION SHEET**

Primary # HRI # Trinomial

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 RECORD		Trinomial  NRHP Status Code 6Z				
	Other Listings Review Code	Rev	viewer	 Date		
*a. County: San F *b. USGS 7.5' Quad:	*Resource name(s) or number  None for Publication Unrestrict rancisco SF North Irving St	and P2b and Date: 1994	,	Location Map as necessary.		
	an one ofr large and/or linear re	•		•		
	ita: Assessor's Parcel Number: e resource and its major eleme		, materials, condition, a	Iterations, size, setting, and boundaries)		
left, a brick stair features a pedestr and glass garage do which is sheltered porch supported by surmounted by trans window to the left window contains the with a shallow eavelight casement win	at center, and a drivian door at the left, for at right. A quarte within an integral possible a plain wood corner om lights. Other fenes of the main entrance tee double-hung vinyler overhang. Located at	reway at right two small fix r-turn stair a orch. The prin post. The p stration at th and a shallo sash windows op the roof i class and dec	The first floor sed windows at ce at the left lead mary entrance is primary entrance as second story in the with wood surrings a shed-roofed	a concrete retaining wall at a level of the primary facade enter, and a multi-panel woods up to the primary entrance sheltered within an entry contains a wood-panel door noludes a fixed single-light bay window at right. The bay ounds. The façade terminates dormer containing two multiames. The minimally altered		
P4. Resources Present:	(list attributes and codes) H Building O Structure O Ot g (Photograph required for buil	bject OSite O	District O Element of	*P5b. Photo (view, date, accession # View toward south, 100_8484		
				JPG  *P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both		
				1906, Asssessor's Office		
				*P7. Owner and Address: Maestri, Robert L. 2329 England Ln Napa, Ca 94558  *P8. Recorded by Kelley & VerPlanck, LLC		
	The state of the s	448		2912 Diamond Street, #330 San Francisco, CA 94131 *P9. Date Recorded:		
				*P10. Survey Type: (Describe)  Reconnaissance-level survey: Oceanside Survey		
P11. Report Citation: (Cite s	survey report and other sources	s, or enter "none")	William Kostura,	The Oceanside Neighborhood,		
*Attachments  ☐ Archaeological Record ☐ Artifact Record	□ NONE □ Locati	ograph Record ion Map r Feature Record	☑ Continuation Shee ☐ Other	t		
DPR 523A (1/95)				*Required Information		

Primary #

**P9 Date Recorded Copy** 

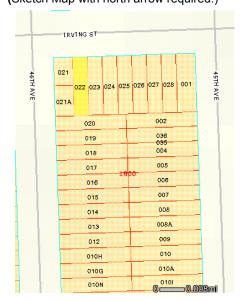
Primary #

HRI No.

## **BUILDING, STRUCTURE, AND OBJECT RECORD**

						*NRH	P Status Code	6Z			
Page	2	_ of	3_	*	Resource N	Name or # (Assigr	ed by recorder	) <u>4443 IR</u>	VING ST		
B1.	Histor	ic Name	<del>:</del>	Unknown							_
B2.	Comn	non Nam	ne	4443 Irvir	ng St						_
B3.	•	al Use		ngle-family				nt Use: _Sin	ngle-family p	ropert	У
* B5.	Archi	tectural	Style	<u>Vernacula</u>	<u>ar with C</u>	<u>Craftsman de</u>	tails			_	
*B6.		ruction				1006 1			1015		
		irving ent,"			ructed in	1 1906. The bu	ilding was	raised ca.	1915 to inser	t an "a	uto
	Daseiii	enc,	or ya.	lage.							
*B7.	Move	d? 🖂	No	Yes	Date	e?		Original Loca	tion:		
*B8.	Relate	ed Featı	ıres								
	1101010										
В9а.	Archit	ect	Unkno	)WN			Builder	Unknown			
*B10.	Sianif	ficance:	Theme	e Reside	ntial De	velopment	Area:	Oceansid	de/ Outer Sun	set	
	O.g			-			7.1.041		<u> </u>		
	Perio	d of Sig	nifican	<b>ce</b> 1906		Property Type	Residentia	1	Applicable Cr	iteria 🧐	3
	(Di	scuss im	portance	e in terms of histor	rical or archite	ectural context as de	efined by theme, p	period, and geo	graphic scope. Also a	address int	tegrity)
Ιı	n Augu	ıst 19	05, 5	Sol Getz, a	locally	prominent	realtor, so	old the un	developed su	bject j	property
to	o Mrs	. Bar	bara	Knell. La	ter that	month, Mrs	s. Knell a	pplied fo	or water ser	vice f	from the
S	pring	Valle	ey Wa	ter Compan	ıy, indid	cating the	likely dat	e of con	struction of	the o	existing
dı	wellir	ng. No	buil	lder is rec	orded in	n any of the	standard	sources,	suggesting t	hat Mrs	s. Knell
ma	ay hav	e cor	nstru	cted the di	welling v	with day lak	oor. The e	arliest c	ity directory	y listi	ings for
tl	ne pro	perty	in 1	1907 record	a music	ian named Jo	ohn Knell l	iving at	the residenc	e. When	n it was
				-			-		Following the		
_					_	_			residence wi	th her	husband
Ro	bert	until	at 1	.east 1920.	Robert (	Clark was a	painter.(c	ontinued)			
B11.	٨٨٨	itional E	2000111	oo Attributoo: /	List attributa	o and aadaa)	IDO Cinalo	fomile n	~~~~*+··		
вії. *В12.				-		es and codes) <u>F</u>					0.0
J 12.	ivele	1611663				oorn Maps 1913 Dany Records,			ncisco City Di 1910, 1930	rectori	es
									all (August 6,	1905).	

## (Sketch Map with north arrow required.)



(This space reserved for official comments)

Christopher VerPlanck

02.24.2012

Remarks

**Evaluator** 

\*Date of Evaluation

Survey: "1"

B13.

\*B14.

Listed in 1976 Architectural Quality

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET

Primary # HRI # Trinomial

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 hippedroof 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.

Department of Parks and Recreation PRIMARY RECORD	Primary # HRI #  Trinomial NRHP Status Code3CS	
Other Listings Review Code	Reviewer	 Date
Page 1 of 3 *Resource name(s) P1. Other Identifier None P2. Location: ☐ Not for Publication ☑ U	or number (assigned by recorder) 1340 47th Av	е
<pre>*a. County: San Francisco *b. USGS 7.5' Quad: SF North</pre>	and P2b and P2c or P2d. Attach a Loca Date: 1994	tion Map as necessary.
*c. Address: 1340 47th Ave d. UTM: (Give more than one ofr large and/or	City: San Francisco Flinear resources) Zone;mE/	<b>Zip:</b> 94122 mN
e. Other Locational Data: Assessor's Parcel	Number: 1801034	

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, Asssessor'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,

i ii. Report Oitation. (Oite s	divey report and our	er sources, or enter mone j		'
*Attachments	<b>⊠</b> BSOR	☐ Photograph Record	Continuation Sheet	
☐ Archaeological Record	NONE	☐ Location Map	Other	
☐ Artifact Record	☐ District Record	☐ Linear Feature Record		

Primary #

HRI No.

## **BUILDING, STRUCTURE, AND OBJECT RECORD**

B1. Historic B2. Commo B3. Original B5. Archite *B6. Construt 1340 47 buildir *B7. Moved? *B8. Related  *B10. Signific  Period of (Disc Accordin belonged contract June 1900	n Name 1: Use Singl ctural Style 2 uction History Ith Avenue wa ng between 19 I Features  I Unknown cance: Theme of Significance	craftsma s constr 15 and 1 es Reside	n Ave y propertion ucted in 1 928.	y  905. It was	B4. Present converted from Outline . Builder	at Use: Multiple-family property  m a single-family to a two-family  riginal Location:  Mallory & Swenson
B2. Commo B3. Original B5. Archite *B6. Construting 1340 47 buildir *B7. Moved? *B8. Related  *B9a. Architect *B10. Signification Period of Construct Dune 1900	n Name 1: Use Sing1 ctural Style 9 uction History Th Avenue wang between 19 No Yell Features  It Unknown Tance: Theme of Significance uss importance in	340 47th e-family Craftsma s constr 15 and 1 es  Reside	y propert	905. It was o	converted from On On	m a single-family to a two-family riginal Location:
B3. Original B5. Archite *B6. Constru 1340 47 buildir *B7. Moved? *B8. Related  B9a. Architec *B10. Signific  Period ( (Disc Accordin belonged contract June 190	Use Single ctural Style (section History) Ith Avenue was ag between 19 In Features Ith Unknown cance: Theme of Significance in the section History Ith Avenue was a s	e-family Craftsma s constr 15 and 1 es  Reside	y propert	905. It was o	converted from On On	m a single-family to a two-family riginal Location:
*B5. Archite *B6. Construction 1340 47 buildin *B7. Moved? *B8. Related  *B9a. Architect *B10. Signification (Discontract June 1900)	ctural Style  uction History  th Avenue wang between 19  No Y  Features  t Unknown  cance: Theme  of Significance  uss importance in	craftsma s constr 15 and 1 es Reside	ucted in 1 928. <b>Dat</b>	905. It was o	converted from On On	m a single-family to a two-family riginal Location:
*B6. Constrution 1340 47 buildir  *B7. Moved?  *B8. Related  *B9a. Architect  *B10. Signification (Discontract June 1900)	Iction History Ith Avenue wang between 19 In No In Your Seatures Ith Unknown cance: Theme In Significance uss importance in In Iction History	s constr 15 and 1 es Reside	ucted in 1 928. <b>Dat</b>	e?	Oi	riginal Location:
*B8. Related  B9a. Architec  *B10. Signific  Period (  (Disc  Accordin  belonged  contract  June 190	t <u>Unknown</u> ance: Theme  of Significance  uss importance in	Resident 1905			Builder	
B9a. Architect *B10. Signific  Period ( (Disc Accordin belonged contract June 190	t <u>Unknown</u> cance: Theme  of Significance  uss importance in	Resid	ential De	velopment		Mallory & Swenson
*B10. Signific Period ( (Disc Accordin belonged contract June 190	ance: Theme of Significance uss importance in	Resid	ential De	velopment		Mallory & Swenson
Period (Disc Accordin belonged contract June 190	of Significance	1905	ential De	velopment		
(Disc Accordin belonged contract June 190	uss importance in				Area:	Oceanside/ Outer Sunset
Accordin belonged contract June 190	-			Property Type	Residential	Applicable Criteria 3
Accordin belonged contract June 190	-	terms of hist	orical or archite	ectural context as d	efined by theme, pe	eriod, and geographic scope. Also address integrity)
Avenue to musician Jessie a out the engravin	6, Mr. Mour etion. Samu hrough at named Edwi and Frank Ev building t	nt appliuel Mour least 19 n Clark wald. The o other He live	ed for wat owned 10. By 1 and his tenants,	ater service a liquor service 915 Mount havife Ruth. lived nearly including	e to his protore on Turk had moved aw In 1918, the by at 1349 of Leslie Hers	ng building at 1340 47th Avenue. operty, indicating the likely dak Street and resided at 1340 47 way, renting 1340 47th Avenue to a Mount family sold the property 49th Avenue and continued to leastberger, the vice-president of a niece and nephew through the management of the series of the series and nephew through the management of the series and nephew through th
	ences: Assess Sanbor	or's Rec n Maps 1	ords, Edwa 915, 1928,	ard's Abstrac 1950, San F	ts, "Building rancisco City	Contracts," December 9, 1905. Directories S Census Records 1910, 1920, 1930
					(	(Sketch Map with north arrow required.)
B13. Remar	ks					18VIN3 ST
*B14. Evalua *Date	ator <u>Christ</u> of Evaluation	12.16.2	erPlanck 2009 d 9-2011			041A

(This space reserved for official comments)

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		- 0	040		I	051		
	039					-	-	
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		T	032					
	031							
1			030	T			010	
	-		029	0			011	
4	-	-	028				012	0

CONTINUATION SHEET

Primary # HRI # Trinomial

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.

State of California The Resources Agency	Primary #			
Department of Parks and Recreation	HRI#			
PRIMARY RECORD	Trinomial			
Other Listings .	NRHP Status Code <u>3CS</u>			
Review Code	Reviewer			
P1. Other Identifier None  *P2. Location: ☐ Not for Publication ☒ U	or number (assigned by recorder) 1359 47th	n Ave		
<pre>*a. County: San Francisco *b. USGS 7.5' Quad: SF North</pre>	and P2b and P2c or P2d. Attach a	Location Map as necessary.		
*c. Address: 1359 47th Ave	City: San Francisco	<b>Zip:</b> 94122		
d. UTM: (Give more than one ofr large and/or	linear resources) Zone;	_mE/ mN		
e. Other Locational Data: Assessor's Parcel				
*P3a. Description: (Describe resource and its major	or elements. Include design, materials, condition,	alterations, size, setting, and boundaries)		
west. The front of the dwelling apper the porch is articulated by a pair and covered with a metal awning. It solid-panel wood door. The dwelling clad in wood shingles. The attached to be in good condition.  *P3b. Resource Attributes: (list attributes and code)	of multi-pane wood sash windows. o the right of the dwelling is an is capped by a steeply pitched gak d garage has a flat roof. The minim	The main entrance is recessed attached garage containing a ple roof with a raking cornice		
P4. Resources Present:   Building   Structure		of District Other		
P5a. Photograph or Drawing (Photograph required	d for buildings, structures, and objects	*P5b. Photo (view, date, accession #		
		<pre>View toward west, 100_8368.JPG  *P6. Date Constructed/Age and Sources  Mistoric Prehistoric Both 1900, Asssessor's Office 1904, Water Tap</pre>		
	I I	*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:		
	a contra	*P10. Survey Type: (Describe) Reconnaissance-level survey: Oceanside Survey		
*P11. Report Citation: (Cite survey report and other		, The Oceanside Neighborhood,		
☐ Archaeological Record ☐ NONE	☐ Photograph Record ☐ Continuation She☐ Location Map ☐ Other ☐ Linear Feature Record	et		

DPR 523A (1/95) \*Required Information

Artifact Record

Primary #

HRI No.

## **BUILDING, STRUCTURE, AND OBJECT RECORD**

					*NRHP Statu	ıs Code	3CS		
Page	<u>2</u> of _	_3_	*	Resource Name or	<b># (</b> Assigned by r	ecorder)	1359	47TH AVE	_
B1.	Historic Name	<u>U</u> 1	nknown						
B2.	Common Name	<b>1</b> :	359 47th	Ave					
B3.	Original Use	Singl	e-family	property	B4	4. Present	Use:	Single-family property	
* B5.	Architectural S	Style _	<u>Vernacula</u>	ar					
*B6.	Construction F								
		enue wa	s built i.	n 1904. The add	ition of the	one-sto	ory ga	rage on the north-side occ	urred
	after 1928.								
*B7.	Moved? 🛛 N	lo 🗆 Y	es	Dato?		Ori	ininal l	ocation:	
				Date:			igiliai L		
*B8.	Related Featur	res							
B9a.	Architect U	Jnknown			_	. Builder	Unkno	wn	
				ntial Developm	nent	_	_		
*B10.	Significance: T	Γheme	reside	neiai bevelopii	10110	-Area: _	Ocear	nside/ Outer Sunset	
	Period of Signi	ificance	1904	Proper	ty Type Resid	ential		Applicable Criteria 3	
	(Discuss impo	ortance in	terms of histo	rical or architectural cor	ntext as defined by	theme, per	riod, and	I geographic scope. Also address integ	rity)
Ac	cording to	the 19	901 and	1906 San Franc	cisco Block	Books,	the	subject property belon	ged to
								n the Oceanside neighbo	
		_				_	_	nside, Getz would often	
		_	•			_		ing a promise from his	
-						_		he property. In this fa	
	-			-	-	-	_	at 1359 47th Avenue in	-
								ling. No builder is lis	
	<del>-</del>		=			_		as built using day la	
	-			_	_			to have lived there, i	*

B11. Additional Resource Attributes: (List attributes and codes)	HP2.	Single-family	property
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\*B12. References: Assessor's Records, Sanborn Maps 1915, 1928, 1950

Herman and Kate Wehrle. (continued)

San Francisco City Directories, Spring Valley Water Company Records

renting it out to various tenants. At some point, Mrs. Mackinson sold 1359 47th Avenue to

United States Census 1910, 1920, 1930

B13.	Remarks
------	---------

\*B14. Evaluator Christopher VerPlanck
\*Date of Evaluation 02.24.2012

(This space reserved for official comments)

#### (Sketch Map with north arrow required.)



State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET

Primary # HRI # Trinomial

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.

State of California The Resources Agency Department of Parks and Recreation	Primary #							
PRIMARY RECORD	Trinomial ————							
	NRHP Status Code <u>3CS</u>							
Other Listings ————————————————————————————————————	Reviewer	 Date						
***	(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 Lo	ocation Map as necessary.						
*b. USGS 7.5' Quad: SF North Da	te: 1994							
*c. Address: 1373 47th Ave	City: San Francisco	•						
d. UTM: (Give more than one ofr large and/or linear resources) Zone;mE/ mN								
e. Other Locational Data: Assessor's Parcel Number:								
*P3a. Description: (Describe resource and its major elements	s. Include design, materials, condition, alt	erations, size, setting, and boundaries)						
1373-1375 47th Avenue is a one-story, wood-capped by a front-facing gable roof. The 1 the west side of 47th Avenue between Irroccupies the front part of the southerly ha	,750 sq ft building occupies ving and Judah streets. A o	a 5,965 sq ft double lot on ne-story, wood-frame garage						
raised basement, which is clad in horizont								
right side of the first story and is reces								
The entry porch serves as a light well, wit this space. Above the security gate there								
story consists of a band of four windows co								
hung vinyl windows at the corners. All fea	ature wide wood surrounds. Th	ne 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

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

P4. Resources Present: 

Building 

Structure 

Object 

Site 

District 

Element of District 

Other

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

minimally altered building appears to be in good condition.

\*P5b. Photo (view, date, accession #

View toward west, 100 8372.JPG

\*P6. Date Constructed/Age and Sources 1907, Asssessor'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 surv	ey report	t and other	sources,	or enter	"none"
-------	--------	-----------	------------	-----------	-------------	----------	----------	--------

*P11. Report Citation: (Cite s	survey report and oth	William Kostura,	The	Oceanside	Neighborhood,	
*Attachments	⊠BSOR	☐ Photograph Record	Continuation Sheet			
☐ Archaeological Record	NONE	☐ Location Map	Other			
☐ Artifact Record	☐ District Record	☐ Linear Feature Record				

Primary #

HRI No.

# **BUILDING, STRUCTURE, AND OBJECT RECORD**

		*NI	RHP Status Code	3CS
Page	e <u>2</u> of <u>3</u>	*Resource Name or # (Ass		1373 47TH AVE
B1.		known	,	
B2.		73 47th Ave		
B3.		-family property	B4. Presen	t Use: Single-family property
B5.		caftsman		
*B6.		constructed in 1907.		
	Moved? ⊠ No ☐ Yes			
*B7.		Date?	O	riginal Location:
*B8.	Related Features			
B9a.	Architect Unknown		. Builder	Unknown
*D10	Significance: Theme	Residential Development	————Area:	Oceanside/ Outer Sunset
D 10.	Significance. Theme		Alea.	occumbiac, oacci bunbec
	Period of Significance 1	Property Typ	e Residential	Applicable Criteria 3
	(Discuss importance in ter	rms of historical or architectural context as	s defined by theme, pe	eriod, and geographic scope. Also address integrity)
Ac	ccording to the 190	)1 and 1906 San Francisco	Block Books	, the subject property belonged to
				ndicate the initial date of water
			=	a Mrs. Mary Lister. Lister was
		the property from Mrs	-	<u>=</u>
_			_	built or it could be that water
_	· <del>-</del>		_	Department of Building Inspection
	<del>-</del>	=		nough there is no original building
		——————————————————————————————————————		ter was listed as residing at this
_		<del>-</del>	<del>-</del>	ere through 1909. In October 1915,
th	ne Estate of Agnes E	Fisher sold the property	to William an	d Lacy Arlington. (continued)
D44	Additional December Att	twibtag. (List attributes and sades)	upo dimeda	family manager
B11. *B12.		tributes: (List attributes and codes)	HPZ. Single-	family property
DIZ.	11000000	r's Records Maps 1915, 1928, 1950		
		ncisco Block Books		
		ncisco City Directories		
	•			(Sketch Map with north arrow required.)
B13.	Remarks			064D 004A
				004G 005
				004B 005A
				0288 008 008
*B14.	Evaluator Christon	pher VerPlanck		0.00
		12.16.2009		043 009
	1	Revised 9-2011		024 039
	•			© 023 18D2 040
				047 010A ≥
	(This space rese	erved for official comments)		048

CONTINUATION SHEET

Primary # HRI # Trinomial

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.

State of California The Resources Agency Department of Parks and Recreation PRIMARY RECORD		Primary # HRI # Trinomial NRHP Status Code	_6Z
	Other Listings Review Code	Reviewer	 Date
Page 1 of 3 P1. Other Identifier *P2. Location:	None	or number (assigned by recorder) 13  Jurestricted	374 -1376 La Playa
*a. County: San	Francisco	and P2b and P2c or P2d	d. Attach a Location Map as necessary.
*b. USGS 7.5' Quad	: SF North	<b>Date:</b> 1994	
d. UTM: (Give more	74 -1376 La Playa than one ofr large and/o Data: Assessor's Parcel	City: San Fra r linear resources) Zone; 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 O Structure O Object O Site O District O Element of District O 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, Asssessor'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 Cita	ation: (Cite survey report a	nd other sources, or enter	"none") V	William Kostura,	The	Oceanside	Neighborhood,
PII. Report Gita	alion, ichle Survey report a	ma other sources, or enter	none , ·	· · · · · · · · · · · · · · · · · · ·	1110	OCCUITOTAC	"CIGIDOINOCA,

*Attachments	<b>⊠</b> BSOR	☐ Photograph Record
☐ Archaeological Record	NONE	☐ Location Map

Other...

□ Continuation Sheet

☐ Artifact Record ☐ District Record ☐ Linear Feature Record

Primary #

HRI No.

## **BUILDING, STRUCTURE, AND OBJECT RECORD**

			*NRHF	Status Code	6Z			
Page	e <u>2</u> of <u>3</u>	*Resourc	e Name or # (Assigne	ed by recorder)	1374 -13	376 LA PLAY	ΥA	
B1.	Historic Name	Esplanade Cafe						
B2.	Common Name	1374-1376 La Pla	aya					
B3.		tiple-family and 1-3		B4. Preser	nt Use: _Sin	gle-family	<u>7 and 1-</u>	-3 story
B5.	Architectural Style	<u>Classical Revi</u>						
*B6.	Construction Histor 1374 - 1376 La Playa at an unknown date. last four decades.	<b>y</b> was constructed in 190 According to the permit	4. The wood-sash win- history, the facade	dows on the sec has been almos	cond story we st entirely n	re replaced wi eplaced with r	ith vinyl- new materi	-sash windows ials over the
*B7.	Moved? ⊠ No □	Yes	Date?	o	riginal Locat	ion:		
*B8.	Related Features							
В9а.	Architect <u>Unkno</u>	own		Builder	L. T. Fe	nn		
*B10.	Significance: Them	e Residential	Development	Area:	Oceansid	le/ Outer S	Sunset	
	Period of Significan	1904	Property Type	Mixed-use		Applicable	Criteria	3
	(Discuss importanc	e in terms of historical or arc	chitectural context as def	ined by theme, po	eriod, and geog	graphic scope. Al	lso address	integrity)
re 19 tv Ac a op	estaurant and be 204, local resimo others) due coording to central dependence of the coording to central dependence of the coording to central dependence of the coordinate of	seph Noe since as ar at this address ar at this address dents of Carville to concerns that sus records, by 1 nt widow. Betwee 4 La Playa. In 1 ilding. (continue ce Attributes: (List attributes 1915, 193) ted States Census conicle (October 1916)	ss. During a hear pressured the let the bars "wo select the bars "wo select the build n 1908 and 1911 and wo select the build n 1930, William Woutes and codes)  Butter and codes)  Butter and codes	earing at to Board to rould menacing had been so wallace, a series of the Board Carancisco Carancis	the Board deny Noe ce the go en purcha aurant ca probatio  family po y Directori oons on Bou all, August	of Supervolution of Sup	tion (as of Oc. Berth Esplana and a P6. 1-3 pr's Rec	in October as well as ceanside. ha Becker ade was in reverend
313.	Remarks				(Sketch Map	with north arrov	w required	d.)
J 1J.	I VOIII (I NO				0	31 000	15	
					0	30 00	36	
						29 00		
	Ch ~	istopher VerPlanc	le.			00		
B14.	Evaluator	G 1 1 00				027	009	
	*Date of Evaluatio	n <u>September 28,</u> Revised 9-201				01/20/4	010 010A	
		MCATPER > ZOI	. ±		100	2200	038	
					5	-		
					*	025	099	A REED
	(This space	reserved for official	comments)				013	W.
					022		014	

**CONTINUATION SHEET** 

Primary # HRI # Trinomial

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

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 RECORD	HRI#	HRI #			
T KIMAKT KLOOKD		Status Code <u>6Z</u>			
Other Listi Review Co		_ Reviewer	Date		
P1. Other Identifier None	e name(s) or number (assigned by tion   Unrestricted  and P2	recorder) 1486 -1488 b and P2c or P2d. Attach a L	-		
*b. USGS 7.5' Quad: SF North  *c. Address: 1486 -1488 La d. UTM: (Give more than one ofr la e. Other Locational Data: Assesso	. Playa arge and/or linear resources) Zon	City: San Francisco e;n			
*P3a. Description: (Describe resource a	ind its major elements. Include de	sign, materials, condition, al	terations, size, setting, and boundaries)		
lot on the east side of La street twice, once to the p facade closest to the side straight terrazzo stair at primary entrance at the left a double-hung wood window. multi-light wood door. The chamfered bay window contain to be a later addition. About articulated by fixed aluming the facade. It is articulate terminates with a molded we	Playa between Judah and rimary entrance, and aga walk is clad in wood left and a vinyl garage side of the second-floo The primary entrance is second-floor level of ning three single-light we the light well and the windows. Closer to the dod a sliding aluminum bood cornice between the molded wood cornice. The es and codes)  HP3. Multiple Ostructure Object Osite	Kirkham streets. The fine to a recessed lishingles and the fine door at the right or level. To the left recessed within a the facade closest casement windows. The primary entrance estreet, the third-door facing a roof-t second and third-fine heavily altered by the family property  Objectice Objects	lding occupies a 3,021 sq ft e facade steps back from the ght well. The section of the irst floor level features a. The stair leads up to the it of the primary entrance is porch and contains a glazed to the sidewalk features a he third-floor level appears the plywood-clad addition is floor level is set back from top deck. The original facade loor level. The third floor ailding appears to be in good  *District O Other*  *P5b. Photo (view, date, accession # View toward east, 100_8223.JPG		
4			*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1906, Asssessor'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:		
		<b>****</b>	Reconnaissance-level survey: Oceanside Survey		
*P11. Report Citation: (Cite survey repor		2006	The Oceanside Neighborhood,		
*Attachments	☐ Photograph Record ☐ Location Map Record ☐ Linear Feature Rec	Other	t		

Primary #

State of California The Resources Agency

Primary #

HRI No.

# **BUILDING, STRUCTURE, AND OBJECT RECORD**

			*NF	RHP Status Code 6Z		
Page	<u>2</u> of _	_3_	*Resource Name or # (Assi	igned by recorder) $\overline{14}$	86 -1488 LA PLAYA	
B1.	Historic Name	<u>Unknown</u>				
B2.	Common Name	1100 110	88 La Playa			<del></del>
B3.	Original Use	_	mily property	B4. Present Use	e: Multipe-family pro	operty
B5. *B6.	Architectural Construction	-	11qt			
Б0.	1486 - 1488	La Playa was c	constructed in 1906. The at an unknown date.	e third story was	added after 1950. The	garage was
*B7. *B8.	Moved?		Date?	Origin	al Location:	
В9а.	Architect <u></u>	Jnknown		Builder <u>Unk</u>	nown	
'В10.	Significance:	Theme Resi	dential Development	Area: Oce	eanside/ Outer Sunset	<u>t</u>
	Period of Sign	ificance 1906	Property Type	e Residential	Applicable Criter	ia <u>N/A</u>
	(Discuss imp	ortance in terms of hi	istorical or architectural context as	defined by theme, period,	and geographic scope. Also addr	ess integrity)
As th Ur Ar hi	ssessor's renat Irvine nited States nnie at the is wife Virgellman emign	ecords indica applied for to s from Scotla property unt ginia shared rated from Ru	ice, indicating the ate that 1486-1488 La water service prior and in 1875, was emploid til 1914 when they so the residence with mussia and was employed arelius, Joseph, and	a Playa was cons to construction oyed as a dance old it to Orin embers of the He d as a foreman.	tructed in 1906. It. Irvine, who immigred teacher. He lived with Eastland, a physicial ellman and Henshaw family of the Henshaw family of	is possible rated to the ith his wife an. Orin and amilies. Sam
311. B12.		Assessor's Re San Francisco	s: (List attributes and codes) ecords, Sanborn Maps 19 c City Directories, Spr s Census 1920	15, 1928, 1950		
				(Ske	tch Map with north arrow requi	ired.)
313.	Remarks				066 067 085 009 063 010 064 010 067 067 011 012 055 055 059 079	
B14.	Evaluator	<u>Christopher</u>	VerPlanck		055 057 057	
	*Date of Eval	uation		A 9 1.4 14	028 015 1805 016 054 017	

(This space reserved for official comments)

065 010 060 062 011 012 012 015 065 065 065 067 077 016 054 017 016 025 016 016 026 016 026 016 026 016 026 016 026 016 019 019
052 011 612 655 058 059 077 014 028 015 054 017
055 058 059 059 014 014 015 016 054 017 017 025 018
014 028 015 1905 016 054 017
014 028 015 1805 016 054 017
054 018 018 017 018
054 017 025 018
017 025 018
025
019
023A
0228 022A 022 021A 021 020B 020A 020

**CONTINUATION SHEET** 

Primary # HRI # Trinomial

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.

State of California The Department of Parks and PRIMARY REC	d Recreation	Primary # HRI # Trinomial NRHP Status Code	CS
	Other Listings Review Code	Reviewer	Date
	None Not for Publication ☑ Uni Francisco	restricted  and P2b and P2c or P2d. Atta  Date: 1994	La Playa  ch a Location Map as necessary.
*c. Address: 14 d. UTM: (Give mor e. Other Locationa	24 La Playa e than one ofr large and/or li l Data: Assessor's Parcel No	City: San Francis inear resources) Zone; umber: 1805038 elements. Include design, materials, condit	mE/ mN

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, Asssessor'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 Ci	tation: (Cite	survey report	and other sources.	or enter "none")
-----------------	---------------	---------------	--------------------	------------------

•		
*Attachments	<b>⊠</b> BSOR	☐ Photograph Record
Archaeological Record	□ NONE	□ Location Man

☐ Artifact Record

_		
	District Record	☐ Linear Feature Record

William Kostura, The Oceanside Neighborhood,

Continuation Sheet

Other...

Primary #

HRI No.

# **BUILDING, STRUCTURE, AND OBJECT RECORD**

	Historic Name Common Name Original Use Si Architectural Style Construction Histo 1424 La Playa wa	Unknown 1424 La Playa ngle-family prop First Bay Reg	perty rion Tradition  1908. The rear addi	_ B4. Present Us	e: Single-family property tructed between 1915 and 1928. The
*B7.	Moved? ⊠ No [	Yes	Date?	Origin	nal Location:
*B8.	Related Features	1434, 1436, ar	nd 1438 La Playa	•	
B9a.	Architect <u>Unkn</u>	own		Builder <u>Un</u> }	known
*B10.	Significance: Them	Residentia	l Development	——Area: Oc	eanside/ Outer Sunset
	Period of Significar	100 1908	Property Type R	esidential	Applicable Criteria 3
	(Discuss important	ce in terms of historical or	architectural context as defin	ed by theme, period,	and geographic scope. Also address integrity)
bu lo pu co ex al de th	t obviously recal real estate rchased the ure mpound at 143 isting dwelling though based signed/built 1 e south, was brious tenants,	elated residentice broker and dendeveloped properties on the lot. on the appearance 434-38 La Playa uilt in 1903. The including George	al units. In 1902 eveloper active is erty at 1424 La F Sometime after The original bunce of the build . 1434-38 La Play the Pasmore family age M. Terrill, a	the prope the Sunset Playa, locate 1906, May wilder and a ling, whoever a, which is appears to be physician,	sently comprising four separate rty belonged to Jacob Heyman, a District. In 1906, May Pasmore ed just north of their existing and Henry B. commissioned the architect (if any) are unknown it was appears to have also located on the adjoining lot to have rented 1424 La Playa out to from 1908 until 1910 and Franking 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"

\*B14. Evaluator Christopher VerPlanck
\*Date of Evaluation September 29, 2009

Revised 9-2011

(This space reserved for official comments)

#### (Sketch Map with north arrow required.)



**CONTINUATION SHEET** 

Primary # HRI # Trinomial

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.

State of California The Res Department of Parks and Rec PRIMARY RECORE	reation	Primary # HRI # Trinomial NRHP State	us Code6Z	
	Other Listings Review Code	Re	viewer	 Date
P1. Other Identifier  *P2. Location: Not for  *a. County: San Fra  *b. USGS 7.5' Quad: S  *c. Address: 1452 4	8th Ave	ndromat - 1454 icted and P2b and Date: 1994 City	48th Avenue  d P2c or P2d. Attach a L  : San Francisco	Location Map as necessary.  Zip: 94122
e. Other Locational Data	one ofr large and/or linear : Assessor's Parcel Numbers	er: 1806022		nE/ mN  Iterations, size, setting, and boundaries)
style dwelling on the side of 48th Avenue ker is recessed and flank and stuccoed bulkhea windows with dimpled a frieze containing to pent roof and a curve.  The dwelling at the building. The dwelling	e rear portion of to between Judah and K sed by altered mid-ods. The upper portions; some of the three molded stuccod parapet.  rear of the propering is clad in wood	the lot. The buirkham streets. century storefro tion of the fatransoms have be cartouches. The ty is accessed shingles and c	ildings occupy a The main entrance nts consisting of cade features a een replaced with e facade terminate by a walkway to apped with a from	story, wood-frame, Craftsman- 4,500 sq ft lot on the east se of the commercial building f fixed glass display windows band of fixed wood transom a vents. Above the windows is ses with a red clay tile-clad the right of the commercial nt-facing gable roof. A wood
floor features two or window in the center appear to be in good	ne-over-one aluminur of the gable. The condition.  st attributes and codes) uilding O Structure O	m sash windows as building term:  HP6. 1-3 Story c  Object O Site O	and the third flo inates with a sin ommercial building; District O Element of	coden garage door. The second for features an aluminum sash mple cornice. Both buildings  HP2. Single-family property  District Other  *P5b. Photo (view, date, accession #
	THE CIPAN CYCLE LAUND  THE CIPAN CYCLE LAUND			*P6. Date Constructed/Age and Sources  Mistoric Prehistoric Both  1900, Asssessor'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 su	rvey report and other sourc	ces, or enter "none")		The Oceanside Neighborhood,
☐ Archaeological Record [	□ NONE □ Loc	otograph Record eation Map ear Feature Record	Continuation Sheet Other	t

Primary #

HRI No.

## **BUILDING, STRUCTURE, AND OBJECT RECORD**

				*NRHP St	atus Code	6Z			
Page	2 of4	*F	Resource Nam	e or # (Assigned I	oy recorder)	145	52 48TH AV	E	
31.	Historic Name	Unknown							
B2.	Common Name	1452-54 48			D D				
33.	_	ngle-family		orranoan	B4. Presei	nt Use	: 1-3  comr	mercial buil	lding,
B5. B6.	Architectural Style Construction History		and Medit	erranean					
	The dwelling at		he lot was	constructed i	n 1905. <i>I</i>	A dwe	lling at th	ne front of t	he lot was
	turned around an	d converted i	.nto a dwell	ing in 1912 a	nd enlar	ged a	fter 1928.		
*B7.	Moved? No	☑ Yes	Date?	1912		Origina	al Location:	front of	the
*B8.	Related Features								
B9a.	Architect None				. Builder	Bir	l Hughes		
'В10.	Significance: Them	e Resider	ntial Devel	Lopment	—Area:	<u> 0ce</u>	anside/ Ou	uter Sunset	
	Period of Significar	i <b>ce</b> <u>1905, 191</u>	2 <b>Pro</b>	operty Type Re	sidentia	1/Co	mmercia <b>Ap</b>	plicable Criteria	ı <u>3</u>
	(Discuss importance	e in terms of histori	cal or architectur	al context as define	d by theme, p	eriod, a	and geographic	scope. Also addres	ss integrity)
th an wi wa & al of	llowney sold to existing dwe Ohio-born car fe Minnie and s listed in ci Engineering Ne so picked up, the lot to he ont of the lot	lling between penter and state their eight ty directoring ws, Hughes turned arounds his new	en 1904 an shipwright children, es as carp moved the nd, and rew dry good	nd 1905. Acc He lived including penter. Acco house to the modeled and submiss.	ording to not the hosix sons rding to e back existing	o thouse and the of the 928	with his with his did two dauged March 191 he lot and the comme	nsus, Birl family, ind ghters. His l2 edition of dadded two dwelling at	Hughes wa cluding hi occupatio of Buildin o rooms. H
311.	Additional Resou	ce Attributes: (L	ist attributes ar	nd codes) <u>HP6</u>	. 1-3 St	ory (	commercial	building;	HP2.
B12.		n Francisco Ca	all, October	ng and Enginee c 4, 1904, Sar y records, Uni	Francis	co Ci	ty Director	ries	laps
						(Sket	ch Map with no	orth arrow require	ed.)
313.	Remarks						054	059	
								005	1
							604	046	1
	Chr	istopher Ver	Dlanck				025	047	
B14.	Lvaluatoi				_		022	008	
	*Date of Evaluatio	n $\frac{12 \cdot 17 \cdot 20}{\text{Revised}}$			_		621	009	
		nevibed	7 2011			1	044	1806 009A	
						1	043	010	
				_		WHER.	019A	011	TO AVE
	(This space	reserved for o	official comm	ents)			019	012	
								019	
								015A 015 014	

CONTINUATION SHEET

Primary # HRI # Trinomial

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.

## **CONTINUATION SHEET**

Primary # HRI # Trinomial

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

State of California The Resources Agency  Department of Parks and Recreation		Primary HRI#	Primary # ———————————————————————————————————				
PRIMARY RECOF		Trinomia	ı				
			tatus Code	3CS			
	Other Listings Review Code		Reviewer		 Date		
Page 1 of 3	*Resource name(	s) or number (assigned by r	ecorder) 14	133 46th	Ave		
P1. Other Identifier	None	, , , , , ,	,				
	for Publication		I DO DO-I				
*a. County: San F. *b. USGS 7.5' Quad:	rancisco SF North	and P2b and P2b Date: 1994	and P2c or P2d	I. Attach a Lo	ocation Map as necessary.		
	46th Ave		:ity: San Fra	ncisco	<b>Zip:</b> 94122		
		or linear resources) Zone [	•		E/ mN		
		<b>el Number:</b> 1807004					
*P3a. Description: (Describ	e resource and its m	najor elements. Include desig	gn, materials, c	ondition, alt	erations, size, setting, and boundaries)		
with a hipped roof Avenue between Juda for a small garden central wood and gl sheltered by a small basement is exposed building terminates side. The minimally  *P3b. Resource Attributes: P4. Resources Present:   •	. The 660 sq : h and Kirkham enclosed withi ass door, flam all shed-roofed along the si with a slight altered buildi  (list attributes and of Building O Struct	ft building occupies streets. The buildi in a white picket fe nked by double-hung d entry porch suppode elevation and is	s a 3,002 ng is set lence. The p windows wi orted by a clad with e hipped r good condi	sq ft loback from rimary fath slim a pair of horizon oof feathion.	in wood shingles and capped t on the west side of 46th the street, providing room acade is symmetrical, with a wood surrounds. The door is f Tuscan wood columns. The tal rustic wood siding. The ures skylights on its south  District O Other P5b. Photo (view, date, accession # View toward west, 100_8247.J		
				*	P6. Date Constructed/Age and Sources		
					☐ Historic ☐ Prehistoric ☐ Both		
					1906, Asssessor's Office		
			aray y	*	P7. Owner and Address: Hudson, Margaret E. Kallenbur 1433 46th Ave. San Francisco, Ca 94122		
				*	P8. Recorded by		
		1433	PROPERTY AND IN		Kelley & VerPlanck, LLC		
					2912 Diamond Street, #330 San Francisco, CA 94131		
				*	P9. Date Recorded: 11.07.08		
	10 400			*	P10. Survey Type: (Describe)		
	THE RESERVE	The second second	HILL TO THE		Reconnaissance-level survey:		
			ASS. CAPPER		Oceanside Survey		
*P11. Report Citation: (Cite s			<u>20</u> 06		The Oceanside Neighborhood,		
*Attachments  ☐ Archaeological Record  ☐ Artifact Record	■ BSOR     ■ NONE     ■ District Record	☐ Photograph Record☐ Location Map☐ Linear Feature Record	Continua     Other	ation Sheet			

Primary #

HRI No.

# **BUILDING, STRUCTURE, AND OBJECT RECORD**

			*NRHP Status Code	3CS
Page	2_ of3_	*Resource Nam	e or # (Assigned by recorder)	
B1.	Historic Name	Unknown		
B2.	Common Name	1433 46th Ave		
B3.	_	ngle-family property	B4. Preser	nt Use: Single-family property
* B5.	Architectural Style	Vernacular		
*B6.	Construction Histor 1433 46th Avenue	ry was constructed in 1906	5.	
*B7.	Moved? ⊠ No □	Yes Date?		riginal Location:
*B8.	Related Features			
B9a.	Architect <u>Unkno</u>	nwc	Builder	Unknown
*B10.	Significance: Them	e Residential Devel	Lopment Area:	Oceanside/ Outer Sunset
	Period of Significan	rce 1906 Pro	operty Type Residentia	Applicable Criteria 3
	(Discuss importanc	e in terms of historical or architectur	al context as defined by theme, p	eriod, and geographic scope. Also address integrity)
14 bu ar St pe me	Additional Resour	we in late 1905 or eawn, although it was parent of the never seems to have the with her two sons under the dwelling out to so was recorded at the in 1924. John Smith ally 1930s. (continued)  Tree Attributes: (List attributes are sessor's Records, Sanborn Francisco Block Books,	rly 1906, prior to robably built with over lived at 1433 46 til she eventually short and longer-tests address in 1920. and his wife continuated the continuate	
		ted States Census 1900		(Sketch Map with north arrow required.)
B13. * <b>B14.</b>	Remarks  Evaluator Chr:	istopher VerPlanck		JUDAM ST
	*Date of Evaluation	n <u>12.15.2009</u>		
		Revised 9-2011		033 002

(This space reserved for official comments)

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET

Primary # HRI # Trinomial

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.

Department of Parks and Recreation PRIMARY RECORD			HRI # Trinomial				
	Other Listings Review Code		NRHP Status Co	de <u>3CS</u>		 Date	
*b. USGS 7.5' Quad:	ancisco SF North	Unrestricted	and P2b and P2c	or P2d. Attach a	a Location M	ap as necessary.	
*c. Address: 1484 d. UTM: (Give more tha e. Other Locational Date			s) Zone;	n Francisco		Zip: 94122 mN	
*P3a. Description: (Describe 1484 47th Avenue is capped by a side-fa Judah and Kirkham state leaving space for a that passes through the main entrance. arches extends across of the porch. It is capped by shed roofs entrance. Each bay cover-1 double-hung won the north side squared ends elaboratials is present in window flanked by terminates in wide egood condition.	cing gable room creets. The but landscaped yat an opening in The basement is the first flat a solid wood ontains three wood sash window of the building ate the front ce two fixed window ave overhang as	wood-frame, of. The 2,310 ilding sits a rd. The dwell the concrete is semi-expostoor level. To door with strafter tails double-hung 1 ows, all with ng, cutting eaves. A largenter of the ndows; all cond simple corrections.	Craftsman-s ) sq ft buil top an ungra- ing is acces retaining wa ed and a la he primary e tained glass s present ins 10-over-1 woo wood surrou through the ge dormer ca roof. The do contain wood cnice. The mi	tyle bungal ding occupied ded lot and seed by a seall up to the rge, semi-entrance is lights. Two side the portod sash wind nds. An export roof eave. Topped by a pormer façade sash with nimally alt	ow clad les a 5,3 d is set traight of le brick s nclosed p recessed to rectand to th lows fland posed bri Triangu shed room le has a le wood s	in wood shingles 170 sq ft lot bet back from the strentral concrete stair that leads uporch with three within the right gular bay windows e left of the priced by two narroweck chimney is prelar knee braces with exposed rasquare split case urrounds. The fa	and ween eet, tair p to open side are mary r 6- sent with fter ment cade
*P3b. Resource Attributes: P4. Resources Present:  P5a. Photograph or Drawing	Building O Structu	ure Object (	Site O Distri	ct O Element	*P5b. Pho	Other to (view, date, accession oward east, 100_82	
					☑ Historic	Constructed/Age and Son	
					*P7. Owne Sperand 1484 47 San Fra *P8. Reco Kelley 2912 D San Fr. *P9. Date 01.09.09	ncisco, Ca 94122  rded by & VerPlanck, LLC iamond Street, #33 ancisco, CA 94131  Recorded:	0
D44 Deport Citation (Cit			Williams Williams	liam Kostura	Oceans	ide Survey eanside Neighborho	
P11. Report Citation: (Cite s  *Attachments  Archaeological Record  Artifact Record	urvey report and oth  BSOR  NONE  District Record	Photograph F Location Map	Record C			sanside Neighbolho	Ju,

Primary #

HRI No.

## **BUILDING, STRUCTURE, AND OBJECT RECORD**

			*NR	HP Status Code	3CS		
Page	_2 of _3_	*F	Resource Name or # (Assi			E	
B1.	Historic Name	Unknown					
B2.	Common Name	1484 47th					<del></del>
B3.	_	ngle-family		B4. Preser	nt Use: <u>Single-f</u>	amily proper	<u>ty</u>
* B5. *B6	Architectural Style	<u>Craftsman</u>					
	<b>Construction Histor</b> 1484 47th Avenue		ted circa 1907.				
*B7.	Moved? ⊠ No □	Yes	Date?	C	Priginal Location:		
*B8.	Related Features	_	2400				
B9a.	Architect <u>Unkno</u>			Builder	Clarence E. J	udson?	
*B10.	Significance: Them	e Residen	ntial Development	Area:	Oceanside/ Ou	ıter Sunset	
	Period of Significan	<b>ce</b> 1907	Property Type	Residentia	<u>1 Apr</u>	plicable Criteria	3
	(Discuss importance	e in terms of histori	cal or architectural context as	defined by theme, p	eriod, and geographic s	scope. Also address i	ntegrity)
Aco	cording to the	1901 San F	rancisco Block Boo	ok, the subj	ect (undevelop	ed) property	belonged
	_		l real estate inve		-		_
			he property. Bas	· <del>-</del>			
COI	nstructed in 19	907 for Byro	on and Mignon McDor	nald. There	is no survivin	g record of	who built
	·-	_	ery closely resemb				
			at 1443 47th Aven				
		_	g closely resemble			_	_
_	<del>-</del>		ole roof, shed-root clerk at Levi Stra				_
	<del>-</del>	_	sser at Levi Strates.			ie McDonards :	SOIG 1404
4 /	ch Avenue co or	.ar C. E. Ku	.scii alia kobett E.	ribliger. (c	concinuea)		
B11.			ist attributes and codes)				
*B12.			rds, Sanborn Maps 193 ater Company records,			City Director	ies
	SPI	ing variey wa	itel company records,	, oniced state	es census 1950		
D40	Damada				(Sketch Map with no	orth arrow required.	)
B13.	Remarks				025	008	
					042	007	
					041	008	1 200
	Chri	lstopher Ver	·Planck		023	009	
*B14.	Evaluator Cnri *Date of Evaluation					011A 010	
	Date of Evaluation				022		

(This space reserved for official comments)

Revised 9-2011



CONTINUATION SHEET

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by Recorder) 1484 47TH AVE

\*Recorded by: Kelley & VerPlanck, LLC Date 01.09.09

 X 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.

State of California The Re Department of Parks and Re PRIMARY RECOR	ecreation	Primary # HRI # Trinomial	us Code 3S			
	Other Listings Review Code	Re			ate	_
*a. County: San Fr *b. USGS 7.5' Quad: *c. Address: 1468 d. UTM: (Give more than e. Other Locational Dat *P3a. Description: (Describe 1468 47th Avenue is clad in brown shings ft lot on the east so ungraded lot with a walkway and the drive lawn and paved drive	Henn House for Publication ancisco SF North 47th Ave an one ofr large and/o ta: Assessor's Parce are resource and its mass a two-story-oles and capped side of 47th St low stone retailed and the decay at the from the story and the story and the story and the story and the story at the from the story and the story at the from the story and the story an	and P2b an Date: 1994 City or linear resources) Zone	d P2c or P2d. Attach a L  T: San Francisco  ;	Location Map a  ZinE/ m  Iterations, size  yle multip building of ts. The buil d gates sec t, providir e tank hous	p: 94122  N  e, setting, and boundaries)  ple-family dwelling becaupies a 6,000 sq  ilding sits atop an because the pedestrian ag room for a large se sits at the rear	
portico supported by with multi-pane side of the entrance is a through the second of the turret feature garage containing two with three one-overwood sash window in bracketed eaves and visible; it is char *P3b. Resource Attributes: P4. Resources Present: 1	y wood Tuscan continued with the door and above three double wood a continued wood a continued with the center, and an eyebrow of acterized by a continued of the context o	olumns. The main ent or is flanked by pila sh window. To the right the roof where it is the roof where it is the hung curved wood and glass doors. The glass wood sash windows the turret on the relormer in the center a large rectangular structures, and the buildings, structures, and the company of the comp	rance features a asters supporting that is a second by a conwindows. Recesse e second story featon the left side on the left side of the roof. They window at the mily property  District O Element of	recessed of an entabla two-story hical witch d and belo atures a che, a one-ownimary faca. The south he center to the content of District OC *P5b. Photo (v	glass and wood door ature. To the right turret that extends h's cap. Each level ow the turret is a hamfered bay window wer-one double-hung ade terminates with elevation is also that is flanked by	PG.
				*P6. Date Cons  Historic 1900, Ass Ca. 1901, Directori  *P7. Owner an Mary S. Fr 75 S. Knol Mill Valle  *P8. Recorded Kelley & 2912 Diam San Franc  *P9. Date Record  *P10. Survey 1	structed/Age and Sources Prehistoric Both sessor's Office San Francisco City es dd Address: eese 1987 Trust 1 Road y, Ca 94941  I by VerPlanck, LLC ond Street, #330 isco, CA 94131	
*P11. Report Citation: (Cite s	urvey report and oth	er sources, or enter "none")	William Kostura,	Oceanside	_	
*Attachments  ☐ Archaeological Record ☐ Artifact Record	BSOR     NONE     District Record	☐ Photograph Record ☐ Location Map ☐ Linear Feature Record	☐ Other	t		

Primary #

HRI No.

# **BUILDING, STRUCTURE, AND OBJECT RECORD**

			*NRHI	P Status Code	3S		
Page	_2_ of _4_	*Resou	urce Name or # (Assign	ed by recorder)	1468 47T	H AVE	
B1.	Historic Name	Henn House					
B2.	Common Name	1468 47th Aven					
B3.		ngle-family prop	<del>-</del>	B4. Presen	t Use: Mul	tiple-family	property
B5.	Architectural Style	Shingle style	2				_
	unknown date. Th	as built or moved e subject propert he 1915. 1928. ar	d to this location ty still retains to and 1950 Sanborn man	he water tow os have been	er, howeve removed.	r the two oth	
*B7.		_ res	Date?		riginal Locat	ion:	
* <b>B8.</b> B9a.	Architect <u>Unknot</u>	own		Builder	Unknown		
*B10.	Significance: Them	e Residentia	l Development	Area:	Oceansid	e/ Outer Sun	ıset
	Period of Significan	<b>ce</b> 1902	Property Type	<u>Residential</u>	-	Applicable Cr	iteria <u>C</u>
	(Discuss importanc	e in terms of historical or	architectural context as de	fined by theme, pe	eriod, and geog	raphic scope. Also	address integrity)
bo Th th Ch ma	pokkeeper. The here is no survice San Francison There any years the bounstructed or months appears at	exact provenance viving original co Call, the Co is also no ear uilding had its oved to the propositions address in	Sanchez Street ce and construct building permit california Archi ly water tap app own water suppl perty circa 1902 n 1903. (continue tributes and codes) H	ion chronol and a buitect & Builication or y. What is the first	logy of talding con lding New file for known is known or	he Henn Hountract does ws, or the r the proper that 1468 4 wner was Aug	se is unknown. not appear in San Francisco ty because for 17th Avenue was
B12.	References: Ass	essor's Records,	Junior League Fil 1928, 1950, San Fr	е			
					(Sketch Map	with north arrow r	equired.)
313.	Remarks					030 003 0029 004 0028 004A 0027 005	
B14.	Evaluator Chri	stopher VerPlan	nck			025 006	
	*Date of Evaluation	n <u>06.17.2011</u>			37V H L£P	042 007 041 008 023 1897 00 022 011A 01	
	(This space	reserved for officia	al comments)			021 012 020 013	

0146

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET

Primary # HRI # Trinomial

Page 3 of 4 Resource Name or # (Assigned by Recorder) 1468 47TH AVE

\*Recorded by: Kelley & VerPlanck, LLC Date 01.07.09

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.

### **CONTINUATION SHEET**

Primary # HRI # Trinomial

Page 4 of 4 Resource Name or # (Assigned by Recorder) 1468 47TH AVE

\*Recorded by: Kelley & VerPlanck, LLC Date 01.07.09



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

State of California The Res Department of Parks and Re PRIMARY RECOR	creation	Primary # HRI # Trinomial NRHP Status Code6Z	
	Other Listings Review Code	Reviewer	 Date
age 1 of 3  1. Other Identifier  2. Location: ☐ Not f  *a. County: San Fra	None or Publication 🛮 Unrestric	ted and P2b and P2c or P2d. Attach a Lo	
	47th Ave	City: San Francisco esources) Zone;m	<b>Zip:</b> 94122 <b>E/mN</b>

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 O Structure O Object O Site O District O Element of District O 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, Asssessor'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	t and other sources, or enter "none")
--	---------------------------------------

*Attachments	🛛 BSOR	☐ Photograph Record
☐ Archaeological Record	NONE	☐ Location Map

☐ Artifact Record

			-	
Di:	strict Record	☐ Linear	Feature	Record

illiam	Kostura,	The	Oceanside	Neighborhood
106				

	Sheet
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Primary #

HRI No.

## **BUILDING, STRUCTURE, AND OBJECT RECORD**

			*NRHP Sta	atus Code 6	7	
Page	2_ of3_	*Resource	NAME OF # (Assigned b	<del>-</del>	422 47TH AVE	
B1.		nknown	vitamo or m (neorginou s	y 1000/40/7		
B2.	-	422 47th Avenue				
B3.		iple-family prop		B4. Present Us	se: Multiple-family property	_
* B5.	Architectural Style	Craftsman				
			1904 as a one-stonas enlarged by two		one of four cottages sharing the	
*B7.	Moved? $\boxtimes$ No $\square$	res D	ate?	Origi	nal Location:	
*B8.	Related Features					
B9a.	Architect <u>Unknow</u>	1		. Builder <u>La</u>	wson T. Fenn	
*B10.	Significance: Theme	Residential I	Development	—Area: <u>0</u> 0	ceanside/ Outer Sunset	
	Period of Significance	N/A	Property Type Res	idential	Applicable Criteria N/A	
	(Discuss importance in	terms of historical or arch	nitectural context as defined	by theme, period	d, and geographic scope. Also address integrity)	
Bu al rc th (1	tered building of vernacular contends of vern	n records, is not the existing stages built by hborhood. All we and 1422 47th hs. (continued)  Attributes: (List attributes)	likely the origi site. Originally contractor Lawso ere one-story co	nal date of it was par on T. Fenn ttages with 9, Walter	corroborated by Department of construction for the heavil t of a compound of four, hipped, a locally active contractor in front porches and hipped roof Mohns sold his property to hi	y - n s
	San F		oks, San Francisco		cories	
B13.	Remarks			<b>(</b> Sko	etch Map with north arrow required.)	
				048 1802 012	022 021 020 1801 050 017 016	
	-1	,			JUDAH ST	
*B14.	Evaluator Chris *Date of Evaluation	copher VerPlanck 12.16.2009	<u> </u>	CO 001A	034 035 036 C43 044 C38 039 040 001	
	(This space re	eserved for official c	comments)	048 1905 049 050	033 002 04 1807 0028 032A 0028 04 030 0030 003	08 4 13

HRI # Trinomial

1422 47TH AVE

Primary #

**CONTINUATION SHEET** 

Resource Name or # (Assigned by Recorder)

\*Recorded by: Kelley & VerPlanck, LLC Date 01.08.09

Page 3

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.

State of California The Resources Agency Department of Parks and Recreation PRIMARY RECORD	Primary #	
Other Listings Review Code	Reviewer	Date
Page 1 of 3 P1. Other Identifier P2. Location: ☐ Not for Publication ☐ Unrestricte *a. County: San Francisco		
_	and P2b and P2c or P2d. Attach a Locat Date: 1994	ion map as necessary.
*c. Address: 1425 43rd Ave d. UTM: (Give more than one ofr large and/or linear res e. Other Locational Data: Assessor's Parcel Number: *P3a. Description: (Describe resource and its major element	1810002	

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 façade. 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 Ostructure Object Osite Object Osite Object Ostruct October

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

1906, Asssessor'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 s	survey report and oth	er sources, or enter "none")	William Kostura,	The	Oceanside	Neighborhood,
*Attachments	⊠BSOR		Continuation Shee			
☐ Archaeological Record	NONE	☐ Location Map	Other			
☐ Artifact Record	☐ District Record	☐ Linear Feature Record				

Primary #

HRI No.

# **BUILDING, STRUCTURE, AND OBJECT RECORD**

			*NRH	P Status Code	6L	
Page	<u>2</u> of <u>3</u>	*Resou	ırce Name or # (Assign	ned by recorder)	1425 43RD AVE	
31.	Historic Name	Unknown	, ,			
B2.	Common Name	1425 43rd Aven	ue			
33.	Original Use Si	ngle-family prop	erty	B4. Preser	nt Use: Single-family prope	<u>erty</u>
B5.	<b>Architectural Style</b>	<u>Vernacular</u>				
	Construction Histo	<b>ry</b> : was built in 190	6 on land belongi	na to Sol Ge	tz.	
_	1120 1010 11101100	was salle in 190	o on land belong.	ing to bor do		
*B7.	Moved? No	Yes	<b>Date?</b> 1906?	o	riginal Location: <u>Unknown</u>	
B8.	Related Features					
39a.	Architect None			. Builder	Unknown	
'B10.	Significance: Them	e Residential	l Development	Area:	Oceanside/ Outer Sunset	
	Period of Significar	1906	Property Type	Residentia	Applicable Criteria	N/A
	(Discuss important	e in terms of historical or a	architectural context as de	efined by theme, pe	eriod, and geographic scope. Also addres	ss integrity)
142	25 43rd Avenue	was either bui	lt or moved to	its site ir	1906. According to the	1906 Block
					r, Sol Getz. Getz would o	
		= = =	=		omise to build or move	
					place. It is therefor l	
					site in 1906 by a Mr.	
		_	_		rvice. Based on the build	
	<del>-</del>		_		combined with its appeara	_
		<del>-</del>		_	is an earthquake refug	_
ori	iented with it	s long axis par	allel to the st	reet. Built	in large numbers by the	e Red Cross
in	1906 and 1907	and assembled	in refugee camp	os, the cot	tages were often sold at	a nominal
sun	m to their occ	upants once the	camps were clos	ed. (contin	nued)	
	A 1 Pg 1 B	- <b>A</b> (1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1				
311.		-			-family property	
B12.		sessor's Records,		n Francisco C	City Directories	
	Uni	ted States Census	1920			
					(Sketch Map with north arrow require	ed.)
313.	Remarks				(	,
					ninah st	
					jap.no.	
B14.	Evaluator Chr	istopher VerPlan	ıck			
D 14.	*Date of Evaluation	n 12.11.09		<del>0</del> 01	001	043
					043 001A	0428
					039 040 041 042 0018	042A
				001B		43 P.D. PAY 042
				001G 47HAVE	037 901G	VE
	(This space	e reserved for officia	al comments)	002	095 1910 002	041 1911
				1809 002A	035	040
					O34A 004	033
				003 	0348 005	038
				Aeoo	2055	037
				Copyright (C) 2003-2009,	City and County of San Francisco	

CONTINUATION SHEET

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by Recorder) 1425 43RD AVE

\*Recorded by: Kelley & VerPlanck, LLC Date 10.27.08

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.

State of California The Resources Agency Department of Parks and Recreation PRIMARY RECORD	Primary #	
Other Listings Review Code	Reviewer	Date
Page 1 of 3  *Resource name(s) or number P1. Other Identifier  None P2. Location: ☐ Not for Publication ☑ Unrestricte *a. County: San Francisco	r (assigned by recorder) 1525 44th .ed and P2b and P2c or P2d. Attach a Lo	
*b. USGS 7.5' Quad: SF North  *c. Address: 1525 44th Ave d. UTM: (Give more than one ofr large and/or linear re	Oate: 1994  City: San Francisco sources) Zone;m	<b>Zip:</b> 94122 <b>E/mN</b>
e. Other Locational Data: Assessor's Parcel Number: *P3a. Description: (Describe resource and its major elemen		erations, size, setting, and boundaries
1525 44th Avenue is a three-story, wood-flush wood siding and capped with a gable on the west side of 44th Avenue between Ki	l roof. The 1,831 sq ft building	g occupies a 3,000 sq ft lot

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 

1910, Asssessor'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	r enter "none")	William	Kostura,
--	-----------------	---------	----------

*P11. Report Citation: (Cite s	survey report and oth	er sources, or enter "none")	William Kostura,	The	Oceanside	Neighborhood,
*Attachments	⊠BSOR	·	Continuation Sheet			
☐ Archaeological Record	NONE	☐ Location Map	Other			
☐ Artifact Record	☐ District Record	☐ Linear Feature Record				

Primary #

HRI No.

# **BUILDING, STRUCTURE, AND OBJECT RECORD**

					*NE	RHP Status C	`odo	3CS
Page	2 of	3		*Resource N	ame or # (Assi			
B1.	Historic Name	<b>e</b> U:	nknown		`	,	,	
B2.	Common Nar	ne $\frac{1}{1}$	525 44tl	h Ave				
B3.	Original Use	Singl	e-famil	ly property	7	B4. F	resen	nt Use: Single-family property
B5.	Architectura	I Style	<u>late Qu</u>	een-Anne				
	Construction 1525 44th A the last 25	Avenue wa	s constr	ructed in 19	912. The wi	ndows, doc	or, an	and garage doors were replaced within
*B7.	Moved?	No Y	es	Date	?		Oı	Original Location:
*B8.	Related Feat	ures						
B9a.	Architect	Unknown				Bu	ıilder	Peter Foley
*B10.	Significance	: Theme	Resid	dential Dev	velopment	———Ar	ea:	Oceanside/ Outer Sunset
	Period of Sig	ınificance	1912		Property Typ	e <u>Resider</u>	ntial	Applicable Criteria n/a
on pa fo ci la Pe	its related term book or \$1,000 ty direct ter an em	tively sk. Accorin Marchories, ployee Mary hac	ophistiding to 1912. Foley's of the	icated desi the build Peter and occupation Departmen daughters	ign, Foley ding contr d Mary Fol ons were v t of Park	may have act, Pete ey were variously s and Re	e had er Fo Irish lis crea	nnie and May Fleming in 1910. Base ad the assistance of an architect of oley built the house with day laborsh immigrants. In the San Francisc sted as longshoreman, laborer, an ation working in Golden Gate Park the family resided at the propert
311. B12.		: Assess	or's Red	cords, Sanbo	orn Maps, S	an Francis	sco C	-family property City Directories neering (March 5, 1912).
								(Sketch Map with north arrow required.)
313.	Remarks							037 C01A
B14.	Evaluator	Christ	<u>opher V</u>	/erPlanck				038 039 038A 040 001B
	*Date of Ev	aluation	<u>12.11.</u>					0010
			Revise	ed 9-2011				0\$5 002
								034
								0.53
	(This	space re	served fo	or official con	nments)			032 1860 005

**CONTINUATION SHEET** 

Primary # HRI # Trinomial

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.

State of California The Resources Agency Department of Parks and Recreation	Primary #	
PRIMARY RECORD	Trinomial ————————————————————————————————————	CS
Other Listings Review Code	Reviewer	 Date
P1. Other Identifier None  *P2. Location: ☐ Not for Publication ☑ Unrestricted  *a. County: San Francisco		15th Ave
*c. Address: 1570 45th Ave d. UTM: (Give more than one ofr large and/or linear res	City: San Francisc	
e. Other Locational Data: Assessor's Parcel Number: *P3a. Description: (Describe resource and its major element	1890023	
1570 45th Avenue is a two-story, wood-shingles and capped with a front-facing gallot on the east side of 45th Avenue between street level on an ungraded lot. A small y adjoins the sidewalk. A straight concrete satop a partially raised basement, and the fively parallel to the facade and that leads to multi-lite fixed wood windows with wood summolded cornice. The porch contains a multi-level includes a pair of fixed aluminum wirksecond story, there are paired, fixed four terminates with a boxed raking cornice moderately altered building appears to be in	ble roof. The 1,692 sq ft in Kirkham and Lawton stree and divides the house from stair at the left leads to first story is accessed vian enclosed entry porch. The porch is capping inpanel wood door. Other indows with wood moldings a colight windows with wood and wide overhanging ear	building occupies a 3,004 sq ft ets. The dwelling is raised above m a concrete retaining wall that to the building. The building sits a a short stair that is oriented. The entry porch features large ped by a hipped roof and a richly fenestration at the first floor at the right. At the right of the sashes and moldings. The facade
*P3b. Resource Attributes: (list attributes and codes) P4. Resources Present:   Building   Structure   Obje P5a. Photograph or Drawing (Photograph required for building)	ect O Site O District O Eleme	ent of District O Other  *P5b. Photo (view, date, accession #  View toward east, 100_8094.JPG
		*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1905, Asssessor's Office
		*P7. Owner and Address:  Rogers, Marie E. 1991 Trust T



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	
☐ Archaeological Record	NONE	☐ Location Map	Other
☐ Artifact Record	☐ District Record	☐ Linear Feature Record	

Primary #

HRI No.

## **BUILDING, STRUCTURE, AND OBJECT RECORD**

				*NRH	IP Status Code	3CS			
Page	e <u>2</u> of <u>3</u>	_	*Resource N	lame or # (Assign			5TH AVE		
B1.	Historic Name	Unknown							
B2.	Common Name	1570 45t			D4 Dragge	at I look Od	maila £am		
B3. • <b>B5.</b>	Original Use S. Architectural Style	ingle-fami • Vernacu		<u>Y</u> Craftsman in		it USES_	ingre-ran	mily prope	rly
*B6.	Construction Hist			<u> </u>					
	1570 45th Avenu 1950.		ructed in 1	905. The faca	ade appears t	o have be	een clad	in transite	, ca.
*B7.	Moved? 🛛 No	Yes	Date	e?	o	riginal Loc	ation:		
*B8.	Related Features								
В9а.	Architect <u>Unk</u>	nown			Builder	Stanley	Richmon	d	
*B10.	Significance: The	me Resi	dential De	velopment	Area:	Oceansi	de/ Oute	er Sunset	
	Period of Significa	ance <u>1905</u>		Property Type	Residentia	1	Applic	able Criteria	3
	(Discuss importar	nce in terms of hi	storical or archite	ectural context as de	efined by theme, pe	eriod, and ge	ographic sco	pe. Also address	integrity)
St pi Ge 45 wi th	ichmond. The landey Richmon ioneer jeweler eorgia B., and oth Avenue to ife Hattie Huthere until 192 wn company, E. continued)	d was emplos in San Virginia. Daisy B. (chinson Cl 6. Accordi	Francisco They resi Overton ca ark ca. 19	ously as an ously as an ded at the position of the classic directories	accountant and Georgi property the rton leased arks purchas s, Ernest C	and a a had rough 19 the housed the lark was	geologis three do 10. The use to E property a linot	st by Shreaughters; Richmonds rnest Clar in 1923, Type operat	Marjorie, sold 1570 k and his remaining tor at his
B11. *B12.	Sa	ssessor's Re an Francisco	cords, Sanb City Direc		ng Valley Wat				
						(Sketch Ma	p with north	arrow required	d.)
B13.	Remarks						031	905A	
							030	0068	
							042	005G	
	Ch	miatophom :	ZowDlanak				028	0050	
*B14.	Lvaiuatoi	ristopher von 12.14					927	907	
	*Date of Evaluati						604	908	
		Revis	ed 9-2011				026	009	4
						H AVE	024	011	AVE
	(This eng	ce reserved f	or official cou	mmonte)			622	012	
	(Tille spat	,o reserved i	J. Official COI				021	019	
							020A	014A	

CONTINUATION SHEET

Primary # HRI # Trinomial

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 RECOR		HRI# Trinomial NRHP Stat	us Code 67	
	Other Listings Review Code		eviewer	
*a. County: San F	None for Publication	and P2b an	,	Ave  Location Map as necessary.
d. UTM: (Give more th		or linear resources) Zone	y: San Francisco	•
		el Number: 1890025 ajor elements. Include design	, materials, condition, a	alterations, size, setting, and boundaries)
of 45th Avenue betw level on an ungrade lot. The bays each garage to form an a From this point a w of the structure. fenestrated with the visible at the left minimally altered by *P3b. Resource Attributes: P4. Resources Present: •	een Kirkham and d lot. A stone-contain paired rch over the bood stair leads. The façade of ree large fixed. The facade the tailding appears (list attributes and contains)	d Lawton streets. The -clad, two-bay, gable wood panel doors. Th rick stair that leads s up to a wood entry f the dwelling is of windows capped by the	building is set -roofed garage in the stone cladding up to the dwell porch and the prodominated by an aree-light transcing cornice and scion.  The property classification is a construct of the construction in the construction is a construction of the construction in the construction is a construction of the construction in the construction is a construction of the construction in the construction is a construction of the construction in the construction is a construction of the construction in the construction is a construction of the construction in the construction is a construction of the construction in the construction is a construction of the construction in the construction is a construction of the construction in the construction is a construction of the construction of the construction is a construction of the construction of the construction is a construction of the construction of t	of District O Other  *P5b. Photo (view, date, accession # View toward east, 100 8096.JPG
				*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1905, Asssessor'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 s	survey report and oth	ner sources, or enter "none")	William Kostura,	, The Oceanside Neighborhood,
*Attachments  ☐ Archaeological Record ☐ Artifact Record	BSOR ☐ NONE ☐ District Record	☐ Photograph Record ☐ Location Map ☐ Linear Feature Record	Continuation Shee	et

Primary #

State of California The Resources Agency

Primary #

HRI No.

## **BUILDING, STRUCTURE, AND OBJECT RECORD**

			*NRHP S	Status Code 6		
Page		*Resource	e Name or # (Assigned	by recorder) $15$	62 45TH AVE	
B1.	Historic Name	Unknown				
B2.	Common Name	1562 45th Ave		D. ( D. ( )		
B3.	_	ngle-family proper	rty	B4. Present Us	e: Single-family	property
B5.	Architectural Style	<u>Craftsman</u>				_
	constructed at treconfigured bet	was constructed in he rear of the propween 1928 and 1950.	erty. The garage	and stair wer	e also added and the	
*B7.	Moved? ⊠ No □	Yes	Date?	Origin	al Location:	
* <b>B8.</b> B9a.	Related Features  Architect <u>Unknee</u>	garage own		Builder <u>Un</u>	known	
⁺B10.	Significance: Them	e Residential	Development	——Area: <u>Oc</u>	eanside/ Outer Su	nset
	Period of Significar	ice <u>1905</u>	Property Type Re	esidential	Applicable C	riteria <u>3</u>
	(Discuss importance	e in terms of historical or arc	hitectural context as define	ed by theme, period	and geographic scope. Also	address integrity)
un Li	til 1919, leas nsch in 1923. ere. (continue	. Oscar Daniels woing out the rear of the Itappears Linschol)	dwelling to boar n leased the dwe	rders. Danie elling to te	ls sold the prope:	rty to Peter P
B12.		sessor's Records, Sa Francisco City Dir		States Census	1910, 1920, 1930	
240	Б			(Ske	tch Map with north arrow	required.)
313. B <b>14.</b>	Remarks  Evaluator Chr	istopher VerPlancl	k		091 005A 090 055B 042 005C 041 005D 028 006	
	*Date of Evaluatio	n <u>12.14.2009</u>				
		Revised 9-201	1	_	025 009 024 1990 010 029 011	44TH AVE
	(This space	e reserved for official o	comments)		022 012 021 013	Tan

CONTINUATION SHEET

Primary # HRI # Trinomial

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.

State of California The Resources Agency Department of Parks and Recreation PRIMARY RECORD	Primary #	
Other Listings Review Code	Reviewer	 Date
P1. Other Identifier None  *P2. Location: ☐ Not for Publication ☑ Unrestric  *a. County: San Francisco  *b. USGS 7.5' Quad: SF North  *c. Address: 4215 Kirkham St d. UTM: (Give more than one ofr large and/or linear	and P2b and P2c or P2d. Attach a Loc Date: 1994  City: San Francisco resources) Zone;mE	cation Map as necessary. <b>Zip:</b> 94122
e. Other Locational Data: Assessor's Parcel Number *P3a. Description: (Describe resource and its major elements)		rations, size, setting, and boundaries)
4215 Kirkham Street is a two-story, we capped with a hipped roof. The 1,505 sq Kirkham Street between 46th and 47th aver	ft building occupies a 2,500 sq nues. The first floor level of th	ft lot on the south side of e 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



\*P5b. Photo (view, date, accession #

View toward south, 100 8114. JPG

\*P6. Date Constructed/Age and Sources 

1911, Asssessor's Office

#### \*P7. Owner and Address:

Klebora 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 s	urvev report	and other source	es. or enter "none	("۾
P11.	. Report Citation:	(Cite s	urvev report	and other source	es. or enter	none

*P11. Report Citation: (Cite s		The	Oceanside	Neighborhood,		
*Attachments	<b>⊠</b> BSOR	☐ Photograph Record	Continuation Sheet			
☐ Archaeological Record	NONE	☐ Location Map	Other			
☐ Artifact Record	☐ District Record	☐ Linear Feature Record				

Primary #

HRI No.

# **BUILDING, STRUCTURE, AND OBJECT RECORD**

			*NRHP Status Code	3CS	
Page	<u>2</u> of <u>3</u>	*Resource Name or #		4215 KIRKHAM ST	
B1.	Historic Name	1215 Kirkham St			
B2.	Common Name	  215 Kirkham St			_
B3.	Original Use Sing	le-family	B4. Preser	nt Use: Single-family	
* B5.	Architectural Style	Craftsman			
*B6.	Construction History 4215 Kirkham Stree	t was constructed in 1911.			
*B7.	Moved? ⊠ No □	es Date?	o	Priginal Location:	
*B8.	Related Features				
B9a.	Architect <u>Unknow</u>	n	. Builder	Unknown	
*B10.	Significance: Theme	Residential Developme	nt Area:	Oceanside/ Outer Sunset	
	Period of Significance	1911 Property	Type Residential	Applicable Criteria	3
	(Discuss importance in	terms of historical or architectural conte	ext as defined by theme, po	eriod, and geographic scope. Also address in	tegrity)
be te su an da St ba Ca th	longed to Thomas nant, Joseph Kl ggesting that the d/or architect as y labor, a common reet was one of ck toward the reville/Oceanside to 1920s when sy whouses along 46	Mullany, a major land of ebora applied to the see existing building was are unknown but it may have practice in the area. Only five other dwelling tear of the parcel. But neighborhood, the surrespeculative builders begath Avenue and Kirkham States.	wher in San France Spring Valley so constructed in ave been built. The 1915 Sanbourgs on the block with the sounding block was an erecting trancet. (continued		Tullany's service, builder tance of Kirkham was set then the ed until
B11. *B12.	References: Asses	Attributes: (List attributes and code sor's Records, Sanborn Maps rancisco City Directories d States Census 1910, 1920			
				(Sketch Map with north arrow required.)	
B13. * <b>B14.</b>	Remarks  Evaluator Chris *Date of Evaluation	topher VerPlanck 1-23-2009		001 001 001 001 001 001 001 001 001 001	
		Revised 9-2011		022 002G 021 002D	

(This space reserved for official comments)

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**CONTINUATION SHEET** 

Primary # HRI # Trinomial

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.

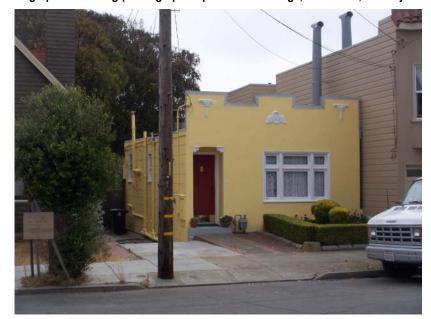
State of California The Resources Agency Department of Parks and Recreation PRIMARY RECORD	Primary # HRI # Trinomial NRHP Status Code	_6Z
Other Listings Review Code	Reviewer	 Date
Page 1 of 3  P1. Other Identifier None  *P2. Location: ☐ Not for Publication ☑ Unrestricted  *a. County: San Francisco  *b. USGS 7.5' Quad: SF North  Date		42 47th Ave  Attach a Location Map as necessary.
*c. Address: 1542 47th Ave d. UTM: (Give more than one ofr large and/or linear resou e. Other Locational Data: Assessor's Parcel Number: 18 *P3a. Description: (Describe resource and its major elements.)	92019	mE/ mN
1542 47th Avenue is a one-story, wood-frame capped with a shallow-pitched gable roof coroccupies a 3,002 sq ft lot on the east side	cealed behind a rai	sed parapet. The 612 sq ft building

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 

1923, Asssessor'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	е"
--	----

*Attachments	<b>⊠</b> BSOR	☐ Photograph Record
Archaeological Record	$\square$ NONE	☐ Location Map

☐ Artifact Record

LINONE	
☐ District Record	☐ Linear Feature Record

llllam	Kostura,	The	Oceanside	Neignborn
106				

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Other...

Primary #

HRI No.

# **BUILDING, STRUCTURE, AND OBJECT RECORD**

				*NRHP S	tatus Code	6Z			
Page	_2 of _3_		*Resource Nam	e or # (Assigned			47TH AVE		
B1.	Historic Name	Unknown							_
B2.	Common Name	<u>1542 47t</u>							_
B3.	_	_	Ly property		B4. Preser	nt Use: _S	Single-family	y propert	<u>У</u>
B5.	Architectural Style	<u>Craftsm</u>	<u>.an</u>						
*B6.	Construction Histor 1542 47th Avenue		ructed in 1923	3.					
*B7. *B8.	Moved? No C	Yes	Date?		O	riginal Lo	ocation:		
В9а.	Architect None				Builder	Alexan	nder Neil		
*B10.	Significance: Them	e Resid	dential Devel	lopment	——Area:	Oceans	side/ Outer S	Sunset	
	Period of Significan	<b>ce</b> <u>1923</u>	Pr	operty Type Re	sidentia	1	Applicable	Criteria	3
se Ne Bi De	ighborhood as rvice in Octobils do not applk. The Bilks cember 1927. Ac	er 1923, bear to helived the decording t	indicating tave lived the for three to the 1930 C	the likely onere, selling years, sell	construct g it in ling the ey Lea wa	ion dat Septem proper as a 39	te for 1542 ber 1924 to ty to Sidney -year old gr	47th Aver Jerry ar and Emma	nue. The nd Mabel a Lea in
B11. *B12.	Additional Resour References: Ass San	essor's Re	-	n Maps 1915,	1928, 1950	)			
						(Sketch M	Map with north arro	w required.)	
B13.	Remarks						KIRKHAM ST		
*B14.	Evaluator <u>Chr.</u> *Date of Evaluatio				_	034	022A	001D 001D 002A 002E 4	
	/This areas	recomined for	or official comm	onto)		m	1992	0020	

DPR 523B (1/95) \* Required Information

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CONTINUATION SHEET

Primary # HRI # Trinomial

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.

State of California The Resources Agency Department of Parks and Recreation PRIMARY RECORD	Primary # HRI #  Trinomial NRHP Status Code	
Other Listings Review Code	Reviewer	 Date
Page 1 of 3  *Resource name(s) or number (a P1. Other Identifier None  *P2. Location: ☐ Not for Publication ☑ Unrestricted  *a. County: San Francisco  *b. USGS 7.5' Quad: SF North Date	ssigned by recorder) 1523 47th A  and P2b and P2c or P2d. Attach a Loce: 1994	
*c. Address: 1523 47th Ave	City: San Francisco	•
d. UTM: (Give more than one ofr large and/or linear resou e. Other Locational Data: Assessor's Parcel Number: 19		/ mN
*P3a. Description: (Describe resource and its major elements.		rations, size, setting, and boundaries)
1523 47th Avenue is a one-story, wood-frame roof. The 903 sq ft building occupies a 3,00 Kirkham and Lawton streets. The building is a one-story, wood-frame garage. The garage building aside from the front of the gable round building aside from the gable round buildin	Single-family property  A O Site O District O Element of D  gs, structures, and objects *P	side of 47th Avenue between leaving room for a yard and chitectural details of the
	*P	6. Date Constructed/Age and Sources  Thistoric Prehistoric Both  1905, Asssessor's Office  7. Owner and Address: Spielbauer, Candida E. M. Spielbauer, Thomas  2. o. Box 71 San Jose, Ca 95103  8. Recorded by  Kelley & VerPlanck, LLC  2912 Diamond Street, #330 San Francisco, CA 94131  9. Date Recorded: 10.09.09  10. Survey Type: (Describe)  Reconnaissance-level survey: Cocanside Survey
*P11. Report Citation: (Cite survey report and other sources, or	enter "none") William Kostura, I	The Oceanside Neighborhood,
*Attachments	ph Record Continuation Sheet	

Primary #

HRI No.

## **BUILDING, STRUCTURE, AND OBJECT RECORD**

			*NRHP	Status Code	7N		
Page	e <u>2</u> of <u>3</u>	*Reso	urce Name or # (Assigned		1523 47TH AV	3	
B1.	Historic Name	Unknown					
B2. B3.	Common Name Original Use Six	1523 47th Ave ngle-family pro	narty	R/I Present I	Use: Single-f		<u></u>
B5.	Architectural Style		percy		ose. <u>Singre i</u>	amily prope	<u>гсу</u>
*B6.	Construction Histor	ry	. 1005 51		6. 1050		
	1523 4/th Avenue	: was constructed	in 1905. The garage	e was added a	after 1950.		
	N.	¬.,					
*B7.	Moved? 🖂 No	Yes	Date?	Orig	ginal Location:		
*B8.	Related Features						
B9a.	Architect Unknow	OMD		. Builder H	lenry Keenan?		
	. Significance: Them	Pogidontia	l Development	_	Oceanside/ Ou		
DIV.	•						
	Period of Significar	ice <u>1905</u>	Property Type R	<u>esidential</u>	Apr	olicable Criteria	N/A
	(Discuss importance	e in terms of historical or	architectural context as defin	ed by theme, peri-	od, and geographic s	cope. Also address	integrity)
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			owner. In August	_		_	
			ances Pickard. On				
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		_	chere is no origination				
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			rd and Keenan wer	· <del>-</del>		_	_
di	welling is an e	arthquake refu	gee cottage that	was moved t	to the lot a	fter the dia	saster and
t]	hen converted in	nto a larger dw	elling by Keenan.	(continued	)		
B11.	Additional Resou	rce Attributes: (List at	ttributes and codes) HP:	2. Single-f	amily proper	ty	
*B12.		-	Sanborn Maps 1915,				ries,
			Company Records, Ur				
	Sar	i Francisco Call	(August 14, 1905).,	San Franciso	co Call (Decem	ber 18, 1909)	•
				(8	Sketch Map with no	rth arrow required	(.k
B13.	Remarks					и водин вт	
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*B14.	Evaluator CITE *Date of Evaluatio	10 15 0000	11071	_	041	051	
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					036	007	

Primary # HRI # Trinomial

**CONTINUATION SHEET** 

Page 3 of 3 Resource Name or # (Assigned by Recorder) 1523 47TH AVE

\*Recorded by: Kelley & VerPlanck, LLC Date 01.09.09

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.

State of California The Re Department of Parks and Re PRIMARY RECOR	ecreation  D  Other Listings	Primary # HRI # Trinomial NRHP Status Code3C3	
	Review Code	Reviewer	Date
*a. County: San Fr *b. USGS 7.5' Quad: *c. Address: 1545	None for Publication Unrestrict cancisco SF North 47th Ave	and P2b and P2c or P2d. Attack  Date: 1994  City: San Francisco	n a Location Map as necessary.  Zip: 94122
•	in one ofr large and/or linear r ta: Assessor's Parcel Number:	esources) Zone;	mE/ mN
			n, alterations, size, setting, and boundaries)
providing space for facade features a pathe right bay. The porch features a si	a large, lushly plan ir of double-hung woo porch shelters a pai:	ted yard, including a mature d windows in the left bay an r of double-hung wood windo d is supported by wood colu	back form the front lot line, e Monterey Cypress. The primary and a recessed, integral porch in ws and a glazed wood door. The mns. The facade is capped by a
*P3b. Resource Attributes:	(list attributes and codes)	MP2. Single-family property	
	_	bject O Site O District O Elemer	
P5a. Photograph or Drawing	g (Pnotograph required for but	ldings, structures, and objects	*P5b. Photo (view, date, accession # View toward west, 100 8154.JPG
- Mari			*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1906, Asssessor's Office
"EIE			*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 s	urvey report and other source	o, or orreor riorio /	ra, The Oceanside Neighborhood,
*Attachments  Archaeological Record Artifact Record	□ NONE □ Locat	ograph Record	heet

Primary #

HRI No.

# **BUILDING, STRUCTURE, AND OBJECT RECORD**

			*NF	RHP Status Code	3CS	
Page	e <u>2</u> of <u>3</u>	_ *Res	ource Name or # (Ass		1545 47TH AVE	
B1.	Historic Name	Unknown				
B2.	Common Name	1545 47th Ave	e			
B3.	-	ingle-family pro	operty	B4. Present U	Jse: <u>Single-family</u>	property
B5.	Architectural Style					
*B6.		ory e was constructed	d in 1906.			
*B7.	Moved? $\boxtimes$ No	Yes	Date?	Oriç	ginal Location:	
*B8.	Related Features					
В9а.	Architect <u>Unki</u>	nown		Builder <u>U</u>	nknown	
*B10.	. Significance: The	ne Residenti	al Development	Area:	Oceanside/ Outer Su	ınset
	Period of Significa	nce <u>1906</u>	Property Typ	e Residential	Applicable (	Criteria N/A
	(Discuss importar	ice in terms of historical o	or architectural context as	defined by theme, perio	od, and geographic scope. Als	o address integrity)
th Va od da ci it Wi	he house was balley Water Coccurred in Aprate of construity directories tout to variouillow sold the rnest was a Swe	mpany records and the second s	although there indicate the findicate the findicate the findicate of the second second and they do not and they do not and they do not and they do not and they be second	is no original rst request for applied for applied for appear to sold the propertundberg in 19 d Mary had one	cisco Assessor/Red building permit or water service r service, indica are listed in th have lived there, rty to Theresa Wil 19. According to t daughter, Dorothe	on file. Spring at this address ting the likely te San Francisco instead renting low in 1917 and the 1920 Census,
Ɓ12.	References: As	sessor's Records n Francisco City	, Sanborn Maps 19 Directories, Spr us 1910, 1920, 19	15, 1928, 1950 ing Valley Water		
				<b>(</b> S	ketch Map with north arrow	required.)
313.	Remarks				KIRKHAM ST	
*B14.	Evaluator <sup>Ch:</sup> *Date of Evaluati	ristopher VerPla on <u>08.30.2011</u>			046 447  042 558 044 045  041  040 002  040 002  040 006  050 004	000 001
	(This space	ce reserved for offic	cial comments)		037 1993 006 036 037	

CONTINUATION SHEET

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by Recorder) 1545 47TH AVE

\*Recorded by: Kelley & VerPlanck, LLC Date 01.09.09

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.

State of California The Resources Agency Department of Parks and Recreation PRIMARY RECORD		Primary #			
Other Listi Review Co		Reviewer			
P1. Other Identifier None	e name(s) or number (astion	ssigned by recorder) 1516	48th Ave		
*b. USGS 7.5' Quad: SF North *c. Address: 1516 48th Ave d. UTM: (Give more than one ofr la	arge and/or linear resou	City: San Francis rces) Zone;	sco <b>Zip:</b> 94122		
e. Other Locational Data: Assessor *P3a. Description: (Describe resource a			tion, alterations, size, setting, and boundaries)		
occupies a 2,206 sq ft lot regard to massing, the build recessed entrance pavilion. wide wood surrounds at left right. The entrance contain vinyl sash sliding window a the left, the second floor with wide wood moldings. The projecting module contains projecting module terminate house, at right, the third	on the east side ding consists of a The first floor and a straight was a glazed wood long the right salevel features a The bay window is a pair of doubles with a frieze story features a raking fascia bood condition.  The structure Object	e of 48th Avenue between a projecting gable-roof level features a pair wood stair that leads to door that leads into ide and a flared hipped chamfered bay window which was capped by a hipped e-hung wood sash window and a molded raking conduble hung wood sash ard and a molded raking conduction of the	roof. The 1,656 sq ft building on Kirkham and Lawton streets. In ed wing flanked to the south by a of hinged wood garage doors with up to the primary entrance on the an entry porch. The porch has a diroof with overhanging eaves. At ith double-hung wood sash windows brow. At the third story, the own with wide wood moldings. The ornice. At the main body of the hindow with wood moldings. The ng cornice. The heavily altered		
			*P6. Date Constructed/Age and Sources ☑ Historic ☐ Prehistoric ☐ Both		
		William Koot	*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	rt and other sources, or	2006	ura, The Oceanside Neighborhood,		
*Attachments	☐ Photograp ☐ Location N Record ☐ Linear Fe	oh Record ⊠ Continuation Map □ Other	Sheet		

Primary #

HRI No.

# **BUILDING, STRUCTURE, AND OBJECT RECORD**

			*NRH	P Status Code 6Z		
Page	<u>2</u> of <u>3</u>	*Resc	ource Name or # (Assign	ed by recorder) $\frac{151}{1}$	6 48TH AVE	
B1.	Historic Name	Unknown				
B2.	Common Name	1516 48th Ave		D4 Day (111)		<del></del>
B3.		ngle-family pro Late Queen-A		B4. Present Use	Single-family pr	operty
B5. *B6.	Architectural Style Construction Histor		<u>.mre</u>			
	1516 48th Avenue	was constructed	d in 1903. The dwel ). The windows were		to accommodate a gar unknown date.	age and
*B7.	Moved? $\boxtimes$ No	Yes	Date?	Origina	l Location:	
*B8.	Related Features					
B9a.	Architect <u>Unkno</u>	own		Builder W.	L. Holman	
*B10.	Significance: Them	e Residentia	al Development	Area: Oce	anside/ Outer Suns	et
	Period of Significan	i <b>ce</b> <u>1903</u>	Property Type	Residential	Applicable Crit	eria <u>3</u>
	(Discuss importanc	e in terms of historical o	r architectural context as de	fined by theme, period, a	and geographic scope. Also ac	ddress integrity)
Sa St in Cl no 19 Ho	reet. Holman and stead renting ark MacFarlane velist, and new 16 while living	all, Holman comppears to have it to various tand his wife I waspaper reported at 1516 48 bject property	mpleted a two-sto built the house tenants. The firs Florence. Peter M er. He published 3th Avenue. Flor	ory dwelling on on speculation of known occupations factorial was his first fullence MacFarlan	s section of the An 48th Avenue near because he did no nots of the resident well-known local length novel Held was employed a sold it to Floren	t live there, are were Peter stage actor, to Answer in t St. Luke's
B11.	Additional Resour	ce Attributes: (List a	attributes and codes) H	P2. Single-fam:	ly property	
* <b>B12.</b> B13.	190 <i>Sa</i> n	3). Francisco Chron	nicle, "Held to Ans	wer: Autobiograp ncisco City Dire	n Francisco Call (Ap hical Romance by a S ctories, United Stat ch Map with north arrow rec	an Francisco es Census
515.	Remarks					
*B14.	Evaluator <u>Chr</u> : *Date of Evaluatio	istopher VerPla n <u>02.24.2012</u>	inck		048 047 050 044 045 051 051 051 051 051 051 051 051 051 05	<u> </u>
	(This space	e reserved for offic	ial comments)		038 005 037 1993 006 036 007 035 008	

DPR 523B (1/95) \* Required Information

 **CONTINUATION SHEET** 

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by Recorder) 1516 48TH AVE

\*Recorded by: Kelley & VerPlanck, LLC Date 02.24.2012

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.

State of California The Resources Agency Department of Parks and Recreation PRIMARY RECORD	Primary #		
Other Listings Review Code	Reviewer	 Date	
P1. Other Identifier None  P2. Location: ☐ Not for Publication ☑ Unrestric  *a. County: San Francisco	and P2b and P2c or P2d. Attach a Locati	on Map as necessary.	
*b. USGS 7.5' Quad: SF North  *c. Address: 1569 48th Ave d. UTM: (Give more than one ofr large and/or linear of the continuation of the continuati		<b>Zip:</b> 94122 mN	

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 multipanel 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

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

to be in good condition.

P4. Resources Present: 

Building O Structure O Object O Site O District O Element of District O Other



\*P5b. Photo (view, date, accession #

View toward west, 100 8200.JPG

\*P6. Date Constructed/Age and Sources

1908 (rear), Asssessor'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	dother	sources	or enter	"none'

*Attachments	<b>⊠</b> BSOR	☐ Photograph Record
☐ Archaeological Record	NONE	☐ Location Map

-		•	٠												
D	X	1		C	n	n	tir	าเ	เล	ti	O	n	SI	hε	t

Other...

2006

☐ Artifact Record ☐ District Record ☐ Linear Feature Record

Primary #

HRI No.

# **BUILDING, STRUCTURE, AND OBJECT RECORD**

			*NRHP Status Code 3CS	
Page		*Resource Name or # (A	Assigned by recorder) 1569 48TH AVE	
B1.	Historic Name	Unknown		
B2.	Common Name	1569 48th Ave	DA Decembles Multiple Contley was the	
B3. <b>B5.</b>	_	<pre>ltiple-family property   Classical Revival</pre>	B4. Present Use: Multiple-family property	
ъэ. *B6.	Construction Histo			
	1569 48th Avenue		doors appears to have been replaced in the 1940s.	
*B7.	Moved? 🖂 No		Original Location:	-
*B8.	Related Features	Dwelling at rear.		
В9а.	Architect J. B	land Rhodes	. <b>Builder</b> <u>Unknown</u>	
*B10.	Significance: Them	ne Residential Developmen	Area: Oceanside/ Outer Sunset	_
	Period of Significat	nce 1908 Property T	Type Residential Applicable Criteria 3	
	(Discuss important	ce in terms of historical or architectural contex	t as defined by theme, period, and geographic scope. Also address integrity	)
ow hi of em Fr in	wher at the time ired her son, and the lot. The apployee, who learn the rear united to the trear united to the rear united to t	me, Mary Bland, did not aparchitect/builder J. Bland Fe first resident of the prived in the front unit a directory, Earl Denison livet (1569A). The 1920 Census	developed with one cottage in 1908, although oply for water service until June 1910, when Rhodes, to build a one-story cottage at the foroperty was Herbert Rees, an insurance cont 1569 48th Avenue. According to the 1915 ed in the front unit (1569) and Mary Bland is records the English-born Mary Bland (a without, John S. Rhodes, a carpenter. (continued)	shefront mpang Sai
311.	Additional Resou	rce Attributes: (List attributes and codes	HP3. Multiple-family property	
B12.	References: Ass	sessor's Records, Sanborn Maps n Francisco City Directories, S ited States Census 1920, 1930	1915, 1928, 1950	
			(Sketch Map with north arrow required.)	
313.	Remarks		005	
			009	
			003	
			069 067 063	
B14.	Evaluator Chr	istopher VerPlanck	070 071 072 002 014	
	*Date of Evaluation	on <u>12.15.2009</u>	052 074 075 077 070 077 077 077 077	
		Revised 9-2011	079 079 051 1864 030	
			1,964 0,00	
			057	
	(This space	e reserved for official comments)	044	
1			958 979 981	

**CONTINUATION SHEET** 

Primary # HRI # Trinomial

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.

State of California The R		Primary #	
Department of Parks and F PRIMARY RECOR		HRI #	
PRIMART RECUI	עא	Trinomial	
	Other Listings	Main Status Sout	
	Review Code	Reviewer	Date
Page 1 of 3	*Resource name(s) or numb	per (assigned by recorder) 1536 -155	2 La Playa
P1. Other Identifier  *P2. Location: □ No	None It for Publication IX Unrestric	atod	
<del></del>	rancisco	and P2b and P2c or P2d. Attach a	Location Man as necessary
*b. USGS 7.5' Quad:	SF North	<b>Date:</b> 1994	
*c. Address: 1536	-1552 La Playa	City: San Francisco	<b>Zip:</b> 94122
d. UTM: (Give more th	nan one ofr large and/or linear	resources) Zone;	
	ata: Assessor's Parcel Number		
*P3a. Description: (Describ	e resource and its major elem	ents. Include design, materials, condition, a	alterations, size, setting, and boundaries)
containing at leas facade. Each entrar entrance is flanked It features two syr dormer sits atop th hung, wood-sash win The roof along the	t three units, with ace contains a solid was by vinyl-sash slidin mmetrical aluminum sasse roof above the west dows. The façade terms	orth. 1540 La Playa is a long multiple entrances lining the wood door and is sheltered bender windows. The secondary facad is sliding windows with slim with facade and contains a triparticinates with a plain fascia boar ctuated by fixed skylight windows.	south façade - the primary eath a shed-roofed hood. Each e faces west toward La Playa. ood surrounds. A gable-roofed te window composed of doubled and a slight eave overhang.
P4. Resources Present:	Building O Structure O C	HP3. Multiple-family property  Object O Site O District O Element of the color of t	*P5b. Photo (view, date, accession # View toward east, 100_8195.JPG  *P6. Date Constructed/Age and Sources  Historic Prehistoric Both 1907, Asssessor'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,
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*Attachments	⊠ BSOR	☐ Photograph Record
7 Archaeological Boord	□ NONE	I Location Man

INOINE	Location Map
District Record	□ Linear Feature Record

ากร	
1 Continuation Sheet	

Other...

☐ Archaeological Record ☐ Artifact Record

Primary #

HRI No.

## **BUILDING, STRUCTURE, AND OBJECT RECORD**

			4*	IRHP Status Code	6Z		
Page	2_ <b>of</b> 3	-	*Resource Name or # (As	signed by recorder)	<u> 1536 -</u>	1552 LA PLAYA	
B1.	Historic Name	Perry's I	Liquors, Crest Road	dhouse, Mendel	l's-at-th	ne-beach	
B2.	Common Name	1536 La E	Playa				
B3.	_	adhouse ga	<del>-</del>	B4. Prese	nt Use: Mı	ultiple-family pr	operty
B5.	Architectural Style		an				
		as originall	ly built in 1907 as a ple-family dwelling a		e Crest,	a roadhouse at Ocea	an Beach. It
'В7.	Moved? $oxed{oxed}$ No $oxed{egin{array}{c}}$	Yes	Date?		Original Loc	ation:	
*B8.	Related Features						
В9а.	Architect <u>Unkn</u>	own		Builder	<u>Unknown</u>	ı	
*B10.	Significance: Them	ne Resid	dential Development	Area:	Oceans	ide/ Outer Sunset	<u> </u>
	Period of Significar	1ce <u>1907</u>	Property Ty	<b>pe</b> <u>Residentia</u>	.1	Applicable Criteria	<b>a</b> <u>N/A</u>
	(Discuss important	ce in terms of hist	torical or architectural context a	as defined by theme, p	period, and ge	eographic scope. Also addre	ss integrity)
Ac	cording to the	1901 San	Francisco Block Bo	ok, the undev	reloped s	subject property	belonged to
	<del>-</del>		co. By 1906 it bel		_		-
Со	mpany. The exa	ct constru	ction chronology o	f 1536 La Pla	ya is no	ot known. It appe	ars to have
be	en constructed	d as eithe	er a stable or as	a garage a	nd stabl	le for the adjoin	ining Crest
Ro	adhouse, also	built on S	Sol Getz' land arou	nd 1907. Sol	Getz's	company continued	to own the
pr	operty through	out at lea	ast 1916, when The	e Crest Corpo	ration p	ourchased 1536 La	a Playa and
th	e adjoining da	ance hall	to the north from	n a consortiu	m of ow	ners. The 1915	Sanborn Map
			erty in use as a				=
	_		and bar - was sho		_		
			Perry purchased Th				_
	rporation. (co		7 1			2 2	
311.	Additional Passu	roo Attributos:	· (List attributes and codes)	UD2 Multin	10-famil	w proporty	
B12.			: (List attributes and codes)			y property	
DIZ.			cords, Sanborn Maps 1 City Directories	.915, 1928, 195	J		
			Water Company Record	ls			
			Census 1920				
					(Sketch Ma	ap with north arrow requir	·ed.)
313.	Remarks						
						040 040A 040B 083 0B2 042 043 0	044 001 042
						040 040A 940B 003 082 042 043 1 U	041
						099 003	040A
B14.	Evaluator Chr	istopher V	erPlanck			038 004	040
וד.	*Date of Evaluation	n 12.30.	2009			037 054	099
							098
				م		055	037
				GREAT HY	14 PU	053 1894 009	
				*	š	049	m 035 
	(This space	e reserved fo	or official comments)	GR		065 068 067	9 7
				SREAT HWY		076 07 07	033 1 2 032
				N		052 075 07	4 073
						07 076 07.	78 030
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**CONTINUATION SHEET** 

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by Recorder) 1536 -1552 LA PLAYA

\*Recorded by: Kelley & VerPlanck, LLC Date 01.26.09

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.

State of California The Resources Agency	Primary #	
Department of Parks and Recreation	HRI#	
PRIMARY RECORD	Trinomial	
Other Listings	NRHP Status Code 6Z 6Z	
_	Reviewer	 Date
	<u></u>	
	ssigned 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 Lo	cation Map as necessary.
*b. USGS 7.5' Quad: SF North Date	: 1994	•
*c. Address: 4429 -4431 Kirkham St.	City: San Francisco	
d. UTM: (Give more than one ofr large and/or linear resour		E/ mN
e. Other Locational Data: Assessor's Parcel Number: 18		and have desired
*P3a. Description: (Describe resource and its major elements. In 4429 Kirkham Street contains a multi-family	_	-
and capped with a front-facing gable roof. The wood-frame vernacular structure finished in building occupies a 1,890 sq ft lot on the seplaya. The building is set back from the seplaya. The building is set back from the seplayation facade of 4429 Kirkham features a centrally lights at the top. The entrance is accessed symmetrically by narrow four-over-four, doubt The facade terminates with a boxed raking of single-panel wood door with 10-lights above window is surmounted by a stucco panel and identical tripartite window featuring a plant wall is visible from the street; it is clad condition.	stucco and capped with a outh side of Kirkham Street, street, providing space for ocated multi-panel wood door by a short wood stair. The le-hung, vinyl-sash windows cornice. The primary facade on the left and a tripartit flanked by wood shutters. The box below and a star-sha	flat roof. The 557 sq ft between 47th Avenue and La a small yard. The primary containing a row of glazed primary entrance is flanked with narrow wood surrounds. of 4431 Kirkham features a te window on the right. The he second floor features an ped molding above. The east
*P3b. Resource Attributes: (list attributes and codes) HP3. P4. Resources Present: ● Building ○ Structure ○ Object		Nicturat O Other
P5a. Photograph or Drawing (Photograph required for building:		P5b. Photo (view, date, accession #
<b>—</b> //	•	View toward south, 100_8188.
		JPG
		P6. Date Constructed/Age and Sources  ☐ Historic ☐ Prehistoric ☐ Both
		1906, Asssessor's Office
		1904, One-story dwelling
		ca. 1920, Two-story dwelling  P7. Owner and Address:
		Moungovan Mimi
		4431 Kirkham St San Francisco Ca
		94122
		<b>P8. Recorded by</b> Kelley & VerPlanck, LLC
		2912 Diamond Street, #330
		San Francisco, CA 94131  P9. Date Recorded:

William Kostura, The Oceanside Neighborhood, 2006. \*P11. Report Citation: (Cite survey report and other sources, or enter "none") et

*Attachments	<b>⊠</b> BSOR	☐ Photograph Record	☐ Continuation Shee
☐ Archaeological Record	NONE	☐ Location Map	Other
☐ Artifact Record	☐ District Record	☐ Linear Feature Record	

DPR 523A (1/95) \*Required Information

01.28.09

\*P10. Survey Type: (Describe)

Oceanside Survey

Reconnaissance-level survey:

Primary #

HRI No.

### BUILDING, STRUCTURE, AND OBJECT RECORD

		*NRHP Status Code	6Z
Page	2 <b>of</b> 3	*Resource Name or # (Assigned by recorder)	4429 -4431 Kirkham St.
B1.	Historic Name Unknown		
B2.	Common Name 4429-443	1 Kirkham	
B3.	Original Use Single-famil	y property B4. Prese	nt Use: Multiple-family property
* B5.	Architectural Style Vernacu	lar	
*B6.	Construction History 4429-4431 Kirkham Street was consoriginal structure was moved from parcel. The two-story house, on t	tructed in 1906 as a one-story, wood-frame, the rear of the property, turned, enlarged, he same lot, was built as an addition after	single-family house. Between 1920 and 1928, the and placed on the northeast portion of the 1920.
*B7.	Moved? $\square$ No $\boxtimes$ Yes	Date? <u>ca. 1920</u> (	Original Location: rear of lot
*B8.	Related Features		
В9а.	Architect <u>Unknown</u>	Builder	Unknown
*B10.	Significance: Theme Resid	dential Development Area:	Oceanside/ Outer Sunset
	Period of Significance 1904 &	ca. 1920 Property Type Residentia	<u>Applicable Criteria</u> <u>3</u>
	(Discuss importance in terms of his	storical or architectural context as defined by theme, p	period, and geographic scope. Also address integrity)
44 wa	29-31 Kirkham was origin ter tap records indicate	nally constructed in 1906. However that it may date back as early	pection, the one-story portion of er the Spring Valley Water Company 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

Christopher VerPlanck \*B14. **Evaluator** \*Date of Evaluation September 25, 2009 Revised 9-2011

(This space reserved for official comments)



CONTINUATION SHEET

Primary # HRI # Trinomial

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 asses 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.

State of California The R Department of Parks and R PRIMARY RECOR	ecreation	Primary # HRI # Trinomial NRHP Sta	tus Code <u>3CS</u>	
	Other Listings Review Code	R	eviewer	 Date
	None for Publication		,	Location Map as necessary.
	48th Ave an one ofr large and/	Cit or linear resources) Zone		<b>Zip:</b> 94122 mE/ mN
e. Other Locational Da	ıta: Assessor's Parce	el Number: 1895013		<del></del>
		_		alterations, size, setting, and boundaries)  Welling clad in wood shingles
the sidewalk, leaving rade, and features the right. The gards stair leads up to the shallow entry porch and double-hung wood which features double vinyl. All of the word the garage door. The diamond-shaped sing building terminates good condition.  *P3b. Resource Attributes: P4. Resources Present:   *P3b. Resources Present:	ng room for a a straight woo age is edged by the primary entrat the left of sash window to the hung wood stindows at the he second storle pane casement with a molded (list attributes and collection)	small fenced-in gard d stair to the left y wide wood moldings cance, a wood and glate the second story. On the left of the entrash windows at all second story feature by terminates with the window with wood	den. The first s and a pair of so and topped by ass door with wice ther fenestration rance, and a chan three facets, ex a decorative ho a projecting cor surrounds is loc e minimally alter  ily property  District O Element	ing is slightly set back from tory is slightly below street lid wood-panel garage doors to decorative hood moldings. The de wood surrounds located in a neat the second story includes aftered bay window at the right scept for the center which is od molding similar to that at mice. At the third story, a cated at the gable front. The med building appears to be in  of District Other  *P5b. Photo (view, date, accession # View toward west, 100_8036.JPC)  *P6. Date Constructed/Age and Sources Historic Prehistoric Both 1904, Asssessor's Office
F				*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
		er sources, or enter "none") —	2006	, The Oceanside Neighborhood,
*Attachments ☐ Archaeological Record ☐ Artifact Record	<ul><li>☑ BSOR</li><li>☐ NONE</li><li>☐ District Record</li></ul>	☐ Photograph Record ☐ Location Map ☐ Linear Feature Record	☑ Continuation She ☐ Other	ət

State of California The Resources Agency

Primary #

HRI No.

### **BUILDING, STRUCTURE, AND OBJECT RECORD**

<b>Page</b> B1. B2.	_2_ <b>of</b> Historic Name Common Nar	e me	Unknown 1655 48th	Resource Name or # (A		) <u>1655</u>	48TH AVE	
B3.	Original Use			property	B4. Prese	ent Use:	Single-family property	
* B5.	Architectura	-	<u>late Que</u>	en-Anne				
		Avenue	was constru	octed in 1904 as a to install a gara		. Somet	ime between 1928 and 1950	, the
*B7.	Moved? ⊠	No _	Yes	Date?		Original	Location:	
*B8.	Related Feat	ures						
B9a. * <b>B10.</b>	Architect Significance Period of Sig		Reside	ntial DevelopmenProperty T			nside/ Outer Sunset  Applicable Criteria 3	
	(Discuss im	nportance	in terms of histo	rical or architectural context	t as defined by theme,	period, an	d geographic scope. Also address inte	grity)
Ja dw Sc 19 co wi Sc	mes Irving elling on hmidt app 10 Census, ntemporary th the lahmidt sold	e, a in the lied of Miss y news aw for d the	local real ot was cor for water Schmidt - paper art: swimming property	estate investor structed in 1904 service from the a German immigracles, Ms. Schmid at Ocean Beach to Guiseppe Bron	r. According to for Clara Tyoe Spring Vall ant - was sing the was an avidation without the ada in 1920 by	co Ass cheson ey Wat gle wi d nudi "regu	d subject property belowessor's records, the experience of the control of the con	of, Ms. to the ding to brush e." Ms. nat she

during the late 1920s and early 1930s, including to William Reeder, a plasterer, his wife,

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

and two sons. (continued)

\*B14. Evaluator Christopher VerPlanck
\*Date of Evaluation 12.18.2009
Revised 9-2011

(This space reserved for official comments)

(Sketch Map with north arrow required.)

Lawton	n			
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**CONTINUATION SHEET** 

Primary # HRI # Trinomial

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 prequake, 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.

State of California The Ro Department of Parks and Ro PRIMARY RECOR	ecreation	Primary # HRI # Trinomial NRHP Stati	us Code3CS		
	Other Listings Review Code	Re			Date
*a. County: San Fi *b. USGS 7.5' Quad: *c. Address: 1648	Keith House for Publication ☑ rancisco SF North Great Hwy	<b>Date:</b> 1994	d <b>P2c or P2d. Attach a l</b> : San Francisco	Location Map	Zip: 94122
e. Other Locational Da					<i>**</i> * 11 1
• •		ajor elements. Include design y, wood-frame, Classi			,
non-original straight and glass garage dood door located at the projecting entrance flanked by engaged features two rectanglight transom. The are topped by elaboraboxed eave overhang single-light windows are at least two secto be in good condition.  *P3b. Resource Attributes: P4. Resources Present:   •	nt stair that so or at the right or at the right left side of porch, which i pilasters, and gular bay windows have crown moly. There are the and flattened condary dwelling cion.  (list attributes and combined to Structum of Structum)	ay between Lawton and kirts the front of the stair leads to the second story. The scharacterized by the second along the ws, each with a large we raised spandrel produced the facade tended to be pilasters at the congrate the rear of the congrate of the c	the building at the the primary entre width of the shree bays of paire bottom by raine fixed single-like anels, flattened erminates with a cof dormers atoprners. Aerial phosphore lot. The moderally property	e left and rance, a record sto red fixed sed panel ght window pilaster molded cothe roof btographs tely alter	d a multi-panel wood metal exterior porch ry is enclosed by a l sash windows, each s. The third story w topped by a multisat the edges, and ornice and a flared that feature fixed indicate that there red building appears
					nstructed/Age and Sources Prehistoric Both
	1			1907, As	ssessor's Office
				*P8. Recorde Kelley & 2912 Dia San Fran *P9. Date Re 12.21.09  *P10. Survey	lizabeth t Hwy isco, Ca 94122 ed by VerPlanck, LLC mond Street, #330 cisco, CA 94131 corded: Type: (Describe) ssance-level survey:
P11. Report Citation: (Cite s	survey report and oth	er sources, or enter "none")		The Ocean	nside Neighborhood,
*Attachments  Archaeological Record  Artifact Record	■ BSOR ■ NONE ■ District Record	☐ Photograph Record ☐ Location Map ☐ Linear Feature Record	2006  ☑ Continuation Shee ☐ Other	t	

Primary #

HRI No.

### **BUILDING, STRUCTURE, AND OBJECT RECORD**

					*NRHP St	atus Code	3CS		
Page	2 of	3	*	Resource Nam	e or # (Assigned b	y recorder)	<u>1648</u>	GREAT HWY	
B1.	Historic Name	е	Joseph Ke	th House					_
B2.	Common Nar	me	1648 Great	Hwy					_
B3.	Original Use	<u>Sin</u>	gle-family	property	_	B4. Presen	t Use:	Single-family property	7
* B5.	Architectura	l Style	<u>Classica</u>	Revival					
*B6.	Construction								
		_	4					at an unknown date. The p	orch
	was enclose	ed and	the entry s	equence reco	onfigured betw	een 1915 (	and 19	28.	
*B7.	Moved? ⊠	No	Yes	Date?			riginal l	Location:	
*B8.	Related Feat	uros					_		
ъ.	ixelateu i eat	uies							
В9а.	Architect	Unkno	wn			. Builder	Unkno	own	
*D40	Cianificance	. Thomas	Reside	ntial Devel	Lopment	—Area:	00031	nside/ Outer Sunset	
DIU.	Significance	: meme				Area:	oceai	iside/ Outer Sunset	
	Period of Sig	gnificand	e <u>1907</u>	Pr	operty Type Res	sidential	L	Applicable Criteria 3	
	(Discuss in	nportance	in terms of histo	rical or architectur	al context as defined	by theme, pe	eriod, and	d geographic scope. Also address inte	grity)
Ac	cording t	o the	1901 San	Francisco	Block Book	, the si	ubiect	property belonged to	o James
Ir	vine, a l	local	property .	investor. (	Circa 1906,	Joseph 1	Keith	purchased the proper	tv from
	•				·	-		passing what is now 164	-
		_				-	-	cating the likely of	
			•			-		der are unknown. The p	
								ings. According to the	
								8 Great Highway with h	

B11. Additional Resource Attributes: (List attributes and codes)	HP2. S	Single-family	property
--	--------	---------------	----------

of G. Alegretti of Stockton, a successful grocer and landowner. (continued)

\*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

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

(Sketch Map with north arrow required.)

*B14. Evaluator CHELS  *Date of Evaluation	stopher VerPlanck 12.21.2009	
Dute of Evaluation		
	Revised 9-2011	

(This space reserved for official comments)

B13.

Remarks

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05	5 057 058 05	8		02	? <b>1</b>
				068	
	023		067		069

CONTINUATION SHEET

Primary # HRI # Trinomial

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.

State of California The Department of Parks and	Recreation	Primary # HRI #		
PRIMARY RECO	RD	Trinomial ————————————————————————————————————	Z	
	Other Listings			
	Review Code	Reviewer	Date	
*a. County: San *b. USGS 7.5' Quad: *c. Address: 164. d. UTM: (Give more of the continual o	None of for Publication Unrestrict Francisco SF North 2 Great Hwy than one ofr large and/or linear Data: Assessor's Parcel Numbe be resource and its major elem is three-story, wood- ed wood siding with of the ft building occupies Moraga streets. The surmounted by a crown the right of the entre	and P2b and P2c or P2d. Atta Date: 1994  City: San Francis resources) Zone; r: 1895034 tents. Include design, materials, condit frame, late Queen Anne-sty. corner board moldings and s a 3,021 sq ft lot on the first level of the primary molding. Inside the porch a ry porch is a sliding vinyl	mE/ mN  cion, alterations, size, se le, multiple-fami capped with a fre e east side of the facade presents a are two wood pane sash window with	tting, and boundaries) ly dwelling clad ont-facing gable ne Great Highway a recessed entry l doors with fan n wood surrounds
door on the far entrance. The second flanked by doubleboth bay windows he is inset with a last a pedimented gable condition.  *P3b. Resource Attributes*	right of the first l nd level presents two hung vinyl sash window ave corner board moldi rge three-panel vinyl e supported by corner s: (list attributes and codes)	d wood architrave trim surrevel. A transom of glass chamfered bay windows, each ws with wood surrounds. All ngs. The front gable is classash window with wood surrebrackets. The moderately of the MP3. Multiple-family property	blocks is set a with a sliding v windows have crod in fishscale wo bunds. The facade altered building	bove the garage inyl sash window own moldings and od shingles, and terminates with appears in good
		uildings, structures, and objects		, date, accession #
		And the second second	•	east, 100_8029.JPG
			M Historic ☐ Pret 1909, Assses 1911, Buildi  *P7. Owner and Ar Massara, Mark 1642 Great Hw San Francisco  *P8. Recorded by Kelley & Ver 2912 Diamond San Francisco  *P9. Date Recorde 01.14.09  *P10. Survey Type Reconnaissan Oceanside Su	ddress: A. y, Ca 94122  Planck, LLC Street, #330 co, CA 94131 ed: e:(Describe)
*P11. Report Citation: (Cite	survey report and other sourc	es, or enter "none") William Kost	ura, The Oceansid	e Neighborhood,
*Attachments	■ BSOR □ Pho	tograph Record 🔀 Continuation	Sheet	

DPR 523A (1/95) \*Required Information

Other...

 $\square$  Photograph Record ☐ Location Map

☐ District Record ☐ Linear Feature Record

☐ Artifact Record

Primary #

HRI No.

### **BUILDING, STRUCTURE, AND OBJECT RECORD**

		*NRHP Status Code	6Z
Page	_2_ <b>of</b> _3_	*Resource Name or # (Assigned by recorder)	1642 GREAT HWY
B1.	Historic Name Unknown	, ,	
B2.	Common Name 1642 Gre	eat Hwy	
B3.	Original Use Single-fami	ly property B4. Present	Use: Multiple-family property
* B5.	Architectural Style <u>late Qu</u>	leen-Anne	
	home. A one-story, wood-fr 1915 and 1928 Sanborn map.		as basement, wood-frame, single-family rated at the rear of the parcel on the 1950. All the windows have been
*B7.	Moved? $oxed{oxed}$ No $oxed{oxed}$ Yes	Date? Ori	iginal Location:
*B8.	Related Features		
B9a.	Architect Unknown	Builder 1	New Era Building Co.
	Pasi	dontial Dovolopment	
*B10.	Significance: Theme	Area: _	Oceanside/ Outer Sunset
	Period of Significance 1909	Property Type Residential	Applicable Criteria 3
	(Discuss importance in terms of hi	storical or architectural context as defined by theme, per	riod, and geographic scope. Also address integrity)
Ir pr Va in da	vine, a local real estatoperty developer. Circalley Water Company recadicating the likely cote of 1909, the building completed in 1908. The	te investor. By 1906 it belonged 1907, Getz sold the property to ords, Charles Broad applied for nstruction date. Although Assess g contract indicates that the ear is building, which no longer exis	ect property belonged to James S. to Sol Getz, a local realtor and Charles Broad. According to Spring water service in September 1907, sor's records list a construction liest dwelling dwelling on the lot sts, formerly stood at the rear of build a second house at the front

### 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

\*B14. Evaluator Christopher VerPlanck
\*Date of Evaluation 12.21.2009
Revised 9-2011

(This space reserved for official comments)

#### (Sketch Map with north arrow required.)



CONTINUATION SHEET

Primary # HRI # Trinomial

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 ovrall 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.

State of California The Resources Agency Department of Parks and Recreation	Primary #	
PRIMARY RECORD	Trinomial	
Other Listings Review Code	Reviewer	 Date
Page 1 of 3 *Resource name(s) or number (ass	igned by recorder) 1622 -1626 Great	Нwy
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 M	ap as necessary.
*b. USGS 7.5' Quad: SF North Date:	1994	
*c. Address: 1622 -1626 Great Hwy	City: San Francisco	<b>Zip:</b> 94122
d. UTM: (Give more than one ofr large and/or linear resourc	•	
e. Other Locational Data: Assessor's Parcel Number: 189 *P3a. Description: (Describe resource and its major elements. Inc		size, setting, and boundaries)
1622-1626 Great Highway is a three-story, wo family dwelling clad in wood shingles and cap occupies a 3,021 sq ft lot on the Great Higmodule of this house is located at the lef fenestration pattern at all three stories: a	ped with a cross-gable roof. The hway between Lawton and Moraga t beneath the front gable, and	3,571 sq ft building streets. The dominant features a repeating

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.

wood sash hopper windows (at the third story, the windows are single light). At the gable peak,

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

P4. Resources Present: 

Building O Structure O Object O Site O District O Element of District O 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 1908, Asssessor'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

William Kostura, The Oceanside Neighborhood,

\*P10. Survey Type: (Describe)

Reconnaissance-level survey: Oceanside Survey

☐ Artifact Record

r ii. Report Citation. (Cite s	survey report	and other sources, or enter mone j
*Attachments	<b>⊠</b> BSOR	☐ Photograph Record
☐ Archaeological Record	NONE	☐ Location Map

<b>⊠</b> BSOR	☐ Photograph Record	☑ Continuation Sheet
NONE	☐ Location Map	Other
☐ District Record	☐ Linear Feature Record	

Primary #

HRI No.

## **BUILDING, STRUCTURE, AND OBJECT RECORD**

		*NRH	P Status Code 35	3
Page	e <u>2</u> of <u>3</u>	*Resource Name or # (Assign	ed by recorder) $\frac{16}{16}$	522 -1626 GREAT HWY
B1.	Historic Name	Unknown		
B2.	Common Name	1622-1626 Great Hwy		
B3.	-	tiple-family property	B4. Present Us	e: Multiple-family property
* B5. *B6		First Bay Region Tradition		
*B6.	1622-26 Great Hi			been replaced with aluminum and the
*B7.	Moved? $oxed{oxed}$ No $oxed{oxed}$	Yes Date?	Origir	nal Location:
*B8.	Related Features			
В9а.	Architect <u>C. M.</u>	Depew	. Builder <u>C.</u>	M. Depew
*B10	. Significance: Themo	Residential Development	Area: Oc	eanside/ Outer Sunset
	Period of Significan	ce 1908 Property Type	Residential	Applicable Criteria 3
	(Discuss importance	e in terms of historical or architectural context as de	fined by theme, period	, and geographic scope. Also address integrity)
I: Me Un 1: re co a: De	rvine, a locally oss was the owner niversity of Cal 622-1626 Great Fental investment ontractor named rchitect Albert epew was listed ephew of New Yor esiding in San Fadditional Resour References: Ass Spr	Aighway was constructed for Alf property. The three-unit dwell C. M. Depew. Depew was a cont Farr or for the real estate de on the building contract as book Senator Chauncey M. Depew and Trancisco's Mission District. (  CE Attributes: (List attributes and codes) Heessor's Records, Junior League Filing Valley Water tap records, Unit Live in California," San Francisco	r. The 1906 Bl Mora Moss was f the reknowne red T. Moss, s ling was desig ractor who fre veloper Henry th architect a d a politicall continued)  P3. Multiple-f es, Sanborn Map ed States Censu Call (Septembe	Lock Book records that J. Mora is a major capitalist and ed Mosswood Cottage in Oakland. Son? of J. Mora Moss, as a gned and built by a local equently worked with the Bothin. However, in this case, and builder. C. M. Depew was the Ly active "young Republican"  family property s, San Francisco City Directories, s 1920, 1930, "Depew Denies he is er 14, 1909). "Real Estate"
	Tra	nsactions," San Francisco Call (Ja	<del>=</del>	etch Map with north arrow required.)
B13.	Remarks		(SKE	son map with hortinarrow required.)
*B14.	Evaluator <u>Chri</u> *Date of Evaluation	stopher VerPlanck Revised 9-2011	N PLAYS	043 001 001 001 002 003 004 005 005 006 006
	(This space	reserved for official comments)		037 007 054 18 5 008 055 009

DPR 523B (1/95) \* Required Information

011

066

Primary # HRI # Trinomial

**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.

State of California The Resources Agency Department of Parks and Recreation PRIMARY RECORD	Primary #  HRI #  Trinomial  NRHP Status Code3CS	
Other Listings Review Code	Reviewer	 Date
P1. Other Identifier Carville House  *P2. Location: ☐ Not for Publication ☑ Unrestric  *a. County: San Francisco	and P2b and P2c or P2d. Attach a Date: 1994  City: San Francisco resources) Zone;  1895054	Location Map as necessary.  Zip: 94122  _mE/ mN
1632-1634 Great Highway is a two-story, capped with a shallow-pitched front-facing ft lot on the east side of the Great Highback from the street behind a tall board are obscured. The building sits above a right and a straight stair at the center.	ng gable roof. The 2,200 sq ft hway between Lawton and Moraga fence and a detached garage, a raised basement which featu	building occupies a 3,021 sq a streets. The building is set so many architectural details ares a pedestrian door 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

ABA CHIMNEY SERVICES
Thermocrete Bay Area
1-888-766-8373
1-888-SOOT-FREE

\*P5b. Photo (view, date, accession #

View toward east, 100 8030.JPG

\*P6. Date Constructed/Age and Sources

☑ Historic ☐ Prehistoric ☐ Both

1908, Asssessor'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 R	eport Citation: (	Cite survey report an	d other sources	or enter "none")	William K	Kostura,	The	Oceanside	Neighborhood	d,

☐ Artifact Record

· · · · · · · · · · · · · · · · · · ·	and the second second	, , , , , , , , , , , , , , , , , , , ,	2006
*Attachments	<b>⊠</b> BSOR	☐ Photograph Record	Continuation Sheet
☐ Archaeological Record	NONE	☐ Location Map	Other

☐ District Record ☐ Linear Feature Record

Primary #

HRI No.

## **BUILDING, STRUCTURE, AND OBJECT RECORD**

				_		
Page	of4_		*NRF *Resource Name or # (Assig		CS 632 -1634 GREAT HWY	_
н <b>ад</b> о В1.	Historic Name	- Unknown	, ,	nod by robordor) =		-
B2.	Common Name	Carville				
B3.	_	_	ily property	B4. Present Us	se: Single-family property	
B5. B6.	Architectural Style Construction History		ular			
Б0.			as constructed in 1908 or	ut of two cable	cars and one horse car.	
		_				
*B7.	Moved? No	⊠ Yes	Date?	Origi	nal Location:	_
*B8.	Related Features					
B9a.	Architect None			Puildor de	y lahor	
	110110	Resi	idential Development	. Builder da	ceanside/ Outer Sunset	
"В10.	Significance: Ther	ne —		7		
	Period of Significa			Residential	Applicable Criteria 3	
				•	d, and geographic scope. Also address integrit	•
	_			_	ject property belonged to	
	·		<u> </u>		longed to Sol Getz, a major	
	-	-			eighborhood. In order to dr	-
			2	•	would often lease parcel comise from his tenant that	
					rty. Apparently in this fas	_
		_	<del>-</del>		bodies and one horse car bo	
			<del>-</del>		dwelling. She applied for	_
se	ervice on Augus	st 3, 1908	3, indicating the prop	erty's probabl	e date of completion. In ke	eping
					levated on a frame to avoid	sand
dr	rifts and presu	ımably to	give its occupants a }	better view of	the beach. (continued)	
B11.	Additional Resou	ırce Attribute	es: (List attributes and codes)	HP2. Single-fa	milv property	
*B12.			cords, Sanborn Maps 1915, 1			
	Sp.	ring Valley	Water tap records, United	States Census 192	0, 1930	
		Bounty, Wood nds Media, 2		n Francisco's Str	eetcar Suburb (San Francisco: Outs	ide
	Ξū.	ias ficara, z	20037.	<b>(</b> Sk	etch Map with north arrow required.)	
B13.	Remarks				Leavion	
					001	
				)	042 044 045 002	
	<b>21</b>		D.1	A	041 003	
*B14.	Evaluator	10 01	VerPlanck		040 004	
	*Date of Evaluation		1.2009		039 005	
		Revis	sed 9-2011		038 006 037 007	
					037 65 4 008	
	/This areas	- room (od 4	for official comments		asa 19 <b>2</b> 5 009	
	(Inis spac	e reserved t	for official comments)		034 071	

**CONTINUATION SHEET** 

Primary # HRI # Trinomial

Page 3 of 4 Resource Name or # (Assigned by Recorder) 1632 -1634 GREAT HWY

\*Recorded by: Kelley & VerPlanck, LLC Date 01.14.09

 X 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.

### **CONTINUATION SHEET**

Primary # HRI # Trinomial

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

State of California The I Department of Parks and PRIMARY RECO	Recreation	Primar HRI # Trinom NRHP :	ial	CS	Date
<del></del>	None ot for Publication  Francisco		recorder) 1620 of and P2c or P2d. Atta		as necessary.
	SF North 3 48th Ave		City: San Francis	sco <b>Z</b>	ip: 94122
d. UTM: (Give more t	han one ofr large and	or linear resources) Zone	•		•
		el Number: 1896040	sign materials condit	ion alterations size	e, setting, and boundaries)
from the street, cottage resembling for a small garder garage has corner features a short within a recessed a turned wood post well as that of fenestration at the in the entry porch window at the right moldings with flar overhang. The roof	although aerial the front cott and freestand moldings, a fl wood stair at entry porch at t, shelters the other fenestr e first story i and a small sing at of the façad ed corner detai is capped by a	photographs indi- age. The front dwel- ing single-car det at roof, and a sh left. The stair act the left side of th glazed wood door. ation details, is ncludes a single- yle-light fixed wir e. The central win ls. The façade ter hipped-roof dormer	cate that it is a ling sits back ached garage at aped parapet. To coesses the prince first story. The configurates partially oblight fixed woo adow at the cendow and the wird contains with a featuring a single sits and the single state.	s also a one- from the lot the front of The facade of mary entrance The porch, wh tion of the pr scured by th od window with ter of the fa ndow at the ri wide frieze a	. It is not visible story, hipped-roof line, leaving space the property. The the front dwelling, which is located ich is supported by mimary entrance, as the garage. Visible wide wood moldings cade, and a larger light have wide wood and a moderate eave ed window with wide
*P3b. Resource Attributes P4. Resources Present: •	-	-		ent of District	Othor
	_	red for buildings, structur		*P5b. Photo (	view, date, accession # ard east, 100_8050.JPG
		1			structed/Age and Sources Prehistoric Both
				1904, Ass	ssessor's Office
				4332 Pache	mothy & Caroline
				2912 Diam	VerPlanck, LLC mond Street, #330 cisco, CA 94131
1.					Type:(Describe) ssance-level survey: e Survey
P11. Report Citation: (Cite	survey report and ot	her sources, or enter "non			side Neighborhood,
*Attachments	<b>⊠</b> BSOR	☐ Photograph Record	Continuation	Sheet	
<ul><li>☐ Archaeological Record</li><li>☐ Artifact Record</li></ul>	I ☐ NONE ☐ District Record	☐ Location Map ☐ Linear Feature Reco	Other ord		

Primary #

HRI No.

# **BUILDING, STRUCTURE, AND OBJECT RECORD**

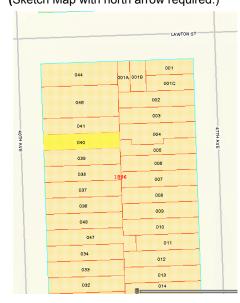
Dos	• 2 <b>•</b> 3	*		P Status Code	3CS 1620 48TH AVE	
Pag B1.	e <u>2</u> <b>of</b> <u>3</u> Historic Name	<del></del>	*Resource Name or # (Assign	ied by recorder)	1020 401H AVE	
Б1. B2.	Common Name	Unknown	7			
Б2. В3.		<u>1620 48th</u> Multiple-fami		R4 Present	Use: _Multiple-f	amily property
* <b>B5</b> .	-	<del>-</del>		D4.1163611	Ose. <u>Multiple-1</u>	amily property
*B6.			<u> </u>			
	According to the were constructed the parcel.	he San Francis	cco County Assessor's o tween 1928 and 1950, a	one-story ga	arage was construc	
*B7.			Duto:	Or	iginal Location:	
*B8.			at rear.			
В9а.	Architect <u>Unk</u>	nown		Builder	Unknown	
*B10	. Significance: The	eme Reside	ntial Development	Area:	Oceanside/ Oute	r Sunset
	Period of Signific	ance <u>1904</u>	Property Type	Residential	Applica	able Criteria <u>3</u>
	(Discuss importa	ince in terms of histor	rical or architectural context as de	efined by theme, pe	riod, and geographic scop	e. Also address integrity)
c o f p f f t	onstructed in riginal buildi irst known ow roperty until unctioned as wront dwelling, he rear buildi here until 19 achinist. Roy	1904. The ing permit or ner and occu 1907, sugges weekend beach at 1620 48ting (1620 1/2920. Robert and Myrtle	ds and water tap roriginal builder is rouilding contract upant of the building sting that the dwell cottages. From 190 h Avenue, while Robel 48th Avenue). Both was employed as a Donovan purchased ted at the property were suited to the property were suited.	in the San in the San ing, Robert I lings may ha 7 on, Robert ert's brothe Robert and n electrici the property	ue to the fact Francisco Call Eltringham, did two been built l and his wife Francie and Harry an and Harry in 1920. Roy	that there is no or Chronicle. The not reside at the later or originally Fannie lived in the e Beulah resided at ry and Beulah lived was employed as a was employed as a
B11. *B12	. References: A	.ssessor's Reco an Francisco C	(List attributes and codes) Education   Distributes and codes) Education   Distributes   Distributes	5, 1928, 1950	e-family propert	<u>:y</u>

### B13. Remarks

\*B14. Evaluator Christopher VerPlanck
\*Date of Evaluation 02.24.2012

(This space reserved for official comments)

### (Sketch Map with north arrow required.)



State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET

Primary # HRI # Trinomial

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.

### **CONTINUATION SHEET**

Primary # HRI # Trinomial

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

State of California The Resources Agency Department of Parks and Recreation PRIMARY RECORD  Other Listings	Primary #	
Review Code	Reviewer	Date
Page 1 of 3  *Resource name(s) or numb P1. Other Identifier None  P2. Location: ☐ Not for Publication ☑ Unrestrict  *a. County: San Francisco  *b. USGS 7.5' Quad: SF North	oer (assigned by recorder) 1738 Great Hoted and P2b and P2c or P2d. Attach a Loca Date: 1994	
*c. Address: 1738 Great Hwy d. UTM: (Give more than one ofr large and/or linear re e. Other Locational Data: Assessor's Parcel Number *P3a. Description: (Describe resource and its major element)	: 2001036	

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 Ostructure Object Osite Object Osite Object Ostruct October

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, Asssessor'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 Cit	tation: (Cite	survey report	and other sources.	or enter "none")
------------------	---------------	---------------	--------------------	------------------

P11. Report Citation: (Cite s	survey report and oth	er sources, or enter "none")	William Kostura,	The	Oceanside	Neighborhood,
*Attachments	⊠ BSOR	☐ Photograph Record	2006 <b>⊠</b> Continuation Sheet			
☐ Archaeological Record	NONE	☐ Location Map	Other			
☐ Artifact Record	☐ District Record	☐ Linear Feature Record				

Primary #

HRI No.

# **BUILDING, STRUCTURE, AND OBJECT RECORD**

			*!	NRHP Status Code	3CS		
Page	2_ of	3	*Resource Name or # (As				
в1.	Historic Name	 Unknown		g,			
B2.	Common Name	1738 Grea	at Hwv				
B3.	Original Use	Single-famil		B4. Presen	t Use: Single-fam	ily	
B5.	Architectural S	tyle <u>Craftsma</u>	an				
	include repla	ighway was cons	structed in 1912 as a d-sash windows with v				
*B7.	Moved?	o 🗌 Yes	Date?	0	riginal Location:		
*B8.	Related Feature	es 1740 Gre	at Highway				
В9а.	Architect Ge	eorge T. Colm	<u>lesnil</u>	Builder	Jacob Heyman		
'В10.	Significance: T	heme Resid	dential Development	Area:	Oceanside/ Oute	r Sunset	
	Period of Signif	ficance 1912	Property Ty	/pe Residential	Applica	able Criteria	3
	(Discuss impo	rtance in terms of his	torical or architectural context	as defined by theme, pe	eriod, and geographic scop	e. Also address	integrity)
in dw li Gr to	dicating the velling was ved at this veat Highway of McCarthy Co	e likely dat not built un address for next door. To in 1915. I	George Colmesnil and the of construction that is a second and the	, although the Colmesnil, a er it was composed out, the my belonged to	e Assessor's rec prominent San Fr leted. Colmesnil Jacob Heyman Co. John McCarthy,	cords, the rancisco a also desi	existing architect gned 174 property
311. B12.			: (List attributes and codes) cords, Sanborn Maps,			Caring Valle	
<b>D12.</b>	Kelerences.	Company San Francisco	Call, "Modern Hotels Call, "Colmesnil Cho	s to be Erected, osen Acting Arch	" May 13, 1906 itect," October 6,	1910	
240	Damada				(Sketch Map with north	arrow required	.)
313.	Remarks					HORAGA ST	
B14.	Evaluator (				044A 045 040A 050	001 001A	
	(This sp	oace reserved fo	or official comments)		040 040 039 030 037	003 004 005 009	Avv 418

### CONTINUATION SHEET

Primary # HRI # Trinomial

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 my 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

State of California The Resources Agency Department of Parks and Recreation PRIMARY RECORD	Primary # HRI #  Trinomial NRHP Status Code7N	
Other Listings Review Code	Reviewer	 Date
P1. Other Identifier None  *P2. Location: ☐ Not for Publication ☑ Unrestricte  *a. County: San Francisco	r (assigned by recorder) 1744 -17	-
*c. Address: 1744 -1746 Great Hwy d. UTM: (Give more than one ofr large and/or linear re e. Other Locational Data: Assessor's Parcel Number: *P3a. Description: (Describe resource and its major element	City: San Francisco sources) Zone; 2001051	_mE/ mN
1744-1746 Great Highway is a one-story, capped with a hipped roof. The 912 sq ft Great Highway between Moraga and Nories creating space for a small garden. A low w	building occupies a 4,992 s ga streets. The building is	sq ft lot on the east side of set back from the sidewalk,

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

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

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

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

altered building appears to be in good condition.

\*P5b. Photo (view, date, accession #

View toward east, 100 8013.JPG

\*P6. Date Constructed/Age and Sources

1900, Asssessor'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 repor	t and other sources, or enter "none")
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*P11. Report Citation: (Cite s	eport Citation: (Cite survey report and other sources, or enter "nor		William	Kostura,	The	Oceanside	Neighborhood,
*Attachments	y . ⊠ BSOR	☐ Photograph Record	2006 Continu				
☐ Archaeological Record	NONE	☐ Location Map	Other				

☐ Artifact Record ☐ District Record ☐ Linear Feature Record

Primary #

HRI No.

## **BUILDING, STRUCTURE, AND OBJECT RECORD**

		*NRHP Stat	us Coda	7N		
Page _2_ of _3_	*Resourc	e Name or # (Assigned by			746 GREAT HWY	<del></del> -
B1. Historic Name	Unknown	, , ,				
B2. Common Name	<u> 1744 - 1746 Grea</u>					
_	ingle-family proper	rty E	34. Presen	tUse: _sir	ngle-family pro	operty
B5. Architectural Style						
*B6. Construction Histo 1744 -1746 Grea Great Highway.	<b>ory</b> t Highway was constr	ucted after 1915 as	a stable	e for the	adjoining prope	erty at 1770
*B7. Moved? 🛛 No	Yes	)ate?	Oı	riginal Loca	tion:	
*B8. Related Features						
B9a. Architect <u>Unkr</u>	nown		. Builder	Unknown		
*B10. Significance: Ther	me Residential 1	Development	-Area:	Oceansio	de/ Outer Suns	<u>et</u>
Period of Significa	ince N/A	Property Type Resi	dential	_	Applicable Crite	eria <u>N/A</u>
(Discuss importan	nce in terms of historical or arcl	hitectural context as defined b	y theme, pe	eriod, and geo	graphic scope. Also ad	dress integrity)
developer Sol Geto Maria and Guconstruction che provide a constmost municipal boriginal building water tap recorporiginally built	n 1910, it belonged etz acquired the lastavo Macchiavelli aronology of the cruction date of 1 building records with many contract listed and for the propert to moved to the purce Attributes: (List attributes)	ot, selling it and and their aunt A property is not 900, this is most ere destroyed in the local new cy. According to 3 property after 191	d the a anna Ale known. I likel the 190 spapers Sanborn 5 and u	djoining egretti Althoug y a defa 6 Earthq s either maps, t sed as a	property (lot in October 191 gh the Assess ault date assi uake and Fire. Nor is there the existing s stable. (cont	as 33 and 34 14. The exactor's recordigned becaus There is not an original structure was
<b>B12. References:</b> As Sa	ssessor's Records, Sa In Francisco City Dir Lited States Census 1	nborn Maps 1915, 192 ectories			,	
313. Remarks				(Sketch Map	with north arrow req	uired.)
*B14. Evaluator <u>Chr</u> *Date of Evaluatio	ristopher VerPlanc) on 12.22.2009	ζ	GREATHA		041 002 040 003 039 004 038 000 037 000 036 007 036 007 037 000 037 000 038 000	5 037 6 036 7 035 8 034 70 4 033 2 2002
(This space	ce reserved for official o	comments)			032 0 031 0 030 0 029 0	00 m 032 111 031 112 030 113 029 114 028

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # HRI # Trinomial

**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

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.

Reviewer Da	te
•	s necessary.
City: San Francisco Zip	I
1 2 1 1 r	P2b and P2c or P2d. Attach a Location Map as

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 O Structure O Object O Site O District O Element of District O 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, Asssessor'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	SULVEY	report an	d other	sources.	or enter '	'none"
- г і і.	IZEDOI L	Ultation.	1 OILE	Jul vev	I CDUIL all	u villei	SUULCES.	OI CIILCI	HOHE

*Attachments	<b>⊠</b> BSOR	☐ Photograph Record
Archaeological Pecord	□ NONE	□ Location Man

_	1		
	District Record	☐ Linear Feature Record	d

William Kostura, The Oceanside Neighborhood,

Other...

DPR 523A (1/95) \*Required Information

☐ Artifact Record

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #

HRI No.

# **BUILDING, STRUCTURE, AND OBJECT RECORD**

		*NRHP Status Code	6Z
Page	* <u>2</u> of <u>3</u> *Resource	• Name or # (Assigned by recorder)	1783 45TH AVE
B1.	Historic Name Unknown		
B2.	Common Name 1783 45th Ave		
B3.	Original Use Single-family proper	ty B4. Present	Use: Single-family property
* B5.	Architectural Style First Bay Region	n Tradition	
*B6.	Construction History	1000	
	1783 45th Avenue was constructed cir The wood-sash windows were replaced		
	The wood-sash windows were repraced	with aluminum windows at an	dirknown date.
*B7.	Moved? No Yes Da	ate?Or	iginal Location:
*B8.	Related Features		
<b>D</b> 0	A 199	5 "	
в9а.	Architect <u>Unknown</u>		Roscoe P. Emery
*B10.	Significance: Theme Residential D	Development Area:	Oceanside/ Outer Sunset
	Period of Significance 1900	Property Type Residential	Applicable Criteria 3
	(Discuss importance in terms of historical or arch	nitectural context as defined by theme, per	riod, and geographic scope. Also address integrity)
Ac	ccording to the 1906 Block Book	k, the subject property	belonged to Roscoe P. Emery, a
			th Avenue, but it appears to have
00	ccurred after the 1906 Earthqua	ake The destruction of	permit records in that disaster
		me. The deseraction or	
1,5	kely resulted in the default		1900. The building was probably
	-	construction date of	1900. The building was probably initially provided and when Roscoe

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

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single-family property

\*B12. References: Assessor's Record, Sanborn Maps 1915, 1928, 1950

property to Philip & Mary Patton in 1924. (continued)

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.)



State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION

# CONTINUATION SHEET

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by Recorder) 1783 45TH AVE

\*Recorded by: Kelley & VerPlanck, LLC Date 02.24.2012

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.

State of California The Resources Agency Department of Parks and Recreation PRIMARY RECORD	Primary #  HRI #  Trinomial  NRHP Status Code3S	
Other Listings Review Code	Reviewer	 Date
	- Noviewer -	
P1. Other Identifier Dennis Sullivan Re P2. Location: Not for Publication Unres *a. County: San Francisco *b. USGS 7.5' Quad: SF North	and P2b and P2c or P2d. Attach a Date: 1994	th Church Of Christ The a Location Map as necessary.
*c. Address: 1984 Great Hwy d. UTM: (Give more than one ofr large and/or line		<b>Zip:</b> 94116
e. Other Locational Data: Assessor's Parcel Num		
*P3a. Description: (Describe resource and its major ele		alterations, size, setting, and boundaries)
Pacheco streets. A low hollow clay blobuilding sits atop a partially raised k. The basement/first floor contains seve characterize the first story; the seco contains the primary entrance: a pair other four arches contain tripartite w by fixed wood sash windows. All windows and south elevations where they are vir. The façade terminates with wide fasci property goes through to 48th Avenue primary facade except that there is no and features five arched wood windows windows. The roof appears to retain its type of mechanical equipment enclosed were	casement, and a short brick stail eral contemporary pedestrian enterned arch from the left is slight of wood panel doors recessed indows consisting of a double-his are wood sash with wood surrountyl. The corners of the façade for a board, a moderate eave overhold. The east facade faces this porch or primary entrance. This consisting of double-hung vinyles original asbestos tile roof. V	rway leads to the first story. crances. Five repeating arches tly larger than the others and in a covered entry porch. The ung sash at the center flanked nds except for along the north lare out to meet the roofline. hang and exposed rafters. The street; it is similar to the elevation is clad in shingles windows flanked by curved wood lisible from the street is some
*P3b. Resource Attributes: (list attributes and codes) P4. Resources Present:   Building   Structure	Object O Site O District O 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, Asssessor's Office
		*P7. Owner and Address: San Francisco Korean Good N 1984 Great Hwy San Francisco, Ca 94116
CANADA SERVICIO DE CONTROL DE CON		*P8. Recorded by Kelley & VerPlanck, LLC 2912 Diamond Street, #330 San Francisco, CA 94131
	A STATE OF THE STA	*P9. Date Recorded: 01.14.09
		*P10. Survey Type: (Describe) Reconnaissance-level survey: Oceanside Survey
	hotograph Record Societion Map William Kostura  2006 Continuation She	, The Oceanside Neighborhood,
☐ Artifact Record ☐ District Record ☐ Li	·	

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #

HRI No.

# **BUILDING, STRUCTURE, AND OBJECT RECORD**

			**	NRHP Status Code	3S	
Page	2_ of	4	*Resource Name or # (As			
B1.	Historic Name		ıllivan Residence			
B2.	Common Name	<u> Highen en</u>	nurch of Christ the			
B3.	Original Use		y property		nt Use: Religious b	uilding
B5.	Architectural S		ay Region Tradition	Ω		
			tructed in 1905/1906 47.	as single-fam:	ily residence. The b	uilding was
*B7.	Moved? N	o Yes	Date?		Original Location:	
*B8.	Related Featur	es				
B9a.	Architect <u>F</u>	red C. Jones		. Builder	Fred C. Jones	
*B10.	Significance: T	heme Reside	ential Development	Area:	Oceanside/ Outer	Sunset
	Period of Signi	ficance 1906	Property Ty	<b>/pe</b> Residentia	ıl/Public Applicat	ole Criteria <u>B &amp; C</u>
	(Discuss impo	ortance in terms of histo	torical or architectural context a	as defined by theme, p	period, and geographic scope.	. Also address integrity)
fo Ch er hi on du fe Wh	rmer mayor ief Dennis ect a house s wife Marg Bush Stre- ring the ea ll through en Sullivan ffered seri	and major land T. Sullivan p for he and h aret moved in, et, where the arly minutes of the roof of t rushed to hi ous injuries t	ck Book, this prop downer in San Fran purchased the lot his wife. The dwel , although they al ey lived when Sul of the 1906 Earth the firehouse, int is wife's aid he is to this head and b	and hired bu lling was completed and an apallivan was on aquake when a to his wife's fell through turns from the	1905, San Francis uilder Fred C. Jo pleted in early 19 artment at SFFD End duty. Dennis Su chimney from the room, and tore that the floor down to ruptured steam pi	co Fire Department nes to design and 206 and Dennis and gine Company No. Illivan was killed a California Hotel arough the floors the basement. He apper (continued)
B11. *B12.		Assessor's Recor San Francisco Ch San Francisco Ch	(List attributes and codes) rds, Junior League File hronicle, "Death Comes hronicle, "The '06 Fire Chief Sullivan Dead."	e, Sanborn Maps, to Fire Chief." e's First Victim,	San Francisco City Di (April 23, 1906). " April 15, 1968 <i>S</i>	rectories <i>an Francisco</i> nsus 1910, 1920,
B13.	Remarks				002D 003G 003 003B 003A 004A 004	032A 032 031A
*B14.	Evaluates	Christopher Ve	erPlanck		005 005A	030
D 14.	Evaluator *Date of Evaluation	10.00			008	029
	2410 01 214H		d 9-2011		007A 007	028
	(This s	pace reserved for	r official comments)		009 023 009 024	028 025 024A

DPR 523B (1/95) \* Required Information

PACHECO ST

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION

**CONTINUATION SHEET** 

Primary # HRI # Trinomial

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.

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION

# **CONTINUATION SHEET**

Primary # HRI # Trinomial

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 RECOR			Trinomial NRHP Statu	s Code	<u>6Z</u>			
	Other Listings Review Code		Rev	viewer			 Date	
	*Resource name(s  Margaret Teal for Publication	House		·	2120 Great	1	p as necessary.	
*b. USGS 7.5' Quad:	SF North Great Hwy		1994 <b>City:</b>	San Fi	rancisco	nE/	Zip: 94116	
e. Other Locational Da *P3a. Description: (Describ	ta: Assessor's Parce	el Number: 216	59005					oundaries)
wood shingles and coon the east side of its neighbors, 2120 gate and a small lawindow recessed with windows at the cent the far right side of first floor. A bridlevel. The center of facade terminates if appears to be in good *P3b. Resource Attributes: P4. Resources Present: P5a. Photograph or Drawin	the Great Highway Great Highway wn containing thin the light er, and the proof the first flock chimney ements and a raking corrod condition.	whay betwee retains its two trees. The well to the imary entrains oor. Aside for the ripartite and ince with a specific codes.  well to the imary entrains of the imary entrains of the ripartite and ince with a specific code.  where of the image is the image of the image is the image of the	n Quintara original The first ne left. In nce: a sol from the end of the left si luminum sl shallow ear O Site O I	a and R landsca floor of the mai id woo ntrance de of iding ave ove	eivera streaping, incomplete the print of the center window at the center window at the print of	eets. In cluding a mary faç module celtered in the centered in	contrast to stone wall a stone wall a sade features features thre by a small gar is identical a the thir ird floor levely altered by	many of and wood a small e fixed able, on a to the red. The building
		1				* <b>P6. Date C</b> ☑ Historic	onstructed/Age an Prehistoric Bossessor's Of	d Sources
						Douglass 2120 Gre	and Address: , Stephanie A. at Highway cisco, Ca 94116	5
						2912 Di	& VerPlanck, 1 amond Street, ncisco, CA 94	#330
			make M		S	Reconna	e <b>y Type: (Describe)</b> issance-level de Survey	
P11. Report Citation: (Cite s	urvey report and oth	er sources, or e		William 2006	n Kostura,	The Ocea	anside Neighbo	orhood,
*Attachments  ☐ Archaeological Record ☐ Artifact Record	BSOR     NONE     District Record	☐ Photograph☐ Location Ma☐ Linear Feat	Record ap		nuation Shee	t		

\*Required Information

Primary # HRI #

State of California The Resources Agency Department of Parks and Recreation

DPR 523A (1/95)

State of California The Resources Agency **DEPARTMENT OF PARKS AND RECREATION**  Primary #

HRI No.

# **BUILDING, STRUCTURE, AND OBJECT RECORD**

_			Status Code 6Z	
Page		*Resource Name or # (Assigne	ed by recorder) $2120$	GREAT HWY
B1.	Historic Name	Margaret Teal House		
B2.	Common Name	2120 Great Hwy		
B3.		tiple-family property	B4. Present Use: _1	Multiple-family property
* B5.	Architectural Style	<u>First Bay Region Tradition</u>		
*B6.		House was constructed in 1924. The minum slider windows ca. 1965.	ne primary facade's	wood-sash windows were
*B7.	Moved? ⊠ No □	Yes Date?	Original Lo	ocation:
*B8.	Related Features			
B9a.	Architect S. He	iman	. Builder J. S.	Malloch
*B10.	Significance: Theme	Residential Development	Area: Ocean:	side/ Outer Sunset
*B10.	Significance: Theme	Residential Development	Area: Oceans	side/ Outer Sunset
*B10.	Period of Significant	Residential Development	Residential	side/ Outer Sunset  Applicable Criteria 3

B11.	Additional Resource Attributes: (List attributes and codes)	<u>HP3.</u>	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

Christopher VerPlanck \*B14. **Evaluator** 12.22.2009 \*Date of Evaluation Revised 9-2011

resided at the house through 1946. (continued)

(This space reserved for official comments)

### (Sketch Map with north arrow required.)



State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION

CONTINUATION SHEET

Primary # HRI # Trinomial

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.

State of California The Resources Agency Department of Parks and Recreation PRIMARY RECORD	Primary #	
Other Listings Review Code	Reviewer	 Date
	e(s) or number (assigned by recorder) 2279 47th A	ve
P1. Other Identifier None	e(s) or number (assigned by recorder) 2279 47th A	ve
P1. Other Identifier None	<u> </u>	
P1. Other Identifier None P2. Location: Not for Publication	☑ Unrestricted	
P1. Other Identifier None P2. Location: Not for Publication *a. County: San Francisco	☑ Unrestricted  and P2b and P2c or P2d. Attach a Lo	

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 O Structure O Object O Site O District O Element of District O 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

1900, Asssessor'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 ente	r "none")
---	-----------

*Attachments	<b>⊠</b> BSOR	☐ Photograph Record
☐ Archaeological Record	NONE	☐ Location Map

☐ Artifact Record

	-
District Record	☐ Linear Feature Record

illiam	Kostura,	The	Oceanside	Neighborhood
106				

|--|--|

Other...

W 2

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #

HRI No.

# **BUILDING, STRUCTURE, AND OBJECT RECORD**

(This space reserved for official comments)

		****	OUD Chatura Carla	300
Page	_2_ of _		RHP Status Code	3CS 2279 47TH AVE
н ш <b>у</b> с В1.	Historic Name	Unknown	ignou by receiver,	
B2.	Common Name			
B3.	Original Use	Single-family property	B4. Present	Use: Single-family property
	Architectural S	Style <u>Vernacular</u>		
	Construction F		- 10F0 Q1	
		enue was constructed circa 1903. The		map snows a one-story wood-frame
		amily building was constructed where		
*B7.	Moved?	lo Yes Date?	Or	iginal Location:
*B8.	Related Featur	res		
В9а.	Architect <u>U</u>	nknown	Builder	Unknown
*B10.	Significance: 1	Theme Residential Development	Area:	Oceanside/ Outer Sunset
	Period of Signi	ificance 1903 Property Typ	e Residential	Applicable Criteria 3
	(Discuss impo	ortance in terms of historical or architectural context as	defined by theme, per	riod, and geographic scope. Also address integrity)
prode: rec hou rec Win	operty. Bed fault const cords becau use into th altor and ancisco Ca nterburn, a	cause most City building record truction date of 1900 is likely use the building was too far from 1950s. The earliest known own real estate developer in the large of the property to an English-born lawyer, squadronge Club, sold the property (preserved)	ds were destr by a placehol com water main her of the pr Carville/Ocear Lt. George adjutant of	the construction chronology of this oyed in the 1906 Earthquake, the der. There are no water service as and had its own well and tank operty was Jacob Heyman, an early aside area. According to the Sar W. Winterburn in October 1901, the Ninth Cavalry, and officer of cloped) to John M. Loane in August
311.	Additional Re	esource Attributes: (List attributes and codes)	HP2. Single-	family property
B12.	References:	Assessor's Records, Sanborn Maps, S Transactions" (October 2, 1901) and United States Census 1920 "Deaths," San Francisco Chronicle (	l (August 8, 190	03)., San Francisco City Directories,
			(	Sketch Map with north arrow required.)
313.	Remarks			042 011
				041 012
				040 013
		Christophor Wordland		039 015
B14.	Lvaiuatoi	Christopher VerPlanck uation 12.17.2009		037 016
	*Date of Evalu			056 017
		Revised 9-2011		035 018 771 A
				034 057

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION

CONTINUATION SHEET

Primary # HRI # Trinomial

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.

State of California The Resources Agency Department of Parks and Recreation PRIMARY RECORD	Primary #	
Other Listings — Review Code	Reviewer	 Date
Page 1 of 3 *Resource name(s) or P1. Other Identifier None P2. Location: ☐ Not for Publication ☑ Uni	number (assigned by recorder) 2277 46th restricted	Ave
*a. County: San Francisco *b. USGS 7.5' Quad: SF North	and P2b and P2c or P2d. Attach a Lo Date: 1994	ocation Map as necessary.
*c. Address: 2277 46th Ave d. UTM: (Give more than one ofr large and/or li e. Other Locational Data: Assessor's Parcel Nu		<b>Zip:</b> 94116 E/mN

'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 façade 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 threesection hopper windows with wood surrounds. The bay window on the right projects farther out from the façade 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 Ostructure Object Osite Object Osite Object Ostruct October

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 1924, Asssessor'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 "n	one")
---	-------

*Attachments	<b>⊠</b> BSOR	☐ Photograph Record
☐ Archaeological Record	NONE	☐ Location Map

☐ Artifact Record

District Record	☐ Linear Feature Record

illiam	Kostura,	The	Oceanside	Neighborhood,
006				

☑ Continuation Sheet	
☐ Other	

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #

HRI No.

# **BUILDING, STRUCTURE, AND OBJECT RECORD**

			*NRHP S	tatus Code 6	SZ	
Page	e <u>2</u> of <u>3</u>	*Reso	urce Name or # (Assigned	<del>-</del>	277 46TH AVE	
B1.	Historic Name	Unknown				
B2.	Common Name	2277 46th Aver				
B3.		ngle-family pro Craftsman	perty	B4. Present U	se: Single-family	_property
* B5. *B6.	Architectural Style Construction Histor	·				
Б0.	2277 46th Avenue	was constructed s have also been	in 1924. The entire replaced.	facade was 1	refinished in stucco	o at an unknown
*B7.	Moved? $oxed{oxed}$ No	Yes	Date?	Origi	inal Location:	
*B8.	Related Features					
B9a.	Architect <u>Unkno</u>	own		Builder _⊞∈	eyman Brothers	
*B10.	. Significance: Them	e Residentia	1 Development	——Area: O	ceanside/ Outer Su	unset
	Period of Significan	<b>ce</b> <u>1924</u>	Property Type Re	sidential	Applicable (	Criteria <u>3</u>
	(Discuss importanc	e in terms of historical or	architectural context as define	d by theme, period	d, and geographic scope. Als	o address integrity)
b: st Tl He a Ac	iggest property till-vacant lot he subject propeyman built the half later, Eccording to the ife Edna. The 1 he north and a	development fi to Theodora M. erty remained a existing dwell phron sold it 1930 Census, t 928 Sanborn map tankhouse to the	elonged to Jacob rms. In September Collymore. Collym undeveloped due to ing. In May 1926, to Ida Cambridge, he dwelling was res show the dwelling e rear. (continued)	1916, Jacob ore sold it its remote Heyman sold a local p nted to Add g occupying	b's brother Oscar back to Heyman I e location until d it to Samuel Eph property develope olph Bernasky, a p g a 50' wide lot w	Heyman sold the later that year. 1924 when Oscar aron. A year and r and landlord. printer, and his
*B12.	San		Sanborn Maps 1915, 1 Books, San Francisco s 1930		tories	
D40	5 .			(Sk	etch Map with north arrow	v required.)
B13.	Remarks					
*B14.	Evaluator <u>Chr:</u> *Date of Evaluatio	istopher VerPla n <u>12.15.09</u> Revised 9-20		2301	037 2302 018 H	039 005 038 006 037 007 036 008 035 009 034 010 032 011 032 012 031 2303 014 ≥ 029 015
	(This space	reserved for offici	al comments)	GREAT HWY	034 058 058 058 059 051 051 052 052 052 052 052 052 055 052 055 055	027 016 018 028 021 020 019 023 023 019A

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION

**CONTINUATION SHEET** 

Primary # HRI # Trinomial

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.

State of California The Resources Agency Department of Parks and Recreation PRIMARY RECORD	Primary #	
Other Listings	NRHP Status Code6Z	
	Reviewer Da	te
P1. Other Identifier Great Highway Apart P2. Location: Not for Publication Unres *a. County: San Francisco *b. USGS 7.5' Quad: SF North *c. Address: 2448 Great Hwy d. UTM: (Give more than one ofr large and/or line e. Other Locational Data: Assessor's Parcel Num *P3a. Description: (Describe resource and its major ele	tricted  and P2b and P2c or P2d. Attach a Location Map as  Date: 1994  City: San Francisco Zip ar resources) Zone;mE/mN	setting, and boundaries)
concrete walkway flanked by lawn pane four-story addition. The first floor far left and a recessed primary entrangular primary entrance is recessed within sidelights. The second story features third and fourth story fenestration conver-one, vinyl, double-hung windows. Opening used as a pass-through to the identical and feature two aluminum-sast railings. The main building terminates	its. The building is set back from the public ls. At the right side, near the rear of the level of the main building features a flush ce at the center flanked by tripartite vinyl an arched porch and features a metal sash a band of arched vinyl, double-hung and cash is sists of a symmetrical pattern of individual The addition to the right (south) features rear of the property. The second, third, and is sliding glass doors enclosed by a concrete with a projecting cornice while the addition building appears to be in good condition.	he building, is a wood door at the -sash windows. The glass door with ement windows. The al and paired sixalarge vehicular d fourth story are balcony with slat
•	Object O Site O District O Element of District O District Structures, and objects *P5b. Photo (vi	ther ew, date, accession # d east, 100_7960.JPG
Ë		tructed/Age and Sources Prehistoric Both essor's Office
	*P7. Owner and Great Highw P. O. Box 4 Los Angeles  *P8. Recorded	ay Llc 91099 , Ca 90049
	2912 Diamo	YerPlanck, LLC and Street, #330 sco, CA 94131
	*P10. Survey To Reconnaiss Oceanside	ance-level survey:
*P11. Report Citation: (Cite survey report and other sou	rces, or enter "none") William Kostura, The Oceans	ide Neighborhood,
	hotograph Record Continuation Sheet Ocation Map Other	

☐ District Record ☐ Linear Feature Record

☐ Artifact Record

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #

HRI No.

# **BUILDING, STRUCTURE, AND OBJECT RECORD**

			*NRHP St	tatus Code	6Z		
Page	e <u>2</u> of <u>3</u>	*Resource	Name or # (Assigned b			WY	
B1.	Historic Name	Great Highway Apa					
B2.	Common Name	2448 Great Highwa					
B3.	-	tiple-family prope Craftsman	erty	B4. Present	Use: Multiple	e-family prop	perty
* B5. *B6.	2448 Great Highwa				ence) Dale as	a 14-room apa:	rtment
*B7.	Moved? ⊠ No □	Yes Da	ite?	Ori	ginal Location:		
*B8.	Related Features						
В9а.	Architect <u>Unkno</u>	own		Builder _U	Jnknown		
*B10.	Significance: Theme	Residential De	evelopment	Area:	Oceanside/ Ou	iter Sunset	
	Period of Significan	<b>ce</b> <u>1924</u>	Property Type Re	sidential	Ар	plicable Criteria	3
	(Discuss importance	e in terms of historical or archi	tectural context as defined	d by theme, per	iod, and geographic	scope. Also address	integrity)
de De 1c Ac ea	eveloper sold the cember 3, 1921 of and built the coording to the ach unit had a s	lot. In October 19 the property to Mrs San Francisco Chr the northern half article, the build separate enclosed the was cited as an	s. Harvey (Flore conicle, Mrs Dal of the existin ding originally garage at the re	ence) Dale Le demolis Lg four-st had 14 ur ear of the	e. According the the existory, wood-finits of 2 to be lot. The bu	to an artic ting residen rame apartme 3 rooms each	le in the ace on the nt house. n and that
B11. *B12.	References: Asso	ce Attributes: (List attribut essor's Records, San ing Valley Water Com al Estate Active Upo	born Maps 1915, 1	928, 1950, ted States	San Francisco Census 1930	City Directo	
	110	ar zoodoo noorto opo	n eleae mighhai,		Sketch Map with no		
B13.	Remarks			,		OUT.	
*B14.	Evaluator <u>Chri</u> *Date of Evaluation	stopher VerPlanck September 29, 2	2009	_	044 043 042 641 040,	049	
	(This space	reserved for official co	omments)		03 036 037 035	008 22 8 009 009A 009B	

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION

# CONTINUATION SHEET

Primary # HRI # Trinomial

Page 3 of 3 Resource Name or # (Assigned by Recorder) 2448 GREAT HWY

\*Recorded by: Kelley & VerPlanck, LLC Date 01.14.09

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)

otate of Camorna & The Hesodrees Agency		Timary "
DEPARTMENT OF PARKS AND RECREATION		HRI#
DISTRICT RECORD		Trinomial
Page 1 of 7 *Resource Name or # (Assigned recorder)	ed by	*NRHP Status Code 6Z  Oscar Heyman 46 <sup>th</sup> Avenue Rowhouse District

Drimary #

D2. Common Name:

1558-1586 46<sup>th</sup> Avenue

\*D3. Detailed Description (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.):

# Introduction

D1. Historic Name

State of California M The Recourage Agency

Unknown

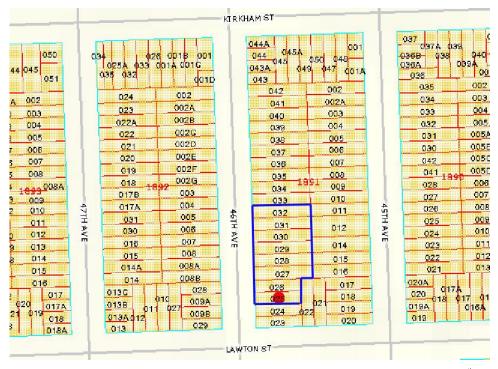


Figure 1. Map showing location of the Heyman Brothers Row on the east side of 46<sup>th</sup>
Avenue between Kirkham and Lawton streets
Source: San Francisco Department of the Assessor/Recorder
Annotated by KVP Consulting

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, 37<sup>th</sup> 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 46<sup>th</sup> Avenue Rowhouse District is a row of eight Craftsman-style rowhouses on the east side of 46<sup>th</sup> 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 46<sup>th</sup> 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 46<sup>th</sup> 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 shedroofs. 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 46<sup>th</sup> Avenue Source: KVP Consulting



Figure 3. 1566 46<sup>th</sup> Avenue Source: KVP Consulting



Figure 4. 1574 46<sup>th</sup> Avenue Source: KVP Consulting



Figure 5. 1582 46<sup>th</sup> Avenue Source: KVP Consulting

# \*D4. Boundary Description (Describe limits of district and attach map showing boundary and district elements.):

The Oscar Heyman 46<sup>th</sup> Avenue rowhouses comprise eight properties on the east side of 46<sup>th</sup> 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 46<sup>th</sup> 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 46<sup>th</sup> 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 <sup>th</sup> Avenue	1891032	None	1924	None	N/A	6Z
2	1562 46 <sup>th</sup> Avenue	1891031	None	1923	None	N/A	6Z
3	1566 46 <sup>th</sup> Avenue	1891030	None	1923	None	N/A	6Z
4	1570 46 <sup>th</sup> Avenue	1891029	None	1923	None	N/A	6Z
5	1574 46 <sup>th</sup> Avenue	1891028	None	1923	None	N/A	6Z
6	1578 46 <sup>th</sup> Avenue	1891027	None	1923	None	NA	6Z
7	1582 46 <sup>th</sup> Avenue	1891026	None	1923	None	N/A	6Z
8	1586 46 <sup>th</sup> Avenue	1891025	None	1923	None	N/A	6Z

Table 1-Elements of the Oscar Heyman 46th Avenue rowhouse district

D6. Significance: Theme Period of Significance 1923-24 Residential Development: San Francisco Area Oceanside/Outer Sunset District 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 46<sup>th</sup> 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, Craftsmanstyle 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 (Craftsmanstyle 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' 46<sup>th</sup> 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.<sup>1</sup>

Beginning around 1895, a small cluster of structures began to coalesce within an area bounded by the present-day Lincoln Way, 48<sup>th</sup> 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.<sup>2</sup>

The area known as Carville really took off after the Spring Valley Water Company installed water mains to H Street (Lincoln Way) and 47<sup>th</sup> 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.<sup>3</sup> 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.<sup>4</sup>

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

<sup>&</sup>lt;sup>1</sup> Sunset Architectural and Historical Resources Inventory Committee (SAHRIC), *Architectural and Historical Resources of the Sunset District: The Oceanside Neighborhood* (San Francisco: 2007), 2.

<sup>&</sup>lt;sup>2</sup> Ibid.

<sup>&</sup>lt;sup>3</sup> Ibid., 5.

<sup>&</sup>lt;sup>4</sup> "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 47<sup>th</sup> Avenue.<sup>6</sup> 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.<sup>7</sup>

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.<sup>8</sup> 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 33<sup>rd</sup> Avenue through Golden Gate to Lincoln Way.<sup>9</sup> 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.<sup>10</sup> 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."<sup>11</sup>

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, 37<sup>th</sup> 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 46<sup>th</sup> 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 37<sup>th</sup> Avenue or the Alonzo Harrington row on 42<sup>nd</sup> Avenue – both of which were written up on the *San Francisco Chronicle* – Oscar Heyman's 46<sup>th</sup> 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.<sup>12</sup>

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<sup>&</sup>lt;sup>5</sup> "Midsummer Investments in City and Rural Realty," San Francisco Chronicle (June 27, 1903), 13.

<sup>&</sup>lt;sup>6</sup> Sunset Architectural and Historical Resources Inventory Committee (SAHRIC), Architectural and Historical Resources of the Sunset District: The Oceanside Neighborhood (San Francisco: 2007), 3.

<sup>&</sup>lt;sup>7</sup> "Ocean Boulevard Plans Progress," San Francisco Chronicle (January 26, 1910), 9.

<sup>&</sup>lt;sup>8</sup> "To Rush Work on New Sewer," San Francisco Chronicle (March 2, 1910), 9.

<sup>&</sup>lt;sup>9</sup> "Sunset District Growing Apace," San Francisco Chronicle (June 15, 1912), 11.

<sup>&</sup>lt;sup>10</sup> Sunset Architectural and Historical Resources Inventory Committee (SAHRIC), *Architectural and Historical Resources of the Sunset District: The Oceanside Neighborhood* (San Francisco: 2007), 4.

<sup>11 &</sup>quot;Burn the Car Out of Carville," San Francisco Chronicle (July 6, 1913), 38.

<sup>&</sup>lt;sup>12</sup> 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.<sup>13</sup>

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 32<sup>nd</sup> 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."<sup>14</sup>

### 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. 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 46<sup>th</sup> 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:

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<sup>&</sup>lt;sup>13</sup> Oscar Heyman, "Park and Ocean Make Lots Sell," San Francisco Call (March 12, 1910), 19.

<sup>&</sup>lt;sup>14</sup> "Firm Claims 35-Yr. Record," San Francisco Chronicle.

<sup>&</sup>lt;sup>15</sup> 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 46<sup>th</sup> 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 46<sup>th</sup> Avenue) and another house appears to have had its roof-mounted bay window removed (1586 46<sup>th</sup> Avenue). With the exception of the northernmost trio: 1558, 1562, and 1566 46<sup>th</sup> 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 District: The Ocea San Francisco Call, Osca San Francisco Chronicle, , "To Open Road	d Historical Resources Inventory Committee (SAHRIC). <i>Archanside Neighborhood</i> . San Francisco, 2007.  In Heyman, "Park and Ocean Make Lots Sell" (March 12, 1910), "Midsummer Investments in City and Rural Realty" (June 27, do to the Beach" (February 3, 1904), 9.  In Vard Plans Progress" (January 26, 1910), 9.	), 19.	I Historical Resources of the		
	on New Sewer" (March 2, 1910), 9. t Growing Apace" (June 15, 1912), 11.				
, "Burn the Car	ecoming Beautiful Residence Suburb" (January 18, 1913), 9. Dut of Carville" (July 6, 1913), 38. scar Heyman Dies" (March 31, 1960), 33. 5-Yr. Record."				
*D8. Evaluator: Chi	istopher VerPlanck		September 22, 2009		
Affiliation and Address	Kelley & VerPlanck Historical Resources Consulting, LLC	)			
2912 Diamond Street #330, San Francisco, CA 94131					

Department of Parks and R PRIMARY RECOF		HRI # Trinomial	Trinomial				
	Other Listings	NRHP Sta	tus Code <u>6Z</u>				
	Review Code	R	eviewer	Date			
Page 1 of 1 P1. Other Identifier P2. Location: ☐ Not	*Resource name(s	s) or number (assigned by red Unrestricted	<b>corder)</b> 1586 46th	n Ave			
*b. USGS 7.5' Quad:	rancisco SF North 46th Ave	<b>Date:</b> 1994	nd P2c or P2d. Attach a y: San Francisco	Location Map as necessary. <b>Zip:</b> 94122			
d. UTM: (Give more th	an one ofr large and	or linear resources) Zone _	•	•*			
		el Number: 1891025 ajor elements. Include design	n, materials, condition,	alterations, size, setting, and boundaries)			
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P4. Resources Present:	Building O Struct	codes) HP2. Single-famure O Object O Site Cored for buildings, structures,	District O Element	of District O Other  *P5b. Photo (view, date, accession #  View toward east, 100_8134.JPG			
				*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both			
				1923, Asssessor'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 s		ner sources, or enter "none")	None				
*Attachments  ☐ Archaeological Record  ☐ Artifact Record	☐ BSOR ☐ NONE ☑ District Record	☐ Photograph Record ☐ Location Map ☐ Linear Feature Record	☐ Continuation She	et			

Primary #

State of California The Resources Agency

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		cel Number: 1891026 major elements. Include design	, materials, condition, a	Iterations, size, setting, and boundaries)
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				*P6. Date Constructed/Age and Sources
The same				☑ Historic ☐ Prehistoric ☐ Both  1923, Asssessor'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 s	urvey report and o	ther sources, or enter "none")	None	
*Attachments  Archaeological Record  Artifact Record	☐ BSOR ☐ NONE ☑ District Record	☐ Photograph Record ☐ Location Map ☐ Linear Feature Record	☐ Continuation Sheet☐ Other	t

Primary #

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*P3b. Resource Attributes	(list attributes and codes)	HP2. Single-family property	
		Object	<pre># of District O Other     *P5b. Photo (view, date, accession #         View toward east, 100_8130.JPG</pre>
			*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1923, Asssessor'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
D	To the same of		*P10. Survey Type: (Describe) Reconnaissance-level survey: Oceanside Survey
P11. Report Citation: (Cite	survey report and other sour	rces, or enter "none") None	
*Attachments  Archaeological Record  Artifact Record		otograph Record	neet

State of California The Resources Agency Department of Parks and Recreation PRIMARY RECORD  Other Listings Review Code	Primary #  HRI #  Trinomial  NRHP Status Code6Z	
	or number (assigned by recorder) 1574 46th	n Ave
e. Other Locational Data: Assessor's Parce	Date: 1994  City: San Francisco or linear resources) Zone;  I Number: 1891028 ujor elements. Include design, materials, condition, a	_mE/ mN
facing gable roof. The building is 1,0 between Kirkham and Lawton streets. The faces west on 46th Avenue. The first faces were faced by the faces of the faces	frame, Craftsman-style dwelling clad in s 10 sq ft and occupies a 3,004 sq ft lot of e primary façade is slightly set back fro loor features a modern pedestrian door an e containing a multi-panel overhead door window on the left, a modern pedestrian ight. A small eyebrow dormer, capped by a g terminates in a simple cornice and wide condition. The building is part of a row , 1578, 1582, and 1586 46th Avenue.	on the east side of 46th Avenue om the front of the lot line and and window at the left, a straight on the right. The second floor door at the center, and a jerkinhead gable, presents a e eave overhang. The moderately

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

P4. Resources Present: 

Building 

Structure 

Object 

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, Asssessor'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

8.2	

*P11.	Report Citation:	(Cite survey	report and	l other sources,	or enter	"none")	none
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*Attachments	□BSOR	☐ Photograph Record	☐ Continuation Sheet
☐ Archaeological Record	NONE	☐ Location Map	Other
☐ Artifact Record	□ District Record     □	☐ Linear Feature Record	

State of California The I Department of Parks and		Primary #HRI #	
PRIMARY RECO	RD	Trinomial ————— NRHP Status Code —6	 7
	Other Listings Review Code	Reviewer	
Page 1 of 1	*Resource name(s) or nur	mber (assigned by recorder) 1570	46th Ave
P1. Other Identifier	None	( <b>.</b>	
_	ot for Publication 🛮 Unrest		
*a. County: San 1 *b. USGS 7.5' Quad:	Francisco SF North	and P2b and P2c or P2d. Atta  Date: 1994	ch a Location Map as necessary.
	) 46th Ave	City: San Francis	co <b>Zip:</b> 94122
		r resources) Zone;	•
·	ata: Assessor's Parcel Numb		<del></del>
*P3a. Description: (Descri	be resource and its major ele	ments. Include design, materials, condit	ion, alterations, size, setting, and boundaries)
line and faces west of containing a wood-par a garage containing a sliding window on the aluminum windows at the window. The building appears to be in good 1566, 1570, 1574, 1574  *P3b. Resource Attributes P4. Resources Present:	on 46th Avenue. The first all pedestrian door and a multi-panel overhead of eleft, a wood-panel door the right. A prominent eleminates in a simple decondition. The building 1582, and 1586 46th columns: (list attributes and codes)  Building Structure O	st floor features a brick-clad s double-hung wood window, a stra door on the right. The second fl or at the center, and a chamfere eyebrow dormer, capped by a shed cornice and wide eave overhang. ag is part of a row of eight rel	ight brick stair at the center, and oor contains a tripartite aluminum d bay window articulated by three roof, presents a narrow wood ribbon The moderately altered building ated dwellings including 1558, 1562,
		The state of the s	*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1923, Asssessor's Office
	Tank		1923, ASSSESSOI S UTITUE
			*P7. Owner and Address:
	1870		Peter Y. & Maggie L. So Revoc Tr 1570 46th Ave. San Francisco, Ca 94122
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*Attachments		otograph Record	Sheet
☐ Archaeological Record		cation Map	

Department of Parks and F PRIMARY RECOF	Recreation	HRI#  Trinomial  NRHP Status Code  Reviewer	7 
<b>*a. County:</b> San F	None t for Publication Unrestr	icted	ch a Location Map as necessary.
	SF North 46th Ave	City: San Francis	co <b>Zip:</b> 94122
d. UTM: (Give more th	an one ofr large and/or linear	resources) Zone;	•
	ata: Assessor's Parcel Numbe e resource and its major elen		ion, alterations, size, setting, and boundaries)
	_	_	ned in stucco and capped with a
primary entrance is a fenestration consists primary entrance. The gable roof, presents simple cornice and wi building is part of a 1586 46th Avenue.  *P3b. Resource Attributes: P4. Resources Present:	solid wood door at the of two tripartite doub center porch window is a tripartite wood sash de eave overhang. The m row of eight related double (list attributes and codes)  Building O Structure O	a multi-light fixed wood windo window capped by transoms light inimally altered building appea	nder of the second level wood surrounds on either side of the w. A prominent dormer, capped by a s. The building terminates in a rs to be in good condition. The 1566, 1570, 1574, 1578, 1582, and
· · · · · · · · · · · · · · · · · · ·	.у (. посоўсерн годанов гола		View toward east, 100_8124.JPG
			*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1923, Asssessor's Office
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			Chan Judy Kok-fong 18 Dorado Ter Apt. 26 San Francisco, Ca 94112
		FERRISE	*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
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Department of Parks and Recreation PRIMARY RECORD  Other Listings	Primary # HRI # Trinomial NRHP Status Code 6Z	
Review Code	Reviewer	Date
Page 1 of 1 *Resource name(s) or P1. Other Identifier None P2. Location: Not for Publication Unresearch to Unresearch to Unresearch to Use 7.5' Quad: SF North	number (assigned by recorder) 1562 46 estricted and P2b and P2c or P2d. Attach Date: 1994	a Location Map as necessary.
*c. Address: 1562 46th Ave	City: San Francisco	•
d. UTM: (Give more than one ofr large and/or line. Other Locational Data: Assessor's Parcel Nu	•	mE/ mN
*P3a. Description: (Describe resource and its major		n, alterations, size, setting, and boundaries)
line and faces west on 46th Avenue. The fiterminates at a central entry porch on the with a pedestrian entry on the inside right overhead door. The porch on the second floposts. The primary entrance is a solid wor fenestration consists of two tripartite dothe primary entrance. The center porch winhipped roof, presents a tripartite wood so simple cornice and wide eave overhang. The building is part of a row of eight related 1586 46th Avenue.  *P3b. Resource Attributes: (list attributes and codes P4. Resources Present: Building Structure P5a. Photograph or Drawing (Photograph required for the property of the property	e second level. To the right of the ht. To the right of the porch is a goor level is sheltered beneath a she od door at the center of the porch. ouble-hung vinyl sash windows with w ndow is a tripartite vinyl slider. A ash window capped by transoms lights e moderately altered building appear d dwellings including 1558, 1562, 15  HP2. Single-family property  Object OSite ODistrict OElemen	stair is a stucco-finished porch arage containing a multi-panel d roof supported by painted brick The remainder of the second level ood surrounds on either side of prominent dormer, capped by a . The building terminates in a s to be in good condition. The 66, 1570, 1574, 1578, 1582, and
		*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 se	ources, or enter "none") None	
*Attachments	Photograph Record	neet

Department of Parks a PRIMARY REC		Primary #  HRI #  Trinomial  NRHP Status Code  6Z	
	Review Code	Reviewer	Date
<del>-</del>		ricted	46th Ave
	1558 46th Ave	Date: 1994  City: San Francis r resources) Zone;	<b>Zip:</b> 94122 mE/mN
	nal Data: Assessor's Parcel Numb		tion, alterations, size, setting, and boundaries)
with a pedestrian wood doors with the brick posts with medical three remainder of the wood surrounds on and the side winder clad in wood shing moldings. The build appears to be in 1566, 1570, 1574,	entry on the inside right. ransoms. The porch on the shotched wood capitals. The the second level fenestratice either side of the primary ows have asymmetrical patters, presents a six-light lding terminates in a simplifair condition. The building 1578, 1582, and 1586 46th	To the right of the porch is a second floor level is sheltered primary entrance is a solid woo on consists of two tripartite do entrance. The center windows forms of three-over-three. A prom wood sash window framed by sunble cornice and wide eave overhand is part of a row of eight rel	g. The minimally altered building ated dwelling including 1558, 1562,
P5a. Photograph or D	=	ouildings, structures, and objects	*P5b. Photo (view, date, accession # View toward east, 100_8120.JPC
			*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1924, Asssessor's Office
	FIRH I	THEFT	*P7. Owner and Address: Vanwambeke, Richard K. 1558 46th Ave. San Francisco, Ca 94122
AATHON			*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 sour	ces, or enter "none") None	
*Attachments  ☐ Archaeological Red ☐ Artifact Record		otograph Record	Sheet

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DEPARTMENT OF P	ARKS AND R	ECREAT	ION		HRI #		
DISTRICT RE	CORD				Trinomial		
Page 1 of	7				*NRHP Statu	s Code	3CS
	*Resource recorder)	Name	or #	(Assigned I	by Lincoln U. G	rant 37 <sup>th</sup>	Avenue Rowhouse District
D1. Historic Name	Unknown				D2. Common	Name:	1223-1293 37 <sup>th</sup> Avenue

\*D3. Detailed Description (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.):

### Introduction

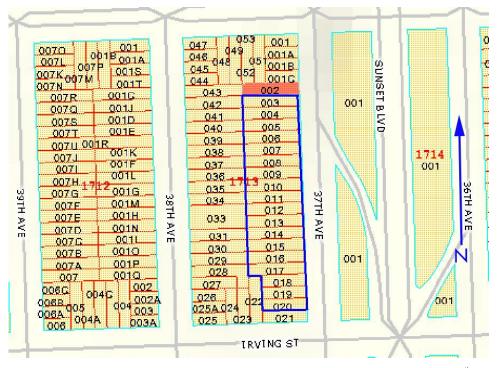


Figure 1. Map showing location of the Lincoln U. Grant Row on the west side of 37th Avenue between Lincoln Way and Irving Street Source: San Francisco Department of the Assessor/Recorder Annotated by KVP Consulting

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, woodframe, 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 facade 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 37<sup>th</sup> Avenue Source: KVP Consulting



Figure 3. Typical Mission Revival-style rowhouse at 1279 37<sup>th</sup> Avenue Source: KVP Consulting



Figure 4. Typical Period Revival-style rowhouse at 1255 37<sup>th</sup> Avenue Source: KVP Consulting



Figure 5. Typical Classical Revival-style rowhouse at 1239 37<sup>th</sup> Avenue Source: KVP Consulting

## \*D4. Boundary Description (Describe limits of district and attach map showing boundary and district elements.):

The potential Lincoln U. Grant 37<sup>th</sup> Avenue Rowhouse District is a compact district comprising 18 properties on the west side of 37<sup>th</sup> 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 37<sup>th</sup> Avenue Rowhouse District encompass an enclave of contiguous rowhouses built by contractor Lincoln U. Grant between 1912 and 1913 on the 1200 block of 37<sup>th</sup> 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 <sup>th</sup> Avenue	1713003	None	1912	None	N/A	3CD
2	1227 37 <sup>th</sup> Avenue	1713004	None	1912	None	N/A	3CD
3	1231 37 <sup>th</sup> Avenue	1713005	None	1912	None	N/A	3CD
4	1235 37 <sup>th</sup> Avenue	1713006	None	1912	None	N/A	3CD
5	1239 37 <sup>th</sup> Avenue	1713007	None	1912	None	N/A	3CD
6	1243 37 <sup>th</sup> Avenue	1713008	None	1912	None	NA	3CD
7	1247 37 <sup>th</sup> Avenue	1713009	None	1912	None	N/A	3CD
8	1251 37 <sup>th</sup> Avenue	1713010	None	1912	None	N/A	3CD
9	1255 37 <sup>th</sup> Avenue	1713011	None	1912	None	N/A	3CD
10	1259 37 <sup>th</sup> Avenue	1713012	None	1912	None	N/A	3CD
11	1265 37 <sup>th</sup> Avenue	1713013	None	1912	None	N/A	3CD
12	1267 37 <sup>th</sup> Avenue	1713014	None	1912	None	N/A	3CD
13	1271 37 <sup>th</sup> Avenue	1713015	None	1913	None	N/A	3CD
14	1275 37 <sup>th</sup> Avenue	1713016	None	1913	None	N/A	3CD
15	1279 37 <sup>th</sup> Avenue	1713017	None	1913	None	N/A	3CD
16	1283 37 <sup>th</sup> Avenue	1713018	None	1913	None	N/A	3CD
17	1287 37 <sup>th</sup> Avenue	1713019	None	1913	None	N/A	3CD
18	1293 37 <sup>th</sup> Avenue	1713020	None	1913	None	N/A	3CD

Table 1-Contributors to the potential Lincoln U. Grant 37th Avenue Rowhouse District

(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 37<sup>th</sup> 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.<sup>1</sup>

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.<sup>2</sup>

The area known as Carville really took off after the Spring Valley Water Company installed water mains to H Street (Lincoln Way) and 47<sup>th</sup> 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.<sup>3</sup> 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.<sup>4</sup>

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.<sup>5</sup>

The 1906 Earthquake brought in hundreds of new residents to the Oceanside District, as refugees from the destroyed parts of the

<sup>&</sup>lt;sup>1</sup> Sunset Architectural and Historical Resources Inventory Committee (SAHRIC), *Architectural and Historical Resources of the Sunset District: The Oceanside Neighborhood* (San Francisco: 2007), 2.

<sup>&</sup>lt;sup>2</sup> Ibid.

<sup>&</sup>lt;sup>3</sup> Ibid., 5.

<sup>&</sup>lt;sup>4</sup> "To Open Road to the Beach," San Francisco Chronicle (February 3, 1904), 9.

<sup>&</sup>lt;sup>5</sup> "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 47<sup>th</sup> Avenue. 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.

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.<sup>8</sup> 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 33<sup>rd</sup> Avenue through Golden Gate to Lincoln Way.<sup>9</sup> 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.<sup>10</sup> 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."<sup>11</sup>

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, 37<sup>th</sup> 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 37<sup>th</sup> 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 45<sup>th</sup> Avenue to the west, Lincoln Way to the north, 38<sup>th</sup> 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 37<sup>th</sup> Avenue were the first houses constructed within the area. With the exception of a row of Craftsman-style rowhouses on the 1200 block of 35<sup>th</sup> 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 37<sup>th</sup> 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 12<sup>th</sup> 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.<sup>12</sup> 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.<sup>13</sup>

The article describes in some detail the rowhouse built by Grant on the 1200 block of 37th Avenue:

DPR 523D(1/95) \*Required information

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<sup>&</sup>lt;sup>6</sup> Sunset Architectural and Historical Resources Inventory Committee (SAHRIC), *Architectural and Historical Resources of the Sunset District: The Oceanside Neighborhood* (San Francisco: 2007), 3.

<sup>&</sup>lt;sup>7</sup> "Ocean Boulevard Plans Progress," San Francisco Chronicle (January 26, 1910), 9.

<sup>&</sup>lt;sup>8</sup> "To Rush Work on New Sewer," San Francisco Chronicle (March 2, 1910), 9.

<sup>&</sup>lt;sup>9</sup> "Sunset District Growing Apace," San Francisco Chronicle (June 15, 1912), 11.

<sup>&</sup>lt;sup>10</sup> Sunset Architectural and Historical Resources Inventory Committee (SAHRIC), *Architectural and Historical Resources of the Sunset District: The Oceanside Neighborhood* (San Francisco: 2007), 4.

<sup>11 &</sup>quot;Burn the Car Out of Carville," San Francisco Chronicle (July 6, 1913), 38.

<sup>12 &</sup>quot;Sunset Fast Becoming Beautiful Residence Suburb," San Francisco Chronicle (January 18, 1913), 9.

<sup>&</sup>lt;sup>13</sup> 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.<sup>14</sup>

The Lincoln U. Grant rowhouses along 37<sup>th</sup> 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. 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. 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 37<sup>th</sup> 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

<sup>15</sup> "Woman Is House-Builder And Loathes Dish Washing," San Francisco Examiner (February 28, 1917).

<sup>14</sup> Ibid

<sup>&</sup>lt;sup>16</sup> 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 42<sup>nd</sup> Avenue by Alonzo Harington in 1910-13 and a row of four rowhouses on the eastern side of the 1200 block of 43<sup>rd</sup> 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 37<sup>th</sup> 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 37<sup>th</sup> 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 Sunset Architectural and Historical Resources Inventory Committ Sunset District: The Oceanside Neighborhood. San Francisco, 200	tee (SAHRIC). Architectural and Historical Resources of the					
San Francisco Chronicle, "Midsummer Investments in City and Rura	al Realty" (June 27, 1903), 13,					
, "To Open Road to the Beach" (February 3, 1904), 9.	11 Hourty (Garlo Er, 1000), 10.					
, "Ocean Boulevard Plans Progress" (January 26, 1910), 9						
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, "to Rush Work on New Sewer" (March 2, 1910), 9.						
, "Sunset District Growing Apace" (June 15, 1912), 11.						
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San Francisco Examiner, "Woman Is House-Builder and Loathes Di	sn wasning (February 28, 1917).					
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D8. Evaluator: Christopher VerPlanck Date: September 22, 2009						
Affiliation and Address Kelley & VerPlanck Historical Resource	es Consulting, LLC					
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gabled roof. The buprimary façade read with a solid wood distrect that rises the porch. The porce displays decorative with wood surrounds recessed primary enbelt course defines sash windows with woverhang and raking front gable. The mo	ilding is 2,266 s hes the front of oor on the left, o a second-story h is capped with vertical half-ti embellished with try porch is loca the bottom of th ood surrounds are cornice supporte derately altered ellings including	sq ft on a 2,990 sq ft lot between the lot line and faces east on 37 a fixed wood sash window to the rentry porch. A wood overhead gara a gabled roof supported by tapere mber trim in the gable. A band of a decorative beam ends is located ated on the right behind a decorative second story on both the buildie present on the third story. The ed by three heavy brackets. A wide building appears to be in good cog 1223, 1227, 1231, 1235, 1239, 12	ang finished in stucco and capped with a Lincoln Way and Irving Street. The Ith Avenue. The basement is fully raised eight, and a terrazzo stair parallel to the age door is present on the right beneath and square columns and pilasters, and if three multi-light aluminum sash windows on the left side of this level, and the cive scrollwork security gate. A simple and porch. Two multi-light aluminum building terminates with a wide eave thorizontal band connects the base of the multion. The building is part of a row of 143, 1247, 1251, 1255, 1259, 1265, 1267,
P4. Resources Present:	● Building ○ Stru	d codes) HP2. Single-family proper cture O Object O Site O District quired for buildings, structures, and object	● Element of District ○ Other
			*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
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by a straight brick stair on the left. The A three-part wood sash window with wood sustory. The third story displays a pair of vertically-scored wood panel. A pent brow fenestration. The building terminates in a visor. The moderately altered building app. 1231 37th Ave. The building is also part of 1235, 1239, 1243, 1247, 1251, 1255, 1259, 1259, 1259. Photograph or Drawing (Photograph required for P5a. P5a. Photograph or Drawing (Photograph required for P5a. P5a. P5a. P5a. P5a. P5a. P5a. P5a.	parrounds and a flat extended beam constitution sliding vinyl sash windows with work supported by triangular knee braces a simple cornice with dentils present bears to be in good condition. The loof a row of eighteen related dwelling 1265, 1267, 1271, 1275, 1279, 1283  The look of	rown is on the right of the second od surrounds, separated by a s shelters the second story nt on either side of the pent building appears to be a twin of ngs including 1223, 1227, 1231, 1287, and 1293 37th Avenue.
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		Kelley & VerPlanck, LLC 2912 Diamond Street, #330 San Francisco, CA 94131 *P9. Date Recorded: 10.22.08
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encloses the arched entrance recess, which aluminum sash windows with wood surrounds aby decorative beam ends surmounts the windo aluminum sash windows with thin wood surroubuilding cornice and supported by triangula segmented cornice giving the impression of facet. The moderately altered building apper 1227 37th Ave. The building is also part of 1235, 1239, 1243, 1247, 1251, 1255, 1259, 1259, 1255, 1259, 1255. P4. Resource Attributes: (list attributes and codes) P4. Resources Present: Building Structure (P5a. Photograph or Drawing (Photograph required for	are on the left side of the second ow arrangement. The third story products and a belt course beneath the far knee braces, shelter each window three castellations, each with a ears to be in good condition. The far arow of eighteen related dwelling 265, 1267, 1271, 1275, 1279, 1283  HP2. Single-family property  Object Osite O District © Element	story. A flat beam crown supported resents two sliding multi-paned pair. Shed brows, inset into the w. The building terminates in a decorative brace set in the front building appears to be a twin of ngs including 1223, 1227, 1231, 1287, and 1293 37th Avenue.
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first story brick entry porch of relief arch of klinker brick with porch is capped with a gabled rin the gable. The porch extends back wall of the porch. The pridecorative scrollwork security the second story. Decorative be wood sash casement windows with present in the third story wall wide eave overhang and raking of	n the far left. Be th a rough-hewn co oof supported by into the volume mary entrance to gate. Three wood ams and an arched wood surrounds a surface, and a the ornice supported by	eneath the porch is a wood, enter stone is present in the tapered square columns, and of the house and a fixed wood the building is set on the sash windows with wood surrection top the window arrange present on the third stock hird within the building gal by three heavy brackets. A second content of the same of the s	ounds are set on the right side of gement. Two pairs of multi-paned
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the second story. The bay presents a center within the recession. with false beam ends. three aluminum sash with boxed cornice with false story with vertical bather minimally altered Avenue. The building 1239, 1243, 1247, 1253  *P3b. Resource Attributes: P4. Resources Present:	primary entrance has recession. The secon A flat wood molding The third story has indows with wood surrese beam ends. A projection of the property of the prop	sides leads to an arched a wood and glass panel do d story presents three all is placed below the window an art-glass window with wounds within the main bay ecting gabled hood support The building terminates in be in good condition. The of eighteen related dwell 1267, 1271, 1275, 1279, 12 HP2. Single-family proproblect O Site O District r buildings, structures, and object	poor flanked by thin uminum sash windows ws, while above the wood surrounds above recession. Below to ted by two boxed be noted a crenellated par building appears to lings including 122 283, 1287, and 1293 perty  © Element of District *P5b. Pf	a side lights. The main with wood surrounds im is a wood-post crown the entry porch, and the three windows is a sams surmounts the third capet with molded cornice. To be a twin of 1239 37th 13, 1227, 1231, 1235, 137th Avenue.		
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☐ Archaeological Record☐ Artifact Record		Location Map ☐ Othe Linear Feature Record	er			

Primary #

State of California The Resourc  Department of Parks and Recreati	~ ~	Primary #				
PRIMARY RECORD		Trinomial				
046	. 1. ! - 4!	NRHP Status Code	_3CD			
	Listings w Code	Reviewer		 Date		
Page 1 of 1 *Res	source name(s) or number	er (assigned by recorder) 1	.247 37th Ave			
P1. Other Identifier None	e	, , ,				
*P2. Location: ☐ Not for Pu *a. County: San Franci	ublication 🛛 Unrestrict		d Attach a Lacetia	n Man as necessary		
•		and P2b and P2c or P2 Date: 1994	d. Attach a Locatio	on map as necessary.		
*c. Address: 1247 37th		City: San Fra	ancisco	<b>Zip:</b> 94122		
d. UTM: (Give more than one	ofr large and/or linear re	esources) Zone;		•		
e. Other Locational Data: Ass				one sine setting and become		
*P3a. Description: (Describe resound 1247 37th Avenue is a three	-	-				
window to the right of it. straight brick stair with be is a wood panel door behind pilasters frames the porch. window sheltered by a small sash windows. A shallow hip building terminates in a she good condition. The building part of a row of eighteen r 1259, 1265, 1267, 1271, 127  *P3b. Resource Attributes: (list attributes: P4. Resources Present: Building P5a. Photograph or Drawing (Photograph Photograph Photogra	orick sides leads to a decorative secur. To the right of the hipped roof supported supped hood supported supped parapet with many appears to have becaused dwellings in 125, 1279, 1283, 1287 tributes and codes)  Hat O Structure O OI	a recessed entry porch ity gate. A post-and-bea e porch, the second stor ted by two brackets. The by two stepped brackets olded cornice. The minim een built the same time cluding 1223, 1227, 1231, and 1293 37th Avenue.  P2. Single-family proper oject O Site O District ©	on the second sm crown support y presents a the third story has surmounts the tally altered but as 1251 37th Aug., 1235, 1239, 1235, 1235, 1235, 1239, 1235,	story. The primary entrance ted by simple rectangular nree-over-three vinyl sash as three two-over-one vinyl third story windows. The milding appears to be in grenue. The building is also 1243, 1247, 1251, 1255,		
				ate Constructed/Age and Sources toric ☐ Prehistoric ☐ Both 2, Asssessor's Office		
			*D7 ^	wner and Address:		
0000	HAVE			ison, Daniel L.		
				37th Ave Francisco, Ca 94122		
			Sali	riancisco, Ca 94122		
	WAR AND A			ecorded by Ley & VerPlanck, LLC		
				2 Diamond Street, #330		
				Francisco, CA 94131 ate Recorded:		
			10.2			
		THE STATE OF THE S	*D40 (	Survey Type: (Describe)		
				onnaissance-level survey:		
	*			anside Survey		
*P11. Report Citation: (Cite survey	report and other sources	s, or enter "none") $None$				
*Attachments DBS	<del></del>	5 ·	uation Sheet			
☐ Archaeological Record ☐ NO ☐ Artifact Record ☐ Dis	<del></del>	ion Map ☐ Other r Feature Record				

State of California The Resources Agency Department of Parks and Recreation PRIMARY RECORD	HRI# Trinomial	
Other Listings Review Code		Date
Review Code	Reviewer	Date
P1. Other Identifier None P2. Location: Not for Publication *a. County: San Francisco *b. USGS 7.5' Quad: SF North *c. Address: 1251 37th Ave	and P2b and P2c or P2d. Attach a L Date: 1994  City: San Francisco and/or linear resources) Zone;m	ocation Map as necessary. <b>Zip:</b> 94122
*P3a. Description: (Describe resource and its	s major elements. Include design, materials, condition, al	terations, size, setting, and boundaries)
façade is slightly set back from the raised with a wood panel garage door rises to the primary entrance, which porch. A shallow gabled portico supposection aluminum sash windows with we by braces is above the window. The tand modillions under the sill. A per building terminates in a bell-arched to be in good condition. The building	ft on a 2,990 sq ft lot between Lincoln Way e front of the lot line and faces east on 37t r on the right. On the left, a straight terra h is set behind a decorative scrollwork secur ported with decorative beams shelters the arc wood surrounds is to the right of the entranc third story presents two sliding aluminum sas nt brow supported by triangular knee brackets d parapet crenellated at the corners. The min ng appears to be a twin of 1247 37th Avenue. ding 1223, 1227, 1231, 1235, 1239, 1243, 1247 293 37th Avenue.	h Avenue. The basement is fully zzo stair with brick sides ity gate in a recessed entry hed porch entrance. A three-e porch. A pent brow supported h windows with wood surrounds, covers each window. The imally altered building appears The building is part of a row
-	d codes) HP2. Single-family property	
P4. Resources Present:  Building Stru P5a. Photograph or Drawing (Photograph red	ucture O Object O Site O District © Element of quired for buildings, structures, and objects	District O Other  *P5b. Photo (view, date, accession # View toward west, 100_8794.JPC
		*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1912, Asssessor's Office
		*P7. Owner and Address: Wong Lui-sang & An-ping Cha 1251 37th Ave San Francisco, Ca 94122
X X		*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") $\ensuremath{^{\text{None}}}$	
*Attachments	☐ Photograph Record ☐ Continuation Sheet	
☐ Archaeological Record ☐ NONE ☐ Artifact Record	☐ Location Map ☐ Other	

Department of Parks and Recreation  PRIMARY RECORD  Other Listings Review Code	Primary #	CD
Page 1 of 1 *Resource name(s) or nu P1. Other Identifier None P2. Location: ☐ Not for Publication ☑ Unres *a. County: San Francisco *b. USGS 7.5' Quad: SF North	tricted	37th Ave ch a Location Map as necessary.
*c. Address: 1255 37th Ave	<b>City:</b> San Francis	co <b>Zip:</b> 94122
d. UTM: (Give more than one ofr large and/or line		mE/ mN
e. Other Locational Data: Assessor's Parcel Numl *P3a. Description: (Describe resource and its major ele		on alterations size setting and houndaries)
1255 37th Avenue is a three-story, wood-fracapped with a gabled roof. The building is Street. The primary façade is slightly set? The basement, clad in pebble-cast stucco, i fixed four-over-two wood sash window to the second story open entry porch on the left. rectangular columns, and a deep eave overharafters. A wood panel garage door is presen recess. A ribbon of six ten-light wood sash story. Six double-hung 12-over-one wood sas second and third stories are clad in painte and a boxed raking cornice with exposed beat timbering; a double-hung, 12-over-one wood the base. The minimally altered building apeighteen related dwellings including 1223, 1271, 1275, 1279, 1283, 1287, and 1293 37th  *P3b. Resource Attributes: (list attributes and codes) P4. Resources Present:  Building Structure	1,912 sq ft on a 2,990 sq ft lot back from the front of the lot lis fully raised, with a glass and left of it, and a staircase para. The porch is capped with a gabled ng in the front displays decorated in the basement level of the powindows with wood surrounds is she windows with wood surrounds are dwood shingles. The building term ends. The gable is stucco clad, sash window with wood surrounds; pears to be in good condition. The 1227, 1231, 1235, 1239, 1243, 1243 Avenue.  HP2. Single-family property  Object Osite Obistrict Element	between Lincoln Way and Irving ine and faces east on 37th Avenue. wood panel door on the right, a allel to the street that rises to a d roof supported by paired ive half-timbering and exposed orch, in a shallow flat-arched set on the right side of the second expressed on the third story. The rminates with a wide eave overhang, and features decorative half-and a modillioned cornice spanning the building is part of a row of 47, 1251, 1255, 1259, 1265, 1267,
P5a. Photograph or Drawing (Photograph required for	=	*P5b. Photo (view, date, accession # View toward west, 100_8792.JPC
		*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1912, Asssessor'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 sou	rces, or enter "none") None	
	notograph Record	Sheet

State of California The Resources Agency Department of Parks and Recreation PRIMARY RECORD	Primary #	
Other Listings _ Review Code	Reviewer	 Date
Page 1 of 1 *Resource name(s) o P1. Other Identifier None	or number (assigned by recorder) 1259 37th Ave	Date
P2. Location: ☐ Not for Publication ☑ Ur  *a. County: San Francisco  *b. USGS 7.5' Quad: SF North	nrestricted  and P2b and P2c or P2d. Attach a Locati  Date: 1994	ion Map as necessary.
-	City: San Francisco linear resources) Zone;mE/_	•
e. Other Locational Data: Assessor's Parcel N *P3a. Description: (Describe resource and its majo	Number:     1713012 or elements. Include design, materials, condition, alterati	ions, size, setting, and boundaries)
with a rough-hewn center stone are prese set on the right side of the second stor sash windows with wood surrounds are pre story, interrupting the building cornice terminates in a shaped parapet. The mini a twin of its neighbor, 1265 37th Avenue	we half-timbering and a flared vergeboard. Twent above the garage. Three wood sash windows ry. A molded cornice crowns the window arrangesent on the third story. A hipped visor roof e line. Second and third stories are clad in imally altered building appears to be in good e. The building is also part of a row of eigh 1243, 1247, 1251, 1255, 1259, 1265, 1267, 12	s with wood surrounds are gement. Two pairs of wood is inset above the third stucco. The building is uteen related dwellings
*P3b. Resource Attributes: (list attributes and code	les) HP2. Single-family property e ○ Object ○ Site ○ District ● Element of Distr	rict Other
P5a. Photograph or Drawing (Photograph required	d for buildings, structures, and objects *P5b.	Photo (view, date, accession # toward west, 100_8791.JPC
	■ Hi	Date Constructed/Age and Sources storic Prehistoric Both  2, Asssessor's Office
	Lim 125	Owner and Address:  Bing Sheung &sau Chu Lu 9 37th Ave Francisco, Ca 94122
	*P8. I Kel 291 San *P9. I	Recorded by Lley & VerPlanck, LLC L2 Diamond Street, #330 Francisco, CA 94131 Date Recorded: 23.08
	Rec	Survey Type: (Describe) connaissance-level survey: canside Survey
P11. Report Citation: (Cite survey report and other	•	
☐ Archaeological Record ☐ NONE ☐	☐ Photograph Record ☐ Continuation Sheet ☐ Location Map ☐ Other	

Department of Parks and Recreation	Primary # ———————————————————————————————————	
PRIMARY RECORD	Trinomial	
Other Listings Review Code	Reviewer	 Date
Page 1 of 1 *Resource name(s) or num P1. Other Identifier None P2. Location: ☐ Not for Publication ☑ Unrestrest. *a. County: San Francisco *b. USGS 7.5' Quad: SF North *c. Address: 1265 37th Ave	nber (assigned by recorder) 1265 37th ricted and P2b and P2c or P2d. Attach a L Date: 1994 City: San Francisco	ocation Map as necessary.
d. UTM: (Give more than one ofr large and/or linear		nE/ mN
e. Other Locational Data: Assessor's Parcel Number *P3a. Description: (Describe resource and its major elem		(44!
and the start and the start and capped with a flat roof. The building is 1,9 Street. The primary façade is slightly set but the basement is fully raised and clad in brissash window to the left of it. A brick stair left. The porch is capped with a gabled roof displays decorative half-timbering and a flat present in the front facet. Three wood sash story. Two pairs of wood sash windows with we presenting a cornice elaborated with modillic cornice line. The building terminates in a scondition. The building appears to be a twin eighteen related dwellings including 1223, 1 1271, 1275, 1279, 1283, 1287, and 1293 37th start and start a	38 sq ft on a 2,990 sq ft lot between ack from the front of the lot line and ck. A wood and glass panel door is comparallel to the street rises to a second supported by wood pillars, and a decred vergeboard. A fixed wood sash with windows with wood surrounds are set cood surrounds are present on the thind ons, is inset above the third story, haped parapet. The minimally altered to 1259 37th Avenue. The building in 227, 1231, 1235, 1239, 1243, 1247, 127, 128. Avenue.  HP2. Single-family property  Object O Site O District © Element of	en Lincoln Way and Irving and faces east on 37th Avenue. On the right, a sliding vinyl second story entry porch on the seep eave overhang in the front andow with wood surrounds is on the right side of the second and story. A visor roof, interrupting the building a building appears to be in good as also part of a row of 251, 1255, 1259, 1265, 1267,
		*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1912, Asssessor'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 source	ces, or enter "none") None	
*Attachments ☐ BSOR ☐ Pho ☐ Archaeological Record ☐ NONE ☐ Loc	otograph Record	t

State of California The Resources Agency Department of Parks and Recreation PRIMARY RECORD  Other Listings	Primary # HRI #  Trinomial NRHP Status Code3CD	
Review Code	Reviewer	Date
Page 1 of 1  P1. Other Identifier None  P2. Location: Not for Publication  *a. County: San Francisco  *b. USGS 7.5' Quad: SF North	(s) or number (assigned by recorder)  1267 37th Av  Unrestricted  and P2b and P2c or P2d. Attach a Loca  Date: 1994	
*c. Address: 1267 37th Ave	City: San Francisco	<b>Zip:</b> 94122
d. UTM: (Give more than one ofr large and e. Other Locational Data: Assessor's Parc		mN
	najor elements. Include design, materials, condition, altera	ations, size, setting, and boundaries)
overhang in the front displays decoraset in the front facet and the primar glass panel garage door is present in windows with wood surrounds are set of sash windows are on the third story, have wood surrounds. The building terfive heavy brackets. The gable feature six wood sash window with wood surround minimally altered building appears to Avenue. The building is also part of 1239, 1243, 1247, 1251, 1255, 1259, 1	eture O Object O Site O District  Element of District for buildings, structures, and objects *P5	fixed wood sash windows are end on the right. A wood and pur-over-four wood sash enderover one double-hung wood enderhung wood sash windows. All ender cornice supported by ang; a double-hung, six-overse connecting the base. The pobe a twin to 1255 37th 1223, 1227, 1231, 1235, 1293 37th Avenue.
	*P7 Hs 12	Date Constructed/Age and Sources Historic ☐ Prehistoric ☐ Both D12, Asssessor's Office  Description  Descrip
	*P1	Recorded by elley & VerPlanck, LLC 012 Diamond Street, #330 an Francisco, CA 94131  Date Recorded: 0.22.08  0. Survey Type: (Describe)
100000000000000000000000000000000000000		econnaissance-level survey: ceanside Survey
P11. Report Citation: (Cite survey report and of		22
*Attachments	☐ Photograph Record ☐ Continuation Sheet ☐ Location Map ☐ Other	

Department of Parks and Recreation PRIMARY RECORD  Other Listings Review Code	Primary # HRI #  Trinomial NRHP Status Code3CD_	Date
Page 1 of 1 *Resource name(s) or num P1. Other Identifier None P2. Location: ☐ Not for Publication ☑ Unrest *a. County: San Francisco *b. USGS 7.5' Quad: SF North	tricted  and P2b and P2c or P2d. Attach a  Date: 1994	
*c. Address: 1271 37th Ave	City: San Francisco	<b>Zip:</b> 94122
d. UTM: (Give more than one ofr large and/or linear		_mE/ mN
e. Other Locational Data: Assessor's Parcel Numb *P3a. Description: (Describe resource and its major ele		alterations, size, setting, and boundaries)
entrance is located in a recessed module at porch in an arched opening fronted by a meta projecting window with a triple set of singstransom windows. The third story features a the left and sliding vinyl sash windows at and the building then terminates with a cree building appears to be in good condition. The Avenue. The building is also part of a row of 1239, 1243, 1247, 1251, 1255, 1259, 1265, 1259, 1265, 1259, 1265, 1259.	al security door. Other fenestratio le-pane wood sash casement windows row of four small double-hung, thr the recessed right area. A projecti nellated roofline with flattened mo he building appears to be a twin of of eighteen related dwellings inclu 267, 1271, 1275, 1279, 1283, 1287,  HP2. Single-family property  Object O Site O District © Element	on at the first story includes a topped by arched stained glass bee-over-one wood sash windows at any cornice tops the second story, olding. The minimally altered its neighbor at 1275 37th ding 1223, 1227, 1231, 1235, and 1293 37th Avenue.
P5a. Photograph or Drawing (Photograph required for	buildings, structures, and objects	*P5b. Photo (view, date, accession # View toward west, 100 8786.JPC
		*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1913, Asssessor'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 sou	rces, or enter "none") None	
	notograph Record	eet

State of California The Resources Agence Department of Parks and Recreation PRIMARY RECORD	HRI#	CD
Other Listings Review Code _		
***	nme(s) or number (assigned by recorder) 1275	37th Ave
P1. Other Identifier None  *P2. Location: Not for Publication  *a. County: San Francisco  *b. USGS 7.5' Quad: SF North		ch a Location Map as necessary.
*c. Address: 1275 37th Ave	City: San Francis and/or linear resources) Zone;	•
e. Other Locational Data: Assessor's F	• — — —	
*P3a. Description: (Describe resource and i	its major elements. Include design, materials, condit	ion, alterations, size, setting, and boundaries)
opening fronted by a metal securit with a triple set of single-pane we third story features a row of four double hung aluminum sash windows the building then terminates with appears to be in good condition. To building is also part of a row of 1247, 1251, 1255, 1259, 1265, 1267	of the building and is sheltered in a recently door. Other fenestration at the first standard sash casement windows topped by archest small double-hung, aluminum sash windows at the recessed left area. A projecting can a crenellated roofline with flattened mole the building appears to be a twin of its neighteen related dwellings including 1223 to 1271, 1275, 1279, 1283, 1287, and 1293 to 1271, 1275, 1279, 1283, 1287, and 1293 to 1287.	tory includes a projecting window d stained glass transom windows. The in a projecting bay the right and ornice tops the second story, and ding. The minimally altered building eighbor at 1271 37th Avenue. The , 1227, 1231, 1235, 1239, 1243, 37th Avenue.
	tructure O Object O Site O District  Elem required for buildings, structures, and objects	ent of District Other  *P5b. Photo (view, date, accession #
		View toward west, 100_8784.JPG
		*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1913, Asssessor'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 an	d other sources, or enter "none") None	occanorae barvey
*Attachments ☐ BSOR ☐ Archaeological Record ☐ NONE ☐ Artifact Record ☐ District Rec	☐ Photograph Record ☐ Continuation ☐ Location Map ☐ Other	Sheet

Department of Parks and Recreation  PRIMARY RECORD	Primary #	
Other Listings ——— Review Code	Reviewer	Date
Page 1 of 1 *Resource name(s) or num P1. Other Identifier None P2. Location: Not for Publication Unrest *a. County: San Francisco *b. USGS 7.5' Quad: SF North	mber (assigned by recorder) 1279 37t ricted and P2b and P2c or P2d. Attach	
*c. Address: 1279 37th Ave d. UTM: (Give more than one ofr large and/or linea	City: San Francisco	•
e. Other Locational Data: Assessor's Parcel Numb *P3a. Description: (Describe resource and its major ele		alterations size setting and houndaries)
the porch has an arched entry topped by a bebattered columns. Other fenestration at the topped by a single stained-glass transom wir Fenestration at the third story includes two terminates with a heavy projecting box corniarched parapet with three rectangular impresappears to be in good condition. The buildin 1223, 1227, 1231, 1235, 1239, 1243, 1247, 1237th Avenue.  *P3b. Resource Attributes: (list attributes and codes) P4. Resources Present: Building O Structure	second story includes a row of foundow. The first story terminates with pairs of nine-over-one wood sash ice with exposed beam ends, and the ssions and a wide flattened moldinging is also part of a row of eightee 251, 1255, 1259, 1265, 1267, 1271,	ar single-pane casement windows the a flattened cornice.  windows. The third story building terminates with a bell- g. The minimally altered building are related dwellings including 1275, 1279, 1283, 1287, and 1293
P5a. Photograph or Drawing (Photograph required for I		*P5b. Photo (view, date, accession # View toward west, 100_8783.JPG
		*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1913, Asssessor'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 sour	rces, or enter "none") None	SSCANDIAC DALVEY
☐ Archaeological Record ☐ NONE ☐ Lo	cation Map Continuation She	eet

Department of Parks and Recreation  PRIMARY RECORD	HRI #	
PRIMART RECORD	Trinomial  NRHP Status Code  3	CD
Other Listings Review Code	Reviewer	Date
Page 1 of 1 *Resource name(s) or num P1. Other Identifier None	ber (assigned by recorder) 1283	37th Ave
*P2. Location: ☐ Not for Publication ☑ Unrestri *a. County: San Francisco	and P2b and P2c or P2d. Atta	ch a Location Map as necessary.
*b. USGS 7.5' Quad: SF North  *c. Address: 1283 37th Ave	Date: 1994  City: San Francis	• • • • • • • • • • • • • • • • • • •
d. UTM: (Give more than one ofr large and/or linear e. Other Locational Data: Assessor's Parcel Numbe *P3a. Description: (Describe resource and its major elem	r: 1713018	
1283 37th Avenue is a three-story, wood-frame with a flat roof. The building occupies a 2,3 Irving Street. The building is 2,146 sq ft ar atop a full raised basement, which is clad in garage door at left and a quarter turn terrax primary entrance is located at the left of the security gate. The porch entrance is framed by rectangular pilasters. Other fenestration at wood surrounds topped by stained glass transce gabled top, battered sides, false beam ends a includes two sets of triple windows, each with windows, and topped by projecting cornices with molding and crenellated corners. The moderate is also part of a row of eighteen related dwe 1255, 1259, 1265, 1267, 1271, 1275, 1279, 128	365 sf lot on the west side of and the primary façade faces eas a non-historic brick and feature 220 stair at right, which leads are second story, recessed in an any a projecting stucco pediment the first story includes a trigon windows. The window group is and topped with Spanish tile. First non-historic vinyl sash fixe the false beam ends. The building altered building appears to be building including 1223, 1227, 133, 1287, and 1293 37th Avenue.	37th Avenue between Lincoln Way and t on 37th Avenue. The building sits es a multi-panel wood and glass up to the primary entrance. The entry porch fronted by a metal with exposed beam ends and battered ple set of vinyl sash windows with set in a slight projection with a enestration at the third story d center flanked by double hung ng terminates with a flattened be in good condition. The building 231, 1235, 1239, 1243, 1247, 1251,
P4. Resources Present:  Building Structure Of P5a. Photograph or Drawing (Photograph required for building Structure)		ent of District O Other  *P5b. Photo (view, date, accession #  View toward west, 100 8782.JPG
		*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1913, Asssessor'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:
		*P10. Survey Type: (Describe)
		Reconnaissance-level survey: Oceanside Survey
*P11. Report Citation: (Cite survey report and other sourc	es, or enter "none") $None$	
☐ Archaeological Record ☐ NONE ☐ Local	tograph Record	Sheet

Department of Parks and Recreation	y .	HRI #		
PRIMARY RECORD		Trinomial ——	200	
Other Listings		NRHP Status Code	_3CD	
Review Code _		Reviewer		 Date
Page 1 of 1 *Resource na	me(s) or number (as	ssigned by recorder) 1	.287 37th Ave	
P1. Other Identifier None	., .	,		
*P2. Location: Not for Publication	☑ Unrestricted	1 DOI 1 DO DO		
*a. County: San Francisco *b. USGS 7.5' Quad: SF North	Date	and P2b and P2c or P2 : 1994	d. Attach a Locatio	n Map as necessary.
*c. Address: 1287 37th Ave	24.0	City: San Fra	ancisco	<b>Zip:</b> 94122
d. UTM: (Give more than one ofr large	and/or linear resou			· ·
e. Other Locational Data: Assessor's F				
*P3a. Description: (Describe resource and i	ts major elements. I	nclude design, materials,	condition, alteratio	ns, size, setting, and boundaries)
flat roof. The building occupies a Street. The dwelling is 1,770 sq f raised basement, which features a at left leading to the primary ent recessed in an entry porch which i stucco pilasters and topped by a crow of sliding vinyl sash windows fenestration includes four sliding story, above which the building te building appears to be in good con including 1223, 1227, 1231, 1235, and 1293 37th Avenue.  *P3b. Resource Attributes: (list attributes a P4. Resources Present:  Building O St P5a. Photograph or Drawing (Photograph r	t and the primare multi-panel wood rance. The primares of ronted by a mornice with export topped by a trial vinyl sash wind reminates with a dition. The build 1239, 1243, 1247, 124	ry façade faces east d and glass garage do ary entrance is locat metal security door. Seed joists. Other fe angular stained-glass dows. There is a projuding and shallow molding and ding is also part of 7, 1251, 1255, 1259, Single-family proper	on 37th Avenue. or at right and ed at the left The entry porch nestration at t transom window ecting cornice turreted corner a row of eight 1265, 1267, 127	The building sits atop a la straight terrazzo stair of the first story, is framed by projecting the first story includes a state to the second story, at the top of the second state. The minimally altered the related dwellings 1, 1275, 1279, 1283, 1287,
			☑ Hist	ate Constructed/Age and Sources coric Prehistoric Both  B, Asssessor's Office
				wner and Address:
			% Da 1287	durian Living Trust The vid & Victoria Assadurian 37th Ave Francisco, Ca 94122
	THE PERSON NAMED IN			ecorded by
				ey & VerPlanck, LLC Diamond Street, #330
				Francisco, CA 94131
			* <b>P9. D</b> a 10.23	ate Recorded: 3.08
	H H			Survey Type: (Describe)
				nnaissance-level survey: nside Survey
*P11. Report Citation: (Cite survey report an	d other sources, or	enter "none") $^{ m None}$		
*Attachments   BSOR	☐ Photograp		uation Sheet	
☐ Archaeological Record ☐ NONE ☐ Artifact Record ☐ District Rec	☐ Location Nord ☐ Linear Fea	•		

State of California The Resort Department of Parks and Record PRIMARY RECORD		Primary # HRI # Trinomial NRHP Status Code3CD	
	ner Listings view Code	Reviewer	Date
P1. Other Identifier N *P2. Location: ☐ Not for *a. County: San Fran *b. USGS 7.5' Quad: SF	Publication Unrestricted cisco North Date	and P2b and P2c or P2d. Attach	a Location Map as necessary.
e. Other Locational Data:	ne ofr large and/or linear resou Assessor's Parcel Number: 17		
door at right and a strail located at the left side door. The entry porch is beams. Other fenestration divided by wood mullions four sliding aluminum slidembellished with wood modalso part of a row of eight 1255, 1259, 1265, 1267, 1267, 1267, 1268. Resource Attributes: (list P4. Resources Present:   Buil	ght terrazzo stair at left of the second story and resheltered beneath a Craft at the second story consumptions and capped by a triangular ding windows. The facade dings. The minimally alternated dwellings in 271, 1275, 1279, 1283, 12	Et leading to the primary en recessed within an entry por sman-style door hood consissists of a band of four alumer transom window. At the se is capped with a prominent sered building appears to be encluding 1223, 1227, 1231, 287, and 1293 37th Avenue.  Single-family property  Site District © Elemen	t of District O Other  *P5b. Photo (view, date, accession #
			*P6. Date Constructed/Age and Sources  Mistoric ☐ Prehistoric ☐ Both  1913, Asssessor'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:
		A H W Name	Oceanside Survey
*P11. Report Citation: (Cite surv		·	aat
☐ Archaeological Record ☐	BSOR Photograp  NONE Location N  District Record Linear Fea	Map ☐ Other	<del>ee</del> i

State of California M The Resources Agency								Primary #		
DEPARTMENT OF PARKS AND RECREATION					1			HRI#		
DIST	RIC	TRE	ECORD						Trinomial	
Page	1	of	7						*NRHP Status Code	3CS
			*Resource recorder)	Name	or	#	(Assigned	by	J.W. Rapple 43 <sup>rd</sup> Ave	enue Rowhouse District

\*D3. Detailed Description (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.):

D2. Common Name:

1234 -1246 43<sup>rd</sup> Avenue

#### Introduction

D1. Historic Name

Unknown

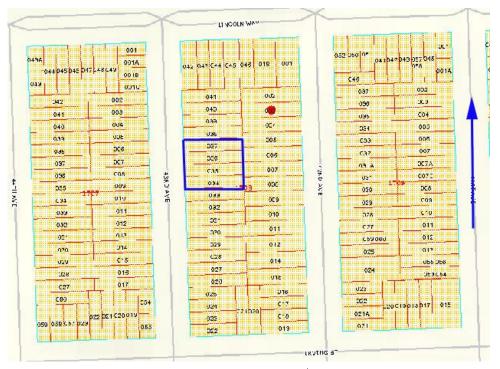


Figure 1. Map showing location of the J.F. Rapple 43<sup>rd</sup> Avenue District on the east side of 43<sup>rd</sup> Avenue between Lincoln Way and Irving Street Source: San Francisco Department of the Assessor/Recorder Annotated by KVP Consulting

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, 37<sup>th</sup> 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. Rapple 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. Rapple. 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 roughtextured 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 1920sera 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 43<sup>rd</sup> Avenue Source: KVP Consulting



Figure 3. 1238 43<sup>rd</sup> Avenue Source: KVP Consulting



Figure 4. 1242 43<sup>rd</sup> Avenue Source: KVP Consulting



Figure 5. 1246 43<sup>rd</sup> Avenue Source: KVP Consulting

## \*D4. Boundary Description (Describe limits of district and attach map showing boundary and district elements.):

The potential J. W. Rapple 43<sup>rd</sup> Avenue Rowhouse District is a compact district comprising four properties on the east side of 43<sup>rd</sup> 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 43<sup>rd</sup> 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 43<sup>rd</sup> Avenue. Although a tiny district, the enclave shares some features in common with the adjoining Alonzo Harrington 42<sup>nd</sup> 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 <sup>rd</sup> Avenue	1708037	None	1912	None	N/A	3CD
2	1238 43 <sup>rd</sup> Avenue	1708036	None	1912	None	N/A	3CD
3	1242 43 <sup>rd</sup> Avenue	1708035	None	1912	None	N/A	3CD
4	1246 43 <sup>rd</sup> Avenue	1708034	None	1912	None	N/A	3CD

Table 1-Contributors to the potential J.W. Rapple 43<sup>rd</sup> Avenue Rowhouse District

(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. Rapple 43<sup>rd</sup> 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. Rapple 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.<sup>1</sup>

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.<sup>2</sup>

The area known as Carville really took off after the Spring Valley Water Company installed water mains to H Street (Lincoln Way) and 47<sup>th</sup> 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.<sup>3</sup> 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.<sup>4</sup>

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 46<sup>th</sup> Avenue, I (Irving) Street, 48<sup>th</sup> 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.<sup>5</sup>

The 1906 Earthquake brought in hundreds of new residents to the Oceanside District, as refugees from the destroyed parts of the

<sup>&</sup>lt;sup>1</sup> Sunset Architectural and Historical Resources Inventory Committee (SAHRIC), *Architectural and Historical Resources of the Sunset District: The Oceanside Neighborhood* (San Francisco: 2007), 2.

<sup>&</sup>lt;sup>2</sup> Ibid.

<sup>&</sup>lt;sup>3</sup> Ibid., 5.

<sup>&</sup>lt;sup>4</sup> "To Open Road to the Beach," San Francisco Chronicle (February 3, 1904), 9.

<sup>&</sup>lt;sup>5</sup> "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 47<sup>th</sup> Avenue. 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.

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 33<sup>rd</sup> 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, 37<sup>th</sup> 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 43<sup>rd</sup> 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 45<sup>th</sup> Avenue to the west, Lincoln Way to the north, 37<sup>th</sup> 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 43<sup>rd</sup> 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 37<sup>th</sup> Avenue (documented on a separate 523 D form). Indeed, this tiny row adjoins the much larger Alonzo Harrington row on 42<sup>nd</sup> 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 43<sup>rd</sup> 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 12<sup>th</sup> Avenue and the United Railroads Co. replaced the rails along Lincoln Way with modern grooved rails which allowed for faster rail service to downtown. 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.<sup>13</sup>

DPR 523D(1/95) \*Required information

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<sup>&</sup>lt;sup>6</sup> Sunset Architectural and Historical Resources Inventory Committee (SAHRIC), *Architectural and Historical Resources of the Sunset District: The Oceanside Neighborhood* (San Francisco: 2007), 3.

<sup>&</sup>lt;sup>7</sup> "Ocean Boulevard Plans Progress," San Francisco Chronicle (January 26, 1910), 9.

<sup>&</sup>lt;sup>8</sup> "To Rush Work on New Sewer," San Francisco Chronicle (March 2, 1910), 9.

<sup>&</sup>lt;sup>9</sup> "Sunset District Growing Apace," San Francisco Chronicle (June 15, 1912), 11.

<sup>&</sup>lt;sup>10</sup> Sunset Architectural and Historical Resources Inventory Committee (SAHRIC), *Architectural and Historical Resources of the Sunset District: The Oceanside Neighborhood* (San Francisco: 2007), 4.

<sup>&</sup>lt;sup>11</sup> "Burn the Car Out of Carville," San Francisco Chronicle (July 6, 1913), 38.

<sup>12 &</sup>quot;Sunset Fast Becoming Beautiful Residence Suburb," San Francisco Chronicle (January 18, 1913), 9.

<sup>&</sup>lt;sup>13</sup> 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 42<sup>nd</sup> 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.<sup>14</sup>

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 43<sup>rd</sup> 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 JW. Rapple Investment Company. A search of contemporary newspaper articles and real estate journals reveals few listings beyond this row along 43<sup>rd</sup> 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. 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 43<sup>rd</sup> 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 42<sup>nd</sup> 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).

<sup>14</sup> Ibid

<sup>&</sup>lt;sup>15</sup> 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 43<sup>rd</sup> 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.

ionowing aspects of integ	nty. location, design, setting, materials, workmanship, leeling,	and asso	Ciation.
Sunset Architectural and Sunset District: The Ocea San Francisco Chronicle,, "To Open Road, "Ocean Bouleve,, "to Rush Work of, "Sunset District, "Sunset Fast Be	ull citations including the names and addresses of any informants, when Historical Resources Inventory Committee (SAHRIC). <i>Arch nside Neighborhood</i> . San Francisco, 2007. "Midsummer Investments in City and Rural Realty" (June 27, to the Beach" (February 3, 1904), 9. and Plans Progress" (January 26, 1910), 9. on New Sewer" (March 2, 1910), 9. Growing Apace" (June 15, 1912), 11. ecoming Beautiful Residence Suburb" (January 18, 1913), 9. out of Carville" (July 6, 1913), 38.	itectural a	and Historical Resources of the
*D8. Evaluator: Chri	stopher VerPlanck	Date:	September 22, 2009
Affiliation and Address	Kelley & VerPlanck Historical Resources Consulting, LLC	)	
	2912 Diamond Street #330, San Francisco, CA 94131		

State of California The R Department of Parks and R PRIMARY RECOR	Recreation	Primary #	
	Other Listings Review Code	Reviewer	Date
	*Resource name(s) or nu  None t for Publication Unres rancisco SF North	tricted  and P2b and P2c or P2d. Attach and P34	
*c. Address: 1246	43rd Ave	City: San Francisco ar resources) Zone;	
	ata: Assessor's Parcel Number resource and its major ele	ber: 1708034 ements. Include design, materials, condition,	alterations size setting and boundaries)
the right, with stepp porch contains a glaz pilasters frame the e large three-part wood ornamental planter bo the pilasters, window projecting intermedia and three wood sash w visually supported by condition. The buildi 43rd Avenue.  *P3b. Resource Attributes: P4. Resources Present: •	ed brick side walls, red wood door and a threatry porch, and a mate sash window with wood x demarcating it from s, and entry porch. So te cornice. The third indows framed and sepathree ornamental bracing appears to be part  (list attributes and codes)  Building O Structure	wood overhead garage door on the letises to a recessed entry porch on the ee-over-two wood sash window to the hing pillar is present on the far lamultions is inset on the left side the garage below. A horizontal wood rolled brackets are set above the pastory, framed by the gambrel roof, rated by pilasters. The building tekets. The minimally altered building of a row of related buildings including the state of the pastory of the property of th	the second floor level. The entry a right of the door. Tapered brick eft side of the second story. A sof the second story, with an a molding runs along the top of bilasters, visually supporting a is clad in shingles and contains eminates in a molded cornice ag appears to be in good dding 1234, 1238, 1242, and 1246
*P11 Pancyt Citations (Citations)		Trans are the "Pass" Name	*Property of the state of the s
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*Attachments ☐ Archaeological Record ☐ Artifact Record	□ NONE □ Lo	hotograph Record	eet

Department of Parks and Recreation	HRI#			
PRIMARY RECORD	Trinomial  NRHP Status Code <u>3CD</u>			
Other Listings	Than Status Sout	_		
Review Code	Reviewer	_ Date		
***	r number (assigned by recorder) 1242 43rd Ave			
P1. Other Identifier None P2. Location: ☐ Not for Publication ☒ Un	restricted			
*a. County: San Francisco	and P2b and P2c or P2d. Attach a Location	Map as necessary.		
*b. USGS 7.5' Quad: SF North	<b>Date:</b> 1994			
*c. Address: 1242 43rd Ave	City: San Francisco	<b>Zip:</b> 94122		
_	inear resources) Zone;mE/	mN		
e. Other Locational Data: Assessor's Parcel No *P3a. Description: (Describe resource and its major	umber: 1708035 elements. Include design, materials, condition, alterations	s, size, setting, and boundaries)		
west on 43rd Avenue. The basement is full stringcourse demarcates the basement and porch on the left side of the building. A porch. A projecting cornice with false be is defined by large full-height pilasters window on the second floor retains its or anodized aluminum. A recessed spandrel passider flanked by double-hung aluminum wisash window with wood sill. The building parapet tops the facade. The minimally all	rom the front of the lot line with a wing on the ly raised with an overhead garage door on the state second story. A straight terrazzo stair reappartially glazed wood door with a sidelight seam is present above the entry porch. The project which bound triparite windows on the second ariginal wood mullions and transoms but the sast anel divides the floors. The third floor contain the second with the sast and the second with the second wit	right. A simple molded ises to a recessed entry is located within the ecting wing on the right and third floors. The h have been replaced with ins a central aluminum ch is a sliding aluminum simple cornice. A shaped n. The building appears		
•	Object O Site O District © Element of District	○ Other		
P5a. Photograph or Drawing (Photograph required	•	oto (view, date, accession #		
	View	toward east, 100_8968.JPG		
	71-11	e Constructed/Age and Sources ic Prehistoric Both		
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		nessian, Stepan & Anna 13rd Ave.		
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		Diamond Street, #330 rancisco, CA 94131		
		e Recorded:		
	*P10. Su	rvey Type: (Describe)		
nonetz .		naissance-level survey:		
PA4 Percet Offstier (O)		side Survey		
P11. Report Citation: (Cite survey report and other s	<u> </u>			
	Photograph Record ☐ Continuation Sheet  Location Map ☐ Other			
<u> </u>	Linear Feature Record			

Primary #

State of California The Resources Agency

Department of Parks and Recreation	HRI#			
PRIMARY RECORD	Trinomial ————————————————————————————————————			
	NRHP Status Code <u>3CD</u>			
Other Listings - Review Code	Reviewer	 Date		
Page 1 of 1 *Resource name(s)	or number (assigned by recorder) 1238 43rd Av	7e		
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*b. USGS 7.5' Quad: SF North	Date: 1994	ation map as necessary.		
*c. Address: 1238 43rd Ave	City: San Francisco	<b>Zip:</b> 94122		
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e. Other Locational Data: Assessor's Parcel				
*P3a. Description: (Describe resource and its major	or elements. Include design, materials, condition, alter	ations, size, setting, and boundaries)		
light to the right of the door. A project Above this element is a modern vinyl sliwindow containing a vinyl sash window for surrounds. A projecting cornice caps the flush with the facade containing a pair. This window assembly is capped by a horsimple cornice. The minimally altered by of a row of related buildings including.  *P3b. Resource Attributes: (list attributes and code)	e Object Osite Object © Element of Died for buildings, structures, and objects *P5	nt above the entry porch. is a three-sided, canted bay e fixed transoms and wood tains a triparite window double-hung wood windows. shallow eave overhang with a e building appears to be part		
	*P6	6. Date Constructed/Age and Sources Historic Prehistoric Both		
		912, Asssessor's Office		
	*P7	7. Owner and Address:		
		ill, Harold C. & Giseltraud		
		238 43rd Ave an Francisco, Ca 94122		
Total Control of the	to:	) Decembed by		
		B. Recorded by elley & VerPlanck, LLC		
	2	912 Diamond Street, #330		
		an Francisco, CA 94131  Date Recorded:		
	The state of the s	0.27.08		
	*P4	10. Survey Type: (Describe)		
		econnaissance-level survey:		
		ceanside Survey		
P11. Report Citation: (Cite survey report and other	r sources, or enter "none") $^{ m None}$			
	☐ Photograph Record ☐ Continuation Sheet			
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Primary #

State of California The Resources Agency

State of California The Reso Department of Parks and Recro PRIMARY RECORD		Primary #  HRI #  Trinomial  NRHP Status Code3C	ED.
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P1. Other Identifier N P2. Location: Not for *a. County: San Fran *b. USGS 7.5' Quad: SF *c. Address: 1234 43 d. UTM: (Give more than ce. Other Locational Data: *P3a. Description: (Describe re	Publication Unrestricted Cisco North rd Ave one ofr large and/or linear re Assessor's Parcel Number: source and its major element	and P2b and P2c or P2d. Attace Date: 1994  City: San Francisc sources) Zone;  1708037  hts. Include design, materials, condition Craftsman-style dwelling fini	h a Location Map as necessary.  So Zip: 94122
raised and clad in brick with stepped brick side of stucco pilasters, contain wood surrounds. A large story with stained-glass Three double-hung wood settory. A wood planter box eave overhang and a simple condition. The building a 43rd Avenue.	A wood, overhead gard walls provides access to a glazed wood door of the second windows on either side as windows with wood so with carved ends is placed to be part of a suppears to be part of a sull wood.	age door is recessed on the ri to a recessed entry porch. The with arched glass panes flanke od picture window is present o e. A heavy block cornice separ surrounds present a Palladian- present beneath the windows. T beams. The minimally altered b	d by fixed wood sash windows with n the right side of the second ates the first and second story. style arrangement on the third he building terminates in a wide
·	· ·	ject O Site O District   Eleme	nt of District Other
P5a. Photograph or Drawing (F	hotograph required for buil	dings, structures, and objects	*P5b. Photo (view, date, accession #
			*P6. Date Constructed/Age and Sources  ☐ Historic ☐ Prehistoric ☐ Both  1912, Asssessor'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
			* <b>P9. Date Recorded:</b> 10.27.08
			*P10. Survey Type: (Describe) Reconnaissance-level survey: Oceanside Survey
P11. Report Citation: (Cite surv	ey report and other sources	, or enter "none") None	
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DEPARTMENT OF PARKS AND RECREATION	HRI#
DISTRICT RECORD	Trinomial
Page 1 of 7  *Resource Name or # (Assigned by recorder)	*NRHP Status Code 6L y Ida Cambridge Cottages

\*D3. Detailed Description (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.):

D2. Common Name:

1343-1353 48<sup>th</sup> Avenue

### Introduction

D1. Historic Name

Ctata of California M The Descursor Agence

Unknown

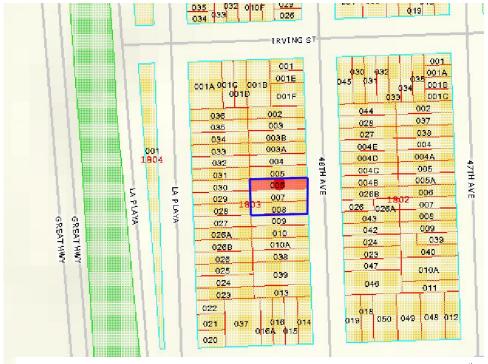


Figure 1. Map showing location of the Ida Cambridge Cottages on the west side of 48<sup>th</sup>
Avenue between Irving and Judah streets
Source: San Francisco Department of the Assessor/Recorder
Annotated by KVP Consulting

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, 37<sup>th</sup> 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 48<sup>th</sup> Avenue Source: KVP Consulting



Figure 3. 1347 48<sup>th</sup> Avenue Source: KVP Consulting



Figure 4. 1351 48<sup>th</sup> Avenue Source: KVP Consulting

### \*D4. Boundary Description (Describe limits of district and attach map showing boundary and district elements.):

The Ida Cambridge cottages on 48<sup>th</sup> Avenue comprise a compact district encompassing six buildings on the west side of 48<sup>th</sup> 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 48<sup>th</sup> 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 <sup>th</sup> Avenue	1803006	Ida Cambridge Beach Cottages	1914	None	N/A	6L
2	1345 48 <sup>th</sup> Avenue	1803006	Ida Cambridge Beach Cottages	1914	None	N/A	6L
3	1347 48 <sup>th</sup> Avenue	1803007	Ida Cambridge Beach Cottages	1914	None	N/A	6L
4	1349 48 <sup>th</sup> Avenue	1803007	Ida Cambridge Beach Cottages	1914	None	N/A	6L
5	1351 48 <sup>th</sup> Avenue	1803008	Ida Cambridge Beach Cottages	1914	None	N/A	6L
6	1353 48 <sup>th</sup> 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.<sup>1</sup>

Beginning around 1895, a small cluster of structures began to coalesce within an area bounded by the present-day Lincoln Way, 48<sup>th</sup> 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.<sup>2</sup>

The area known as Carville really took off after the Spring Valley Water Company installed water mains to H Street (Lincoln Way) and 47<sup>th</sup> 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.<sup>3</sup> 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.<sup>4</sup>

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

<sup>&</sup>lt;sup>1</sup> Sunset Architectural and Historical Resources Inventory Committee (SAHRIC), *Architectural and Historical Resources of the Sunset District: The Oceanside Neighborhood* (San Francisco: 2007), 2.

<sup>&</sup>lt;sup>2</sup> Ibid.

<sup>&</sup>lt;sup>3</sup> Ibid., 5.

<sup>&</sup>lt;sup>4</sup> "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.<sup>5</sup>

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 47<sup>th</sup> Avenue.<sup>6</sup> 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.<sup>7</sup>

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. 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 33<sup>rd</sup> Avenue through Golden Gate to Lincoln Way. 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. 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."

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, 37<sup>th</sup> 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. 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."

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.

DPR 523D(1/95) \*Required information

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<sup>&</sup>lt;sup>5</sup> "Midsummer Investments in City and Rural Realty," San Francisco Chronicle (June 27, 1903), 13.

<sup>&</sup>lt;sup>6</sup> Sunset Architectural and Historical Resources Inventory Committee (SAHRIC), *Architectural and Historical Resources of the Sunset District: The Oceanside Neighborhood* (San Francisco: 2007), 3.

<sup>&</sup>lt;sup>7</sup> "Ocean Boulevard Plans Progress," San Francisco Chronicle (January 26, 1910), 9.

<sup>&</sup>lt;sup>8</sup> "To Rush Work on New Sewer," San Francisco Chronicle (March 2, 1910), 9.

<sup>&</sup>lt;sup>9</sup> "Sunset District Growing Apace," San Francisco Chronicle (June 15, 1912), 11.

<sup>&</sup>lt;sup>10</sup> Sunset Architectural and Historical Resources Inventory Committee (SAHRIC), *Architectural and Historical Resources of the Sunset District: The Oceanside Neighborhood* (San Francisco: 2007), 4.

<sup>&</sup>lt;sup>11</sup> "Burn the Car Out of Carville," San Francisco Chronicle (July 6, 1913), 38.

<sup>&</sup>lt;sup>12</sup> Building & Engineer (March 18, 1914).

<sup>13 &</sup>quot;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 Register<sup>14</sup> 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

<sup>&</sup>lt;sup>14</sup> 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."

Building & Engineer, "Bui Sunset Architectural and Sunset District: The Ocea San Francisco Chronicle, , "Midsummer In , "To Open Road , "Ocean Boulev , "to Rush Work , "Sunset District , "Sunset Fast Bo	ull citations including the names and addresses of any informants, when ding Contracts" (March 18, 1914).  Historical Resources Inventory Committee (SAHRIC). Archaside Neighborhood. San Francisco, 2007.  "High Prices for Realty and Increased Rentals" (August 23, 19 vestments in City and Rural Realty" (June 27, 1903), 13.  It to the Beach" (February 3, 1904), 9.  and Plans Progress" (January 26, 1910), 9.  on New Sewer" (March 2, 1910), 9.  Growing Apace" (June 15, 1912), 11.  ecoming Beautiful Residence Suburb" (January 18, 1913), 9.  out of Carville" (July 6, 1913), 38.	itectural a	,
*D8. Evaluator: Chr	stopher VerPlanck	Date:	September 22, 2009
Affiliation and Address	Kelley & VerPlanck Historical Resources Consulting, LLC	)	
	2912 Diamond Street #330, San Francisco, CA 94131		

State of California The Re Department of Parks and Re PRIMARY RECOR	creation	Primary # HRI # Trinomial NRHP Status Code6l	
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☐ Artifact Record

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Page 1 of	_7	*NRHP Status Code _ 3CS
	*Resource Name or # (Assigned by recorder)	y Alphonso Harrington 42 <sup>nd</sup> Avenue District
D1. Historic Name	Unknown	D2. Common Name: 1223-1287 42 <sup>nd</sup> Avenue

Drimary #

\*D3. Detailed Description (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.):

### Introduction

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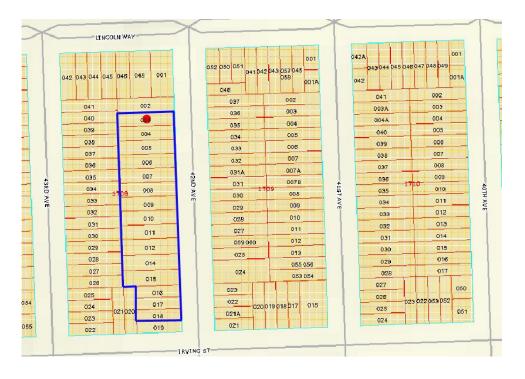


Figure 1. Map showing location of the Alphonso Harrington District on the west side of 42<sup>nd</sup>
Avenue between Lincoln Way and Irving Street
Source: San Francisco Department of the Assessor/Recorder
Annotated by KVP Consulting

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, 37<sup>th</sup> 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 42<sup>nd</sup> Avenue District is a row of 15 distinctive, freestanding Craftsman-style houses on the west side of 42<sup>nd</sup> 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 42<sup>nd</sup> 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

### 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 42<sup>nd</sup> 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 42<sup>nd</sup> 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 42<sup>nd</sup> Avenue Source: KVP Consulting



Figure 3. Period Revival-style house at 1267
42<sup>nd</sup> Avenue
Source: KVP Consulting



Figure 4. Classical Revival-style house at 1259 42<sup>nd</sup> Avenue Source: KVP Consulting



Figure 5. Craftsman style house at 1263 42<sup>nd</sup>
Avenue
Source: KVP Consulting

### \*D4. Boundary Description (Describe limits of district and attach map showing boundary and district elements.):

The potential Alphonso Harrington 42<sup>nd</sup> Avenue District is a compact district comprising 15 properties on the west side of 42<sup>nd</sup> 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 42<sup>nd</sup> Avenue District encompass an enclave of contiguous houses built by builder Alphonso Harrington between 1910 and 1913 on the 1200 block of 42<sup>nd</sup>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 <sup>nd</sup> Avenue	1708003	None	1910	None	N/A	3CD
2	1227 42 <sup>nd</sup> Avenue	1708004	None	1910	None	N/A	3CD
3	1231 42 <sup>nd</sup> Avenue	1708005	None	1911	None	N/A	3CD
4	1235 42 <sup>nd</sup> Avenue	1708006	None	1911	None	N/A	3CD
5	1239 42 <sup>nd</sup> Avenue	1708007	None	1911	None	N/A	3CD
6	1243 42 <sup>nd</sup> Avenue	1708008	None	1912	None	NA	3CD
7	1247 42 <sup>nd</sup> Avenue	1708009	None	1912	None	N/A	3CD
8	1251 42 <sup>nd</sup> Avenue	1708010	None	1912	None	N/A	3CD
9	1255 42 <sup>nd</sup> Avenue	1708011	None	1912	None	N/A	3CD
10	1259 42 <sup>nd</sup> Avenue	1708012	None	1913	None	N/A	3CD
11	1263 42 <sup>nd</sup> Avenue	1708014	None	1913	None	N/A	3CD
12	1267 42 <sup>nd</sup> Avenue	1708015	None	1913	None	N/A	3CD
13	1279 42 <sup>nd</sup> Avenue	1708016	None	1912	None	N/A	3CD
14	1283 42 <sup>nd</sup> Avenue	1708017	None	1912	None	N/A	3CD
15	1287 42 <sup>nd</sup> Avenue	1708018	None	1912	None	N/A	3CD

Table 1-Contributors to the potential Alphonso Harrington 42<sup>nd</sup> Avenue District

(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 42<sup>nd</sup> 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.<sup>1</sup>

Beginning around 1895, a small cluster of structures began to coalesce within an area bounded by the present-day Lincoln Way, 48<sup>th</sup> 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.<sup>2</sup>

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.<sup>3</sup> 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.<sup>4</sup>

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 46<sup>th</sup> Avenue, I (Irving) Street, 48<sup>th</sup> 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.<sup>5</sup>

<sup>&</sup>lt;sup>1</sup> Sunset Architectural and Historical Resources Inventory Committee (SAHRIC), *Architectural and Historical Resources of the Sunset District: The Oceanside Neighborhood* (San Francisco: 2007), 2.

<sup>&</sup>lt;sup>2</sup> Ibid.

<sup>&</sup>lt;sup>3</sup> Ibid., 5.

<sup>&</sup>lt;sup>4</sup> "To Open Road to the Beach," San Francisco Chronicle (February 3, 1904), 9.

<sup>&</sup>lt;sup>5</sup> "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. 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.

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."

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, 37<sup>th</sup> 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 42<sup>nd</sup> 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 45<sup>th</sup> Avenue to the west, Lincoln Way to the north, 37<sup>th</sup> 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 42<sup>nd</sup> 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 37<sup>th</sup> 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 42<sup>nd</sup> 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 12<sup>th</sup> Avenue and the United Railroads Co. replaced the rails along Lincoln Way with modern grooved rails which allowed for faster rail service to Oceanside. 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.<sup>13</sup>

DPR 523D(1/95) \*Required information

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<sup>&</sup>lt;sup>6</sup> Sunset Architectural and Historical Resources Inventory Committee (SAHRIC), *Architectural and Historical Resources of the Sunset District: The Oceanside Neighborhood* (San Francisco: 2007), 3.

<sup>&</sup>lt;sup>7</sup> "Ocean Boulevard Plans Progress," San Francisco Chronicle (January 26, 1910), 9.

<sup>&</sup>lt;sup>8</sup> "to Rush Work on New Sewer," San Francisco Chronicle (March 2, 1910), 9.

<sup>&</sup>lt;sup>9</sup> "Sunset District Growing Apace," San Francisco Chronicle (June 15, 1912), 11.

<sup>&</sup>lt;sup>10</sup> Sunset Architectural and Historical Resources Inventory Committee (SAHRIC), *Architectural and Historical Resources of the Sunset District: The Oceanside Neighborhood* (San Francisco: 2007), 4.

<sup>11 &</sup>quot;Burn the Car Out of Carville," San Francisco Chronicle (July 6, 1913), 38.

<sup>12 &</sup>quot;Sunset Fast Becoming Beautiful Residence Suburb," San Francisco Chronicle (January 18, 1913), 9.

<sup>&</sup>lt;sup>13</sup> 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 42<sup>nd</sup> 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.<sup>14</sup>

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 42<sup>nd</sup> 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. 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 42<sup>nd</sup> 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 43<sup>rd</sup> 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

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<sup>&</sup>lt;sup>14</sup> Ibid.

<sup>&</sup>lt;sup>15</sup> 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 37<sup>th</sup> 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 43<sup>rd</sup> 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 42<sup>nd</sup> 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 42<sup>nd</sup> 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 42<sup>nd</sup> 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.

location, design, material	s, setting, workmanship, feeling, and association.		
Sunset Architectural and Sunset District: The Ocea San Francisco Chronicle,, "To Open Road, "Ocean Boulev, "to Rush Work, "Sunset Distric, "Sunset Fast B	full citations including the names and addresses of any informants, who I Historical Resources Inventory Committee (SAHRIC). Archarside Neighborhood. San Francisco, 2007. "Midsummer Investments in City and Rural Realty" (June 27 of to the Beach" (February 3, 1904), 9. ard Plans Progress" (January 26, 1910), 9. on New Sewer" (March 2, 1910), 9. on New Sewer" (March 2, 1910), 9. on Growing Apace" (June 15, 1912), 11. ecoming Beautiful Residence Suburb" (January 18, 1913), 9. Out of Carville" (July 6, 1913), 38.	hitectural a	and Historical Resources of the
*D8. Evaluator: Chr	istopher VerPlanck	Date:	September 22, 2009
Affiliation and Address	Kelley & VerPlanck Historical Resources Consulting, LL	С	
	2912 Diamond Street #330, San Francisco, CA 94131		

State of California The Resources Agency Department of Parks and Recreation PRIMARY RECORD	Primary #	
Other Listings Review Code	Reviewer	Date
Page 1 of 1 *Resource name(s) or nu P1. Other Identifier None  P2. Location: ☐ Not for Publication ☑ Unres  *a. County: San Francisco  *b. USGS 7.5' Quad: SF North  *c. Address: 1223 42nd Ave	umber (assigned by recorder) 1223 42nd Averticted and P2b and P2c or P2d. Attach a Local Date: 1994 City: San Francisco	ation Map as necessary.
	ear resources) Zone;mE/	
e. Other Locational Data: Assessor's Parcel Num *P3a. Description: (Describe resource and its major ele		ations since actions and boundaries)
The primary façade faces east on 42nd Avenus siding. A garage addition projects toward the left of the garage is a fixed wood sash win quarter-turn stair. The stair has stepped by paneled wood door recessed in a bracket-fradoor is a fixed stained-glass window with we squared bay window, flared at the bottom, if presents an arrangement of four-over-four factory bay window and porch are surmounted by brackets. The third story presents a single transoms and wood surrounds. The bay window rafter ends. A wide sill and brackets supposin a wide eave overhang and a raking vergeby appears to be in good condition. The buildi	the street and also serves as a platform and with wood surrounds. The entry porcorrick walls and an iron handrail. The premed porch on the right side of the buil wood sash and wood surrounds. On the left is supported with heavy brackets. The frefixed windows with wood sashes and wood by a visor shed roof with exposed rafter the squared bay window with four wood sash wis supported by brackets and capped by bort a louvered vent located high in the booard supported by exposed beams. The mi	for the entry porch. To the h is reached by a concrete imary entrance is an eight-ding. To the right of the t of the second story, a ont of the bay window surrounds. Both the second ends supported by heavy casement windows with a shed roof with exposed gable. The facade terminates nimally altered building
*P3b. Resource Attributes: (list attributes and codes) P4. Resources Present:  Building Structure C P5a. Photograph or Drawing (Photograph required for	HP2. Single-family property  Object O Site O District © Element of District violation by the property  District violation by the property of t	strict Other  5b. Photo (view, date, accession #
	*P6 ⊠	iew toward west, 100_9005.JPG  5. Date Constructed/Age and Sources Historic ☐ Prehistoric ☐ Both  910, Asssessor's Office
	Bu 12	7.Owner and Address: ustamante, James A & Dorothy 223 42nd Ave an Francisco, Ca 94122
	Ke 2: Sa	Recorded by elley & VerPlanck, LLC 912 Diamond Street, #330 an Francisco, CA 94131
	10	D. Date Recorded: 0.24.08
10/10/10	Re	<pre>10. Survey Type: (Describe) econnaissance-level survey: ceanside Survey</pre>
*P11. Report Citation: (Cite survey report and other sou		
*Attachments BSOR P	Photograph Record	

State of California The Resources Agency Department of Parks and Recreation PRIMARY RECORD	Primary #
Other Listings Review Code	Reviewer Date
P1. Other Identifier None  P2. Location: ☐ Not for Publication ☑ Unrestrict  *a. County: San Francisco  *b. USGS 7.5' Quad: SF North  *c. Address: 1227 42nd Ave  d. UTM: (Give more than one ofr large and/or linear than	and P2b and P2c or P2d. Attach a Location Map as necessary.  Date: 1994  City: San Francisco Zip: 94122  resources) Zone;mE/mN
1227 42nd Avenue is three-story, wood-frame, side-facing gable roof with a prominent front 3,622 sq ft lot near Lincoln Way. The primary Avenue. The basement is fully raised and clad stands at the right side of the basement leve contains two swinging solid wood doors and th the garage is a fixed wood sash window with w stair. The stair has stepped brick walls and recessed in a porch on the right side of the with wood sash and wood surrounds. On the lef brackets. The front of the bay presents an ar wood surrounds. Both the bay window and the p brackets. The third story presents a large wa vergeboard supported by decorative beam ends. present in the dormer and are supported by a braces. The building terminates in a wide eav building appears to be in good condition. The	ents. Include design, materials, condition, alterations, size, setting, and boundaries)  Craftsman-style dwelling clad in wood shingles and capped by a  -facing wall dormer. The building is 1,734 sq ft set back on a  façade presents a flared side gable and faces east on 42nd  in horizontal rustic wood siding. A projecting garage addition  l, serving also as the platform for the entry porch. The garage  e addition is surmounted by a wrought-iron fence. To the left of  ood surrounds. The entry porch is reached by a quarter-turn brick  an iron handrail. The primary entrance is a solid wood door  second-floor level. On the right of the door is a fixed window  t of the second story, a squared bay is supported with heavy  rangement of three-over-three fixed windows with wood sashes and  orch are surmounted by a shed visor roof supported by heavy  ll dormer capped by a gable roof with a raking cornice and flared  Two double-hung vinyl sash windows with wood surrounds are  prominent boxed sill, cutaway end verge board and triangular knee  e overhang, and exposed rafter ends. The minimally altered  building appears to be a twin of 1263 42nd Avenue. The building
P5a. Photograph or Drawing (Photograph required for but	*P5b. Photo (view, date, accession # View toward west, 100_9009.JPC  *P6. Date Constructed/Age and Sources  Mistoric Prehistoric Both 1910, Asssessor'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
☐ Archaeological Record ☐ NONE ☐ Local	tograph Record Continuation Sheet ation Map Other ar Feature Record

State of California The Resources A Department of Parks and Recreation PRIMARY RECORD  Other Lis		Primary # HRI # Trinomial NRHP Status Code _3	CD
	ode	Reviewer	Date
P1. Other Identifier None P2. Location: Not for Public *a. County: San Francisco *b. USGS 7.5' Quad: SF Nort *c. Address: 1231 42nd Av d. UTM: (Give more than one ofr	ation Unrestricted th Dare large and/or linear res	and P2b and P2c or P2d. Atta ate: 1994  City: San Francis ources) Zone;	ach a Location Map as necessary.  SCO Zip: 94122
e. Other Locational Data: Assess *P3a. Description: (Describe resource			tion, alterations, size, setting, and boundaries)
basement is fully raised with leads to a recessed entry porce a large glass pane surmounted window with wood sash and wood sheltering the garage entrance bay encloses a large wood sash Each is surmounted by a transcoverhangs the bay and entry postory presents a large hippeddormer. A planter box with protocommers are evident on the cornice, and a wide boxed eave building appears to be a twin	a pair of glazed, the on the right side by a crown with be a surrounds. A rect of the bay is support window with wood of maight. A visor forch. A horizontal croof wall dormer. Expected cutaway ender right and left side overhang. The mir of 1259 42nd Avenual, 1231, 1235, 1239	wood panel hinged doors on the of the second story. The cackets. To the right of the cangular bay projects on the pred by two beam ends and i surrounds flanked by two nates of, supported by brackets, wood molding defines the bat A pair of wood sash windows ds, supported by brackets, it des of the roof. The building appare. The building is also parts, 1243, 1247, 1251, 1255, 1	se of the third story. The third with wood surrounds extend into the s positioned beneath the windows.  Ing terminates with a wide molded bears to be in good condition. The
P4. Resources Present:   Building			nent of District Other
P5a. Photograph or Drawing (Photogr	_		*P5b. Photo (view, date, accession # View toward west, 100 9014.JPG
			*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1911, Asssessor'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 repo	ort and other sources,	or enter "none") $^{ m None}$	
*Attachments ☐ BSOR ☐ Archaeological Record ☐ NONE ☐ Artifact Record	— ·	•	Sheet

Department of Parks and Recreation	HRI #	
PRIMARY RECORD	Trinomial —————	
	NRHP Status Code3CD_	
Other Listings Review Code	Reviewer	 Date
Page 1 of 1 *Resource name(s) or no	umber (assigned by recorder) 1235 42nd	l Ave
P1. Other Identifier None		
*P2. Location: ☐ Not for Publication ☒ Unres *a. County: San Francisco	stricted and P2b and P2c or P2d. Attach a	Location Man as necessary
*b. USGS 7.5' Quad: SF North	Date: 1994	Location map as necessary.
*c. Address: 1235 42nd Ave	City: San Francisco	<b>Zip:</b> 94122
d. UTM: (Give more than one ofr large and/or line	•	•
e. Other Locational Data: Assessor's Parcel Num *P3a. Description: (Describe resource and its major ele		alterations, size, setting, and boundaries)
lot between Lincoln Way and Irving Street. faces east on 42nd Avenue. The basement is panel garage door is on the left at the bas and pointed-arched entry porch on the right wood panel door. A fixed wood sash window we belt course defines the bottom of the second surmounted by transoms. The window is shelt level is housed partially within a raking of double-hung windows. Located above and reconstant altered building appears to be in good conditioned wellings including 1223, 1227, 1231, 1235, 1287 42nd Avenue.	fully raised and clad in California sement level. A straight brick and consider of the second story. The primarith wood surrounds is set to the right story. To the left of the entry postered beneath a visor roof supported gable supported by knee braces. The greatest slightly behind the ranking gablins a wood double-hung window and a lition. The building is also part of	Novelty wood siding. A wood increte stair leads to a recessed ry entrance contains a glazed that of the door. A plain wood window by brackets. The third floor table encloses a pair of wood wie is a section of the facade louvered vent. The minimally a row of fifteen related
*P3b. Resource Attributes: (list attributes and codes)	HP2. Single-family property	
P4. Resources Present:  Building  Structure (		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, Asssessor's Office
A CONTRACTOR OF THE CONTRACTOR		*P7. Owner and Address:
		Mallia, Alfred F.
		1235 42nd Ave San Francisco, Ca 94122
		*P8. Recorded by Kelley & VerPlanck, LLC
YY		2912 Diamond Street, #330
		San Francisco, CA 94131
		*P9. Date Recorded: 10.24.08
	1	*P10. Survey Type: (Describe)
		Reconnaissance-level survey:
*P11. Report Citation: (Cite survey report and other sou	rces, or enter "none") None	Oceanside Survey
	hotograph Record	et
☐ Archaeological Record ☐ NONE ☐ Le	ocation Map Other near Feature Record	

Primary #

State of California The Resources Agency

State of California The Resources Agency Department of Parks and Recreation PRIMARY RECORD		Primary #  HRI #  Trinomial  NRHP Status Code3CD		
	Listings v Code	Reviewer	 Date	
P1. Other Identifier None P2. Location: ☐ Not for Pu *a. County: San Francis	blication 🛛 Unrestricted		2nd Ave  ch a Location Map as necessary.	
*c. Address: 1239 42nd	Ave		Zip: 94122 mE/ mN	
e. Other Locational Data: Ass			on, alterations, size, setting, and boundaries)	
surrounds. A squared bay pr windows consist of a tripar brackets, and with a molded The third story presents a located at the lower portio shallow visor roof with mol roof. The building terminat altered building appears to	ojects on the left of tite arrangement of w cornice, overhangs to large wall dormer cap n of the dormer. The ded cornice. Two dorm es with a simple corn be in good condition	the second story, sheltering ood windows surmounted by the he bay and entry porch. The ped by a gabled roof support dormer presents two pairs of ers are evident on the right ice, and a wide, exposed-raft. The building is also part	Lass window with wood sash and wood ag the garage entrance. The bay's ransoms. A visor roof, supported by third story is clad in shingles. Led by brackets. A planting box is winyl sash windows surmounted by a clad left side elevations of the fter, eave overhang. The minimally of a row of fifteen related 259, 1263, 1267, 1279, 1283, and	
*P3b. Resource Attributes: (list att	·-		0.00	
P4. Resources Present: (a) Buildin P5a. Photograph or Drawing (Phot		ct	<pre>ent of District  Other     *P5b. Photo (view, date, accession #     View toward west, 100_9018.JPG</pre>	
			*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1911, Asssessor'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 i	eport and other sources, o	or enter "none") None		
*Attachments BS  Archaeological Record NC  Artifact Record Dis	NE Location	aph Record	Sheet	

PRIMARY RECORD	HRI #			
T KIND IKT KEGOKS	NRHP Status Code3CD			
Other Listings Review Code	Reviewer Date			
	Imber (assigned by recorder) 1243 42nd Ave			
P1. Other Identifier None P2. Location: ☐ Not for Publication ☒ Unres	tricted			
*a. County: San Francisco	and P2b and P2c or P2d. Attach a Location Map as necessary.			
*b. USGS 7.5' Quad: SF North	<b>Date:</b> 1994			
*c. Address: 1243 42nd Ave d. UTM: (Give more than one ofr large and/or line	City: San Francisco Zip: 94122 ar resources) Zone;mE/ mN			
e. Other Locational Data: Assessor's Parcel Num *P3a. Description: (Describe resource and its major ele	ber: 1708008 ements. Include design, materials, condition, alterations, size, setting, and boundarie	es)		
primary entrance door is a double-hung wind story, a rectangular bay window is supported three-over-three fixed windows with wood sa surmounted by a shed visor supported by bracapped by a shed roof with exposed rafters. in the dormer center. A wood sash hopper withird story. The building terminates in a walbuilding appears to be in good condition. To	y porch on the right side of the second story. On the right of the ow with wood sash and wood surrounds. On the left of the second d with brackets. The front of the bay presents an arrangement of shes and wood surrounds. Both the first level bay and porch are ckets. The third story presents a large gable-roofed wall dormer Two double-hung vinyl sash windows with wood surrounds are present ndow with wood surrounds is present on the left elevation of the ide eave overhang, and exposed rafter ends. The minimally altered he building is also part of a row of fifteen related dwellings 3, 1247, 1251, 1255, 1259, 1263, 1267, 1279, 1283, and 1287 42nd			
*P3b. Resource Attributes: (list attributes and codes) P4. Resources Present:   Building   Structure   P5a. Photograph or Drawing (Photograph required for	Object O Site O District	) IDC		
	*P6. Date Constructed/Age and Source    Historic   Prehistoric   Both			
	1912, Asssessor's Office			
	*P7. Owner and Address:			
	Fairchild, Derek & Kristie			
and training	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	ey:		
	Oceanside Survey	-		
P11. Report Citation: (Cite survey report and other sou	·			
	notograph Record Continuation Sheet			
☐ Archaeological Record ☐ NONE ☐ Lo ☐ Artifact Record ☐ District Record ☐ Li	ocation Map			

Primary #

State of California The Resources Agency

State of California The Resources Agency Department of Parks and Recreation PRIMARY RECORD	Primary # HRI # Trinomial NRHP Status Code  3CD	
Other Listings Review Code	Reviewer Date	
P1. Other Identifier None  P2. Location: Not for Publication Unrest  *a. County: San Francisco  *b. USGS 7.5' Quad: SF North  *c. Address: 1247 42nd Ave  d. UTM: (Give more than one ofr large and/or linea  e. Other Locational Data: Assessor's Parcel Numb	and P2b and P2c or P2d. Attach a Location Map as nec Date: 1994  City: San Francisco Zip: 94  r resources) Zone;mE/mN	122
and flush wood siding and rough-cast stucco, 3,622 sq ft lot between Lincoln Way and Irviline, and faces east on 42nd Avenue. The bas overhead garage door is slightly recessed or stair on the right leads to an entry porch of panel door with decorative cornice molding. surrounds. A shed roof visor, with exposed rectangular bay is present to the left of the sash windows with wood surrounds. The bay had molded horizontal band defines the bottom of windows with wood surrounds. Decorative half building terminates with wide vergeboard elaright and left elevations of the building. The building appears to be a twin of 1255 42nd American service with the same service of the building appears to be a twin of 1255 42nd American service with the same service of the building. The building appears to be a twin of 1255 42nd American service of the same service of the same service of the building appears to be a twin of 1255 42nd American service of the same service of	ne, Craftsman-style dwelling clad in a mixture of Calland capped by a gambrel roof. The building is 1,578 and Street. The primary façade is set back from the seement is fully raised and clad in California Novelty in the left side of the basement level. A straight bring the second story. The primary entrance contains a continuous on the right of the door is a twelve-light fixed with a strength of the door is a twelve-light fixed with a strength of the entry porch, and displays three six-over-one doubles a projecting molded cornice and is supported by he seed the second story. The third story presents two slices the second story. The third story presents two slices the second with false beams. Large wall dormers are presented with false beams.	front of the lot y siding. A wood ick and wood glazed wood indow with wood e entry porch. A le-hung wood eavy brackets. A ding vinyl sash overhang. The esent on the condition. The harelated
*P3b. Resource Attributes: (list attributes and codes) P4. Resources Present: ● Building ○ Structure ○ P5a. Photograph or Drawing (Photograph required for b	Object O Site O District	
	*P6. Date Constructo  Maintenance Historic Prehist  1912, Asssesse  *P7. Owner and Add	or's Office
	2000 Tuller-rut 1247 42nd Ave San Francisco,  *P8. Recorded by Kelley & VerP. 2912 Diamond San Francisco *P9. Date Recorded: 10.24.08	Ca 94122 lanck, LLC Street, #330 , CA 94131
	*P10. Survey Type: ( Reconnaissance Oceanside Survey	e-level survey:
*P11. Report Citation: (Cite survey report and other sour	ces, or enter "none") None	
☐ Archaeological Record ☐ NONE ☐ Loc	otograph Record	

Department of Parks and Recreation  PRIMARY RECORD  Other Listings	Primary # HRI #  Trinomial NRHP Status Code3CD	
Review Code	Reviewer	Date
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*b. USGS 7.5' Quad: SF North  *c. Address: 1251 42nd Ave	Date: 1994  City: San Francisco	<b>Zip:</b> 94122
d. UTM: (Give more than one ofr large and/or lin	•	•
e. Other Locational Data: Assessor's Parcel Nur *P3a. Description: (Describe resource and its major e		alterations size setting and houndaries)
1251 42nd Avenue is a three-story, wood-fr	-	,
garage door to the right. To the left of t surrounds. A brick staircase that turns 90 side of the first story. The primary entra the building. On the right of the door is first story, a rectangular bay presents a both the first level bay and porch with ex sliding aluminum sash windows with wood su building terminates in a wide eave overhan altered building appears to be in good con dwellings including 1223, 1227, 1231, 1235 1287 42nd Avenue.	degrees halfway from the street respective is a paneled wood door recessed a fixed window with wood sash and we sliding three-part aluminum sash with posed rafter. The second story prestrounds. A shed roof with exposed rang, and a simple vergeboard above expedition. The building is also part of	aches the entry porch on the right in an porch on the right side of pood surrounds. On the left of the ndow. A shed visor roof surmounts ents a single squared bay with two after ends caps the bay. The posed beams. The moderately f a row of fifteen related
*P3b. Resource Attributes: (list attributes and codes)	HP2 Single-family property	
P4. Resources Present:   Building   Structure  P5a. Photograph or Drawing (Photograph required for	Object OSite ODistrict ● Elemen	t of District O Other  *P5b. Photo (view, date, accession # View toward west, 100_9023.JP0
		*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1912, Asssessor'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
	an an	*P10. Survey Type: (Describe)
		Reconnaissance-level survey: Oceanside Survey
P11. Report Citation: (Cite survey report and other so	ources, or enter "none") None	Socialistas survey
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and stucco and capped by a gambrel roof. The and Irving Street. The primary façade is set Avenue. The basement is fully raised and cla with diagonal scoring is on the left side of to an entry porch on the second story. The p glass. On the right of the door is a diamond with exposed rafters and supported by heavy the left of the entry porch, and displays an double-hung wood sash windows with wood surr heavy brackets. A horizontal band defines th over one double-hung wood sash widow flanked surrounds. A wood planter box supported by t Decorative half-timbering extends from the w vergeboard elaborated with false beams. Larg building. The minimally altered building app	the content of the lot line, and faces east on 42nd din California novelty wood siding building is 1,558 sq ft on a 3,622 sq ft lot between Lincoln Way back from the front of the lot line, and faces east on 42nd din California novelty wood siding. A wood overhead garage door the basement level. A straight brick staircase on the right leads rimary entrance is a non-historic wood panel door with fanlight leaded wood sash window with wood surrounds. A shed roof visor, brackets, shelters the entry porch. A rectangular bay is present to eight-over one double-hung wood sash widow flanked by six-over-one rounds. The bay has a projecting molded cornice and is supported by the bottom of the second story. The third story presents an eight-lay four-over-one double-hung wood sash windows with wood criangular knee braces is set below the third story fenestration. Windows to a wide eave overhang. The building terminates with wide the wall dormers are present on the right and left elevations of the sears to be in good condition. The building appears to be a twin to of a row of fifteen related dwellings including 1223, 1227, 1231,	
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	*P6. Date Constructed/Age and Sources    Historic   Prehistoric   Both   1912, Asssessor's Office	
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*c. Address: 1259 42nd Ave	City: San Francisco d/or linear resources) Zone;	•
e. Other Locational Data: Assessor's Parc *P3a. Description: (Describe resource and its m	cel Number: 1708012 najor elements. Include design, materials, condition	, alterations, size, setting, and boundaries)
story includes a fixed window side at left with a triple set of fixed wood bracketed shed visor roof supported by dormer encompasses a tripartite band modillioned cornice and a moderate ear condition. The building appears to be related dwellings including 1223, 122 and 1287 42nd Avenue.  *P3b. Resource Attributes: (list attributes and condition)	ture ◯ Object ◯ Site ◯ District ⊚ Element	a projecting rectangular bay at The first story terminates with a story, a large, low hipped wall alding terminates with a ling appears to be in good g is also part of a row of fifteen 255, 1259, 1263, 1267, 1279, 1283,
		*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1913, Asssessor'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:
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			on, alterations, size, setting, and boundaries)
entrance is a multi- story. Other fenestrentrance, and a bra- over-one double-hung with exposed rafters double-hung windows; is located beneath the with flared eaves wi building is also par 1251, 1255, 1259, 12	panel wood and glass do ation at the first storcketed, projecting recommond sash windows with a large gabled wall of the central window is the windows. The dormer the exposed rafters. The tof a row of fifteen is 63, 1267, 1279, 1283, as: (list attributes and codes)	oor in a slightly recessed entry pry consists of a multi-light fixed tangular bay at the left with a transport of the first story dormer on the second floor feature eight-over-one, flanked by six-over has a boxed cornice and exposed be minimally altered building appear related dwellings including 1223,	d window at the right of the ripartite arrangement of three sixterminates with a bracketed visor es a tripartite arrangement of wood ver-one windows. A wood planter box beam ends. The building terminates ars to be in good condition. The 1227, 1231, 1235, 1239, 1243, 1247,
		r 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, Asssessor'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
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	r number (assigned by recorder) 1267 42nd	Ave
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e. Other Locational Data: Assessor's Parcel N *P3a. Description: (Describe resource and its majo	r elements. Include design, materials, condition, alt	erations, size, setting, and boundaries)
occupies a 4,033 sf lot on the west side 1,602 sq ft and the primary façade faces basement, clad in beveled California Nov brick stair at right leads up to the ent located at the right side of the first s pane window to the right of the door and arrangement of fixed wood windows surmou projecting bay window and is supported b decorative half-timbering, with a centra sash windows with wide wood surrounds. T		Irving Street. The building is atop a partially raised dow at left and a straight ti-light wood and glass door ory includes a fixed single-nctuated by a tripartite provides the roof of the orch. The second story features ne-over-one, double-hung wooding cornice and exposed beam
•	Object O Site O District   Element of I	District O Other
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		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
		D40 Common Towns (December)
		P10. Survey Type: (Describe) Reconnaissance-level survey:
		Oceanside Survey
P11. Report Citation: (Cite survey report and other	sources, or enter "none") None	
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Primary #

State of California The Resources Agency

State of California The Resources Agency Department of Parks and Recreation PRIMARY RECORD		Primary # HRI #  Trinomial NRHP Status Code3	CD
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*P2. Location: ☐ Not fo	None Dr Publication Unrestr		
*c. Address: 1279 4 d. UTM: (Give more than	EF North 2nd Ave one ofr large and/or linear	Date: 1994  City: San Francis r resources) Zone;	•
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The basement is fully r in an porch on the left primary entrance, which windows elaborated with six-over-one windows wi ends on a half-gabled p ends supported by expos dormer. The minimally a fifteen related dwellin 1279, 1283, and 1287 42  *P3b. Resource Attributes: (Ii P4. Resources Present:  B	aised with a wood ove . The building is sli appears to contain a horizontal molding a th wood surrounds. Th arapet. Above, a gabl ed beams. A fixed six ltered building appea gs including 1223, 12 nd Avenue.   st attributes and codes) uilding O Structure O	rhead garage door on the right, ghtly elevated from the street solid wood door. The second st t the bottoms. Each bay present e building terminates with a wied dormer is present, with wide -over-six wood sash window with rs to be in good condition. The	building is also part of a row of 7, 1251, 1255, 1259, 1263, 1267,  ent of District Other  *P5b. Photo (view, date, accession #
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			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
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•	Francisco	and P2b and P2c or P2d. Atta  Date: 1994	ach a Location Map as necessary.
*b. USGS 7.5' Quad: *c. Address: 128	SF North 3 42nd Ave	City: San Francis	<b>Zip:</b> 94122
		r resources) Zone;	
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primary façade is se raised with an overh the left, reached by pergola. The primary within the recess ar with wood surrounds. decorative louvered A vergeboard with camoderately altered be related dwellings in and 1287 42nd Avenue.  *P3b. Resource Attribute P4. Resources Present: (6)	t back from the front of ead wood garage door with a short brick stair and entrance contains a his e two side lights. The same and supported with a present in the provided and supported wilding appears to be including 1223, 1227, 1231.  S: (list attributes and codes)  Building O Structure O	th glass panels on the right. The an open porch sheltered beneat storic wood panel door with three second story presents two pairs hopper window with wood surroundeak of the gable. The building by carved purlin ends extends the fair condition. The building is	on 42nd Avenue. The basement is fully the primary entrance is recessed on the what appears to be a historic the lights at top. Flanking the door of double-hung vinyl sash windows and is set above within the gable. A terminates in a wide eave overhang. Deeyond the front gable. The set also part of a row of fifteen 1255, 1259, 1263, 1267, 1279, 1283, 1255, 1259, 1263, 1267, 1279, 1283, 126
			*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1912, Asssessor's Office  *P7. Owner and Address:  George A Poon & Maria Sing A L
			575 Acacia Avenue San Bruno, Ca 94066
11 13 3 3 4			*P8. Recorded by
			Kelley & VerPlanck, LLC 2912 Diamond Street, #330
			San Francisco, CA 94131
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with wood surrounds. T surmounted by transoms Spanish clay tiles sup sash window with wood	ne second story  A decorative to ported by three surrounds is presented building 12 and Avenue.  Building O Struct	presents two pai wood molding with heavy brackets sesent above. The ing appears to be 223, 1227, 1231, codes) HP2. Sing ture O Object O S	rs of wood casem notched ends is helters the secon building terminatin good condition 1235, 1239, 1243,	ment sash windows set under the wind set under the wind story fenestra es in a shaped p 1. The building in 1247, 1251, 125  Element of District *P5b. Ph	indows. A visor roof of ation. A sliding vinyl parapet with a molded is also part of a row of 55, 1259, 1263, 1267,
				*P6. Date     Histori 1912,  *P7. Owr     Kelly, 1287 4     San Fr  *P8. Rec     Kelle 2912     San F  *P9. Date 10.24.0  *P10. Su     Recon	e Constructed/Age and Sources c Prehistoric Both Asssessor's Office  ner and Address: Sean 2nd Ave. cancisco Ca 94122  orded by y & VerPlanck, LLC Diamond Street, #330 rancisco, CA 94131 e Recorded:
*P11. Report Citation: (Cite s			·		
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# Attachment E

Updated *Oceanside Historic Context Statement* & SPEAK documentation of revisions

# 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.

# Topography and Natural History of the Sunset District<sup>1</sup>

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

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.

#### 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.<sup>2</sup> 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 fairgoers. 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.<sup>4</sup>

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,<sup>5</sup> 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.<sup>6</sup>

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.<sup>7</sup>

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-ofway, the company would be required to pay another third of the cost.<sup>9</sup> 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 horsecar 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 loose competitive advantage."

#### **B. THE OCEANSIDE NEIGHBORHOOD**

#### The Early Oceanside Community

The first building, and namesake for the future community, was the Ocean Side House, <sup>10</sup> 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.<sup>11</sup>

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 Soven 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. <sup>13</sup> 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. <sup>16</sup> 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 Tack London and other notables such as Gelett

Burgess, George Sterling, Ina Coolbrith, and Anna Strunsky.<sup>18</sup>

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.<sup>19</sup>

The fame of "Carville" was not only spread by local newspapers but was also newsworthy for national publications like *Scientific American*. <sup>20</sup> 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 Episopal 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.<sup>21</sup> "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. <sup>22</sup>

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."<sup>23</sup>

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,<sup>24</sup> 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." 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 twothirds 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.<sup>26</sup> 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 Norwegianborn 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." 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.

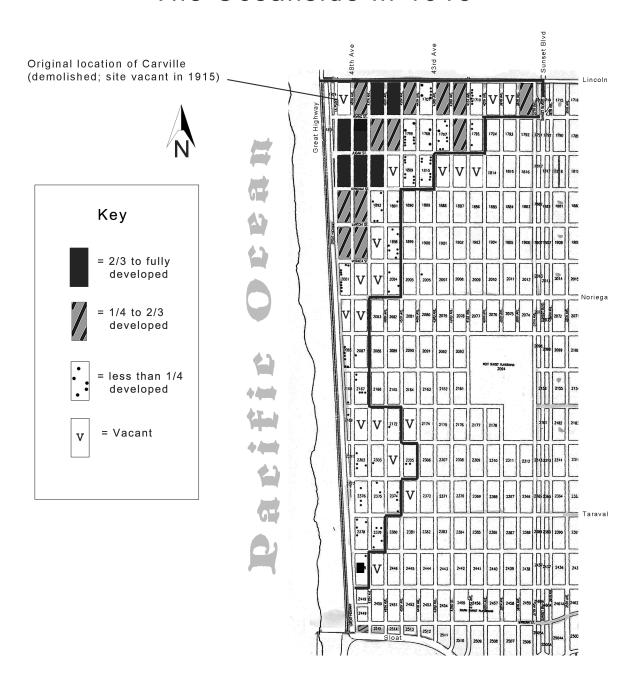
The number of businesses that were named "Oceanside" attests to the popularity of the name for the neighborhood. In 1905 the Oceanside Electric Light Company built a plant on 47th Avenue near Kirkham Street. In the same year the *Oceanside and Park News* was operating at 48th Avenue and Judah Street. In 1906 or 1907 the Oceanside Pharmacy, owned by Matilda Burns, opened at the northwest corner of 48th Avenue and Judah.<sup>28</sup> 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.<sup>29</sup>

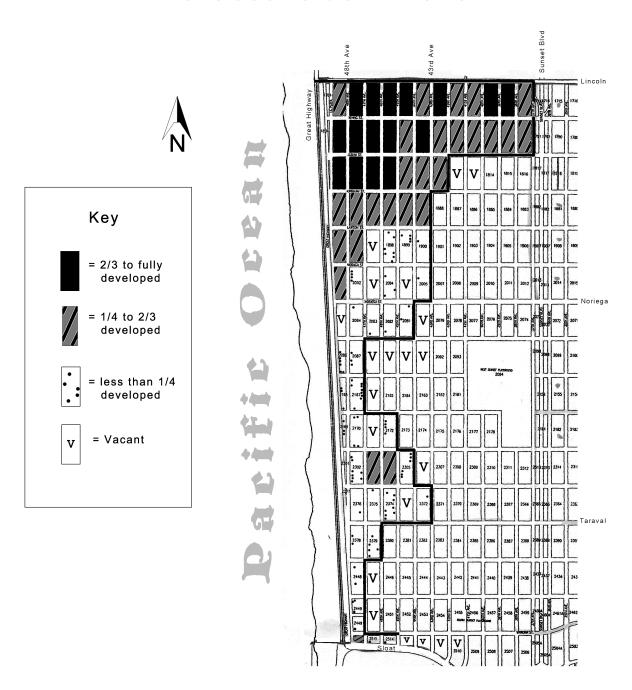
In the Sunset District, 1st Avenue became known as Arguello and 49th Avenue became known as La Playa. Meanwhile, H Street was renamed Lincoln Way. Initially the commission intended to change all of the numbered avenues to Spanish names. Although

### The Oceanside in 1915



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 (I) 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

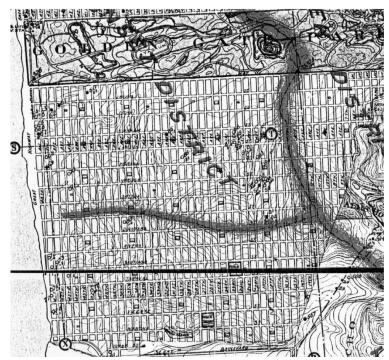
### Carville Melds with Oceanside

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.<sup>32</sup>



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.<sup>33</sup> 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.<sup>36</sup>

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.<sup>38</sup>

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.<sup>39</sup>

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.<sup>40</sup>

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.<sup>41</sup>

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.<sup>44</sup> 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 beforementioned Episcopal Church St. Andrews-bythe-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'sat-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.<sup>45</sup> 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 nonstylistic 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.<sup>47</sup> 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.<sup>48</sup>

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 stuccoclad 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 woodbased, 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 usiness, Oceanside

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.<sup>51</sup> 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 indepth 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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#### VIII. Notes

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- <sup>3</sup> Hubbard, Anita Day, "Cities Within a City: The Sunset." V. 1, pp. 33-51. Typescript of a series of articles on San Francisco neighborhoods from the *San Francisco Bulletin*, at the San Francisco History Center, San Francisco Public Library. The series on the Sunset was published in the *Bulletin* during September 1–8, 1924.
- <sup>4</sup> William Kostura's count of houses in the Inner Sunset is based on 1900 Sanborn Maps.
- <sup>5</sup> McFarlane, Angus, "How the Sunset became 'The Sunset,'" Western Neighborhoods Project Newsletter (Spring 2005), 2, 6, and 7, <a href="http://www.outsidelands.org/sunset-name.php">http://www.outsidelands.org/sunset-name.php</a> and Newsletter (Winter 2007), 1–3.
- <sup>6</sup> San Francisco Call (September 1, 1895), 12.
- <sup>7</sup> Hubbard, op. cit.
- <sup>8</sup> "To Open Road to the Beach," *San Francisco Chronicle* (February 3, 1904), 9.
- <sup>9</sup> "To Open Road to the Beach," *San Francisco Chronicle* (February 3, 1904), 9.
- <sup>10</sup> The Ocean Side House is listed in city directories beginning in 1867, and is mentioned in "Local Intelligence," *Alta California* (May 23, 1868), 1.
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- <sup>17</sup> "Quaint village of condemned street railway cars on the ocean beach," *San Francisco Chronicle* (October 4, 1896), Sunday magazine, p.1.
- <sup>18</sup> Cowan, op. cit.
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- <sup>20</sup> "Methods of Utilizing Old Street Cars," *Scientific American* (LXXXIV, June 29, 1901), 409.
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- <sup>27</sup> "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.

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- <sup>29</sup> "Finally Adopt Street Names," *San Francisco Call* (December 7, 1909).
- <sup>30</sup> John Freeman, "Street Naming Controversy—1909," Encyclopedia of San Francisco—A Project of the San Francisco Museum and Historical Society, http://www.sfhistoryencyclopedia.com/articles/s/streetNaming.html.
- <sup>31</sup> Tap records of the Spring Valley Water Company, microfilm, San Francisco History Room, San Francisco Public Library.
- 32 Adams, op. cit.
- <sup>33</sup> "To Rush Work on New Sewer," *San Francisco Chronicle* (March 2, 1910), 9.
- <sup>34</sup> "Sunset District Growing Apace," *San Francisco Chronicle* (June 15, 1912), 11.
- <sup>35</sup> Jane Sudekum. "Peddle Your Land Somewhere Else," *San Francisco News* (April 10, 1947), 13.
- <sup>36</sup> "Midsummer Investments in City and Rural Realty," San Francisco Chronicle (June 27, 1903), 13.
- <sup>37</sup> Cowan, op. cit., 316.
- <sup>38</sup> "Oceanside Out for Exposition," *San Francisco Chronicle* (February 21, 1910), 5.
- <sup>39</sup> "Ocean Boulevard Plans Progress," San Francisco Chronicle (January 26, 1910), 9.
- <sup>40</sup> "Entertainment at Oceanside," *San Francisco Chronicle* (April 6, 1910), 9.
- <sup>41</sup> "Hetch-Hetchy Mass Meeting," *San Francisco Chronicle* (April 15, 1910), 9.
- <sup>42</sup> "Oceanside Women Want Betterments," *San Francisco Chronicle* (July 13, 1912), 5.
- <sup>43</sup> "Improvements Assured Oceanside District," *San Francisco Chronicle* (July 12, 1913), 15.
- <sup>44</sup> "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.
- <sup>46</sup> O'Brien, Emmet M. "Passing of Carville," San Francisco Chronicle (March 15, 1908), 12.
- <sup>47</sup> 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.

- <sup>48</sup> 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.
- <sup>49</sup> Houses at 1231 42<sup>nd</sup> Avenue and 1255 42<sup>nd</sup> Avenue were recently restored to original conditions.
- <sup>50</sup> William Kostura's count of houses is based on the 1915 Sanborn maps, which are the earliest available for this area.
- <sup>51</sup> 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 42<sup>nd</sup> 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 <sup>nd</sup> Ave	6L	7N or 7N1	Asbestos shingles can be removed; building in rear not visible; house of renowned carpenter.
1425 43 <sup>rd</sup> Ave	6L	7N	Possible Earthquake Shack needs further evaluation which is beyond the scope of Survey
1271 46 <sup>th</sup> Ave	6L	7N	Four aspects of Integrity are retained
1255 47 <sup>th</sup> Ave	6L	3CS or 7N	Four aspects of Integrity are retained
1783 45 <sup>th</sup> 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 47<sup>th</sup> 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 Lear M/s Brown: About a week ago freceived a tetter from your office letting me Know that my property at 1411-15 47 25 ave. was among 68 other properties eligible for some kind of pictorie resourses. I don't know if the ciction Committee (Speak) you that this prosperty has had many changes in the past took inside and outside. There are so many If the changer, that I believe the original owners would not believe it is the Some house they used to live in. I know my property has been in papers, Extenders and even the presurvation magazine on desent if rumors that the original owners elle to have a cable car in the house. notody ever saw that famous old relie if it ever existed. I honesthy feet that my property should be among the ones to be consider chering the Hearing of may 2. With thanks for any attention finen thise lines, Sinerely Francies M. Lemus

State of California The Resources Agency Department of Parks and Recreation PRIMARY RECORD  Other Listings Review Code	Primary # HRI # Trinomial NRHP Status Code  Reviewer Date
Page 1 of 1 *Resource name(s) or number (assi	igned by recorder) 1411 47th Ave
P1. Other Identifier None  *P2. Location: Not for Publication  *a. County: San Francisco  *b. USGS 7.5' Quad: SF North  Date:	and P2b and P2c or P2d. Attach a Location Map as necessary.
*c. Address: 1411 47th Ave	City: San Francisco Zip: 94122
d. UTM: (Give more than one ofr large and/or linear resource e. Other Locational Data: Assessor's Parcel Number: 180	·
	Slude design, materials, condition, alterations, size, setting, and boundaries)
railing on the left, a small aluminum slider window center, and a tripartite window composed of three desmaller lights. The third floor level, which sits a slider windows occupying the center of larger fixed	ht. The second floor level features a deck with a wood and a band of aluminum and vinyl slider windows at the ouble-hung wood windows with the upper sashes divided into top the left half of the building, features four aluminum, multi-light wood sash windows. The facade terminates with the right. The moderately altered building appears to be in
*P3b. Resource Attributes: (list attributes and codes) HP3. MP3. MP4. Resources Present: Building Structure Object P5a. Photograph or Drawing (Photograph required for buildings,	
ा च्या । notograph or brawing (Photograph required for buildings,	Structures, and objects "Pob. Photo (view, date, accession # View toward west, 100_8303.JPG
	*P6. Date Constructed/Age and Sources  ☑ Historic ☐ Prehistoric ☐ Both  1900, Asssessor's Office
	7 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -
MARINE HER HER HER	*P7. Owner and Address:
THE RESERVE TO SHEET ASSESSMENT A	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 er	nter "none") None
*Attachments ☐ BSOR ☐ Photograph ☐ Archaeological Record ☐ NONE ☐ Location Ma ☐ Artifact Record ☐ District Record ☐ Linear Feature	ap Other

# 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)

- 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.
- Appears to be individually eligible for local listing or designation through survey evaluation.
- 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 Revaluation

- 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** 

### 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, 37<sup>th</sup> 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 <u>California Historical Resources Status Code</u> is assigned to each DPR 523-B form. These status codes were developed by the <u>California Office of Historic Preservation</u> 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 <u>not</u> 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 <u>window replacement standards</u> 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: <a href="http://www.sfplanning.org/index.aspx?page=1835#explain">http://www.sfplanning.org/index.aspx?page=1835#explain</a>.

To view PDFs of all Oceanside survey DPR 523-A, 523-B, or 523-D forms, visit: <a href="http://www.sf-planning.org/index.aspx?page=3071">http://www.sf-planning.org/index.aspx?page=3071</a>

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

**PLANNING DEPARTMENT** 

March 28, 2012

1650 Mission St. Suite 400 San Francisco, CA 94103-2479

Reception: 415.558.6378

Fax: 415.558.6409

Planning Information: 415.558.6377

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, 4<sup>th</sup> 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.

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 <a href="Mary.Brown@sfgov.org">Mary.Brown@sfgov.org</a>. Fax comments to 415-558-6409.

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: <a href="http://www.sf-planning.org/index.aspx?page=3071">http://www.sf-planning.org/index.aspx?page=3071</a>. 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 <a href="Mary.Brown@sfgov.org">Mary.Brown@sfgov.org</a>. Fax comments to 415-558-6409.



### 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 33<sup>rd</sup> 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 <a href="mailto:speaksanfrancisco@yahoo.com">speaksanfrancisco@yahoo.com</a> or send a letter to SPEAK, 1329-7<sup>th</sup> 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



## SUNSET PARKSIDE EDUCATION AND ACTION COMMITTEE 1329 7th Avenue, San Francisco, CA 94122-2507

Email: speaksanfrancisco@yahoo.com

February 24, 2012

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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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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

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 <a href="http://www.sf-planning.org/index.aspx?page=3071">http://www.sf-planning.org/index.aspx?page=3071</a>. 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: <a href="http://www.sfplanning.org/index.aspx?page=1827">http://www.sfplanning.org/index.aspx?page=1827</a>.

#### 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 <a href="http://www.sf-planning.org/index.aspx?page=3071">http://www.sf-planning.org/index.aspx?page=3071</a>

中文詢問請電 415.558.6282

# Attachment I

Draft Historic Preservation Commission Motion

### **Historic Preservation Commission Draft Motion 00XX**

**HEARING DATE: MAY 2, 2012** 

1650 Mission St. Suite 400 San Francisco, CA 94103-2479

Reception: 415.558.6378

Fax:

**Planning** 

Information:

415.558.6409

415.558.6377

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

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.

#### CASE NO. 2012.0490U Oceanside Historic Resources Survey

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** 

SAN FRANCISCO
PLANNING DEPARTMENT