



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Survey Case Report Adoption of Sunset District Historic Resource Survey HEARING DATE: SEPTEMBER 18, 2013

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: September 11, 2013
Case Number: 2013.1206U
Project: **Sunset District Historic Resource Survey**
Staff Contact: Mary Brown – (415) 575-9074
Mary.Brown@sfgov.org
Reviewed by: Tim Frye – (415) 575-6822
Tim.Frye@sfgov.org
Recommendation: Adoption of survey findings

PROJECT DESCRIPTION

The case before the Historic Preservation Commission is consideration to adopt the Sunset District Historic Resource Survey (Sunset survey) findings. Planning Department (Department) staff conducted a historic resource survey of single-family residential buildings located in the central Sunset District from July 2012 to July 2013. A total of 2,762 single-family residential buildings were evaluated to determine eligibility for the California and National Registers.

The Sunset District Historic Resource Survey consists of 57 blocks within an area roughly bounded by Judah Street to the north; 36th Avenue to the west; Santiago Street to the south; and 26th Avenue to the east. A map of the survey area is included in Attachment B.

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 environmental 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."

PROJECT BACKGROUND

The Department conducts historic resource surveys as planning tools that gather data and identify historic buildings, structures, sites, objects, and historic districts. The Department's survey activities, including adopted materials and findings, are reported to the California Office of Historic Preservation through the Federal Certified Local Government Program, and conform to State and Federal standards.

National Register of Historic Places and California Register of Historic Resources criteria are utilized to evaluate properties. Surveys apply the OHP's rating system for historic resources, the California Historical Resource Status Code (CHRSC) system (see Attachment C).

The Department was awarded a Certified Local Government (CLG) grant from the California Office of Historic Preservation (OHP) to develop a historic context statement and historic resource survey focused on the builder tracts constructed from 1925 to 1950 in the central Sunset District. The context statement provides a consistent framework within which to contextually identify, interpret, and evaluate individual properties and clusters of buildings within the Sunset survey area.

Prior to the development of the historic context statement and completion of the Sunset survey, there was very little historical documentation or scholarly research focused on San Francisco's tract houses constructed from 1925 to 1950. The context statement provided the necessary historic context to identify, document and evaluate this Sunset District property type in the large-scale Sunset survey.

In Spring 2012, the Department initiated development of the *Sunset District Residential Builders, 1925–1950, Historic Context Statement* in order to provide a framework for consistent, informed evaluations of the neighborhood's single-family tract houses. The *Sunset District Residential Builders, 1925–1950, Historic Context Statement* documents the evolution of builders and building typologies; identifies significant themes, design elements, architectural styles, and character-defining features; and documents significance and integrity thresholds. This detailed information provided a consistent framework within which to contextually identify, interpret and evaluate individual properties and historic districts. It was used to guide the Sunset survey historic resource determinations. The Historic Preservation Commission adopted the *Sunset District Residential Builders, 1925–1950, Historic Context Statement* at its regularly scheduled hearing on April 3, 2013. (See attached Motion 194.)

In conjunction with the *Sunset District Residential Builders, 1925–1950, Historic Context Statement*, the Department initiated the Sunset survey in July 2012. The purpose of the survey was to document individual buildings and clusters of buildings eligible for the local, state, or national historic registers. Importantly, the survey also documented and evaluated buildings that do not qualify as eligible historic resources. Refer to the Sunset District Historic Resource Report for information regarding boundary justification, methodology, and formatting (see Attachment B).

SUMMARY OF SURVEY FINDINGS

Survey findings are found on the project webpage <http://sunsetsurvey.sfplanning.org>.

Eligible Individual Historic Resources

The Department determined that 84 buildings appear eligible for listing in the California or National Registers as an individual historic resource. These 84 buildings were assigned a California Historical Resource Status Code (status code) of 3S ("Appears eligible for National Register as an individual

property through survey evaluation”) and 3CS (“Appears eligible for California Register as an individual property through survey evaluation”).

46 of the 84 properties are significant under Criteria 3/C for their association with Period Revival design as expressed in the Sunset District. 38 of the 84 buildings are significant under Criteria 3/C for their association with Modern styles including buildings inspired by Art Deco, Streamline Moderne, and Streamline Transitional styles. Photographs and builder documentation of the 84 individual historic resources are included in Attachment B.

Eligible Historic Districts

The Department identified three historic districts that appear eligible for listing in the California or National Registers. Historic District Summaries are found in Attachment B.

SUNSET PICTURESQUE PERIOD REVIVAL TRACTS HISTORIC DISTRICT:
253 buildings (98% contributors)
1931-1938 Period of Significance
Eligible for the National Register under Criterion C (Architecture)

SUNSET MEDITERRANEAN REVIVAL TRACTS HISTORIC DISTRICT:
94 buildings (98% contributors)
1927-1938 Period of Significance
Eligible for the National Register under Criterion C (Architecture)

RIVERA HEIGHTS HISTORIC DISTRICT
42 buildings (95% contributors)
1936-1940 Period of Significance
Eligible for the California Register under Criteria 1 (Events) & 3 (Architecture)

Ineligible Properties

The Department determined that 2,289 buildings do not appear to qualify as eligible individual properties or as contributors to identified-eligible historic districts. These buildings were assigned the status code 6Z (“Found ineligible for listing in National Register, California Register or Local Designation through survey evaluation”).

Unevaluated Properties

The Sunset survey only evaluated single-family residential buildings constructed between 1925 and 1950. A total of 112 buildings located within the Sunset survey area were constructed prior to 1925 or after 1950 and/or were of a property type other than a single-family residential building. No determination was made as to the historic status of these 112 properties.

OTHER ISSUES AND CONSIDERATIONS

The Historic District Summaries and Survey Inventory are substitutes for individual California Department of Parks and Recreation Primary Records (DPR 523A), Building, Structure and Object Records (DPR 523B forms), and District Records (DPR 523D forms), which are otherwise required in

order to provide complete survey documentation. Given the consistent property type, the existence of detailed significance criteria and integrity thresholds, and the prevalence of online street view technology, the production of a California Department of Parks and Recreation (DPR) series forms for each building within the survey area was deemed repetitive and inefficient.

A spreadsheet-based survey evaluation method was chosen in order to expedite and maximize the number of property evaluations. Such a method is justified in this case due to the focus on a single property type, the constrained period of time (1925-1950), and the existence of the Sunset context statement with contains a detailed evaluative framework focused on this area, period, property type, significance considerations, integrity thresholds, and character defining features. The Office of Historic Preservation reviewed and approved the spreadsheet-based approach as well as the format of the Historic District Summaries.

Since publication of the Sunset survey findings on the Google Map, the Department has conducted additional research and made several non-substantive edits and updates to the survey findings materials, including:

- Identifying builders of the three individually eligible Period Revival historic resources that were missing such information (2030 Rivera Street, 2257 29th Avenue, and 2261 29th Avenue).
- Changing “Doelger” to “Henry Doelger” in the individually eligible Period Revival and Streamline Moderne historic resources documents.
- Correcting a PDF conversion error that partially obscured several lines of text on two of the Historic District Summaries.

DEPARTMENT ANALYSIS

The Sunset survey was developed and conducted by Department preservation planners who meet the Secretary of the Interior Professional Qualifications Standards, with oversight provided by the Department’s Survey Advisor’s Group (SAG) and the California Office of Historic Preservation. Preservation Planner Mary Brown led the development of the Sunset context statement and Sunset survey. Internal peer review was provided by Preservation Coordinator Tim Frye and Preservation Planner Gretchen Hilyard.

The SAG reviewed and commented on the proposed methodology and the identified-eligible individual properties and historic districts. SAG members include former Historic Preservation Commissioner Courtney Damkroger, San Francisco Architectural Heritage Executive Director Mike Buhler, former Landmarks Preservation Advisory Board member Bob Cherny, and Western Neighborhoods Project historian Woody LaBounty. SAG members concurred with the Department’s survey findings.

The Department believes that the Sunset survey methodology and findings are consistent with the standards as set forth by the California Office of Historic Preservation and the Secretary of the Interior. A full description of the survey methodology, recommendations, and findings—including the survey inventory, individual evaluations, and Historic District Summaries—is found in the Sunset District Historic Resource Survey Report (Attachment B).

DEPARTMENT RECOMMENDATION

The Department recommends adoption of findings and status codes associated with the Sunset survey.

BASIS FOR RECOMMENDATION

- That the Sunset survey was prepared by qualified Department historians in accordance with established guidelines and standards of the National Park Service, the California Office of Historic Preservation, and the City and County of San Francisco (a Certified Local Government).
- That the Sunset survey was reviewed for accuracy and adequacy by the Survey Advisor’s Group, which concurred with the Department’s final survey evaluations.
- That the Sunset survey methodology was reviewed and approved by the California Office of Historic Preservation.
- That the public outreach and notification has not yielded, as of this writing, definitive corrections to resource determinations.

NEIGHBORHOOD NOTIFICATION AND COMMUNITY OUTREACH

The following table is a timeline of the notifications, announcements, and outreach activities that occurred for the Sunset 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
Developed project webpage (with Chinese translation).	April 2012	17 months
Survey announcement postcard mailing to all 2,874 property owners within historic resource survey area (with Chinese translation).	July 2012	15 months
Department staff briefed Cammy Blackstone, legislative aide for then-District 4 Supervisor Carmen Chu.	August 2012	13 months
Historic resource survey highlighted in Department’s August 2012 “Director’s Report.”	August 2012	13 months
Department staff led the Sunset District Housing Tracts History Walking Tour. Walking tour and survey promotion included the <i>Sunset Beacon</i> and District 4 Supervisor’s Facebook page. Tour flyers were posted at key intersections in the Sunset District.	November 2012	10 months

NOTIFICATION, ANNOUNCEMENT, AND OUTREACH ACTIVITY	DATE	NOTICE PRIOR TO ADOPTION HEARING
Department's Outreach Ambassadors promoted the Sunset survey and project website at the Great Highway Sunday Streets event.	July 7, 2013	2 months
Events and HPC hearing notification flyer mailed to all 2,874 property owners within the historic resource survey area (with Chinese translation).	August 2, 2013	1.5 months
Department staff poster event announcements on lampposts within the survey area.	August 13, 2013	1 month
Department staff led the Sunset District Housing Tracts History Walking Tour #2.	August 17, 2013	1 month
Department staff hosted a Sunset District Community Meeting to present survey findings. Meeting format consisted of a PowerPoint presentation followed by break-out groups based on survey determination. Chinese translators were available.	August 22, 2013	28 calendar days
Department staff led the Sunset District Housing Tracts History Walking Tour #3.	August 24, 2013	26 calendar days
Department hosted a casual drop-in "Ask-A-Planner" at the Rolling-Out Café on Taraval Street.	August 27, 2013	23 calendar days
Department staff briefed Ashley Summers, legislative aide for District 4 Supervisor Katy Tang.	August 27, 2013	23 calendar days

Media coverage includes the following:

- San Francisco Chronicle, John King,* <http://www.sfgate.com/bayarea/place/article/Sunset-District-architectural-gems-rise-from-fog-3838636.php>
September 4, 2012.
- Curbed SF,* http://sf.curbed.com/archives/2012/11/08/more_than_just_fog_tour_the_history_and_architecture_of_the_sunset.php
November 8, 2012.
- California Home + Design,* <http://www.californiahomedesign.com/gallery/san-francisco-s-sunset-district-experiences-architectural-renaissance#1>
December 10, 2012.
- Curbed SF,* http://sf.curbed.com/archives/2013/08/22/planning_departments_survey_looks_into_central_sunset_housing_tracts.php
August 22, 2013.
- Supervisor Katy Tang's Newsletter,* <http://www.sfbos.org/Modules/ShowDocument.aspx?documentid=46422>
September 2013

PUBLIC COMMENT

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

- Following the survey announcement mailing in 2012, several property owners expressed support for the survey and provided information about the history of their property.
- Approximately 60 people attended the November 2012 Housing Tracts Walking Tour #1.
- Approximately 25 people attended the August 17, 2013 Housing Tracts History Walking Tour #2.
- Approximately 50 people attended the August 22, 2013 Community Meeting.
- Approximately 30 people attended the August 24, 2013 Housing Tracts History Walking Tour #3.
- Four people attended the August 27, 2013 “Ask-A-Planner” event.
- Representatives of District 4 Supervisor Katy Tang attended the Community Meeting, Walking Tour, and Ask-A-Planner event.
- Following the mailed HPC hearing and events notification, 17 stakeholders contacted the Department by phone, email and/or postal mail. Most people who contacted the Department after receiving a mailed notification wanted to know what it meant to be included in a survey and/or the historic status of their property. Owners of buildings that were identified as historic inquired about the effects of historic status (e.g. review process, interior alterations, and window replacement).
- One person called to speak with the Chinese-speaking Department staff member listed on the notification mailing.
- At the community events, several property owners expressed interest in pursuing formal designation of their identified-eligible historic district and/or learning more about the impacts of Article 10 landmark district designation.
- In response to questions posed at community events, the Department updated the project webpage to include additional information, such as the impact of inclusion in a survey on property taxes and property value.

Attachments:

Attachment A	Draft Historic Preservation Commission Motion
Attachment B	Sunset District Historic Resource Survey Report
Attachment C	California Historical Resources Status Codes
Attachment D	Outreach and notification materials
Attachment E	Motion 194 and <i>Sunset District Residential Builders, 1925-1950, Historic Context Statement (Adopted April 3, 2013)</i>

*The Sunset survey findings are also available in a searchable Google map format at:

<http://sunsetsurvey.sfplanning.org>

Attachment A

Draft Historic Preservation Commission Motion



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Draft Motion 00XX

HEARING DATE: SEPTEMBER 18, 2013

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Case Number: 2013.1206U
Staff Contact: Mary Brown – (415) 575-9074
Mary.Brown@sfgov.org
Reviewed By: Tim Frye - (415) 575-6822
Tim.Frye.@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
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ADOPTION OF THE “SUNSET DISTRICT HISTORIC RESOURCE SURVEY” AS FUNDED THROUGH A 2011/2012 CLG GRANT FROM THE OFFICE OF HISTORIC PRESERVATION, PURSUANT TO SECTION 1002(8) OF ARTICLE 10 OF THE PLANNING CODE.

PREAMBLE

WHEREAS, that the methodology for recording and evaluating buildings in the Sunset District Historic Resource Survey was based on the National Register of Historic Places Criteria and was reviewed and approved by the California Office of Historic Preservation.

WHEREAS, that the Sunset District Historic Resource Survey was prepared by a qualified historian in accordance with the Secretary of the Interior’s Standards for Professional Qualifications.

WHEREAS, that the Sunset District Historic Resource Survey methodology, findings, and format were peer reviewed by the Survey Advisor’s Group, which includes former Historic Preservation Commissioner Courtney Damkroger, San Francisco State University Professor of History Robert Cherny, San Francisco Architectural Heritage Executive Director Mike Buhler, and Western Neighborhoods Project historian Woody LaBounty.

WHEREAS, that the Sunset District Historic Resource Survey findings include the following:

- 84 buildings appear eligible for listing in the California or National Registers
- 389 buildings contained in three historic districts appear eligible for listing in the California or National Registers
- 2, 289 buildings do not appear eligible for listing in the California or National Registers
- 112 buildings located within the survey area were not evaluated because they were constructed prior to 1925 or after 1950 and/or are a property type other than a single-family house.

WHEREAS, that the Sunset District Historic Resource Survey was reviewed by the San Francisco Historic Preservation Commission for accuracy and adequacy and was adopted by the San Francisco Historic Preservation Commission at a public meeting agendaed for this purpose.

WHEREAS, that a copy of the duly adopted Sunset District Historic Resource Survey will be maintained in the Planning Department Preservation Library and on the Planning Department's website.

WHEREAS, that future Landmark and Landmark District Designation Reports and Nominations may demonstrate historic significance by reference to the Sunset District Historic Resource Survey and the *Sunset District Residential Builders, 1925-1950, Historic Context Statement*.

WHEREAS, that in the future, in evaluating similar properties located outside of the survey area, historic significance and eligibility to California or National Registers may be demonstrated by reference to the *Sunset District Residential Builders, 1925-1950, Historic Context Statement* and the Sunset District Historic Resource Survey.

THEREFORE BE IT MOVED, that the Historic Preservation Commission hereby adopts the Sunset District Historic Resource Survey, including the following findings:

- 84 building appear to qualify as individually eligible for listing in the California or National Register,
- 389 buildings contained in three historic districts appear eligible for listing in the California or National Register.
- 2,289 buildings do not appear eligible for listing in the California or National Register

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 September 18, 2013

Jonas P. Ionin
Acting Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED

Attachment B

Sunset District Historic Resource Survey Report

Sunset District

Historic Resource Survey Report



Overview - Methodology - Survey Findings - Recommendations

-

Survey Inventory - Historic District Summaries - Individual Historic Resources

Prepared by the San Francisco Planning Department

September 2013



SAN FRANCISCO
PLANNING
DEPARTMENT

The activity which is the subject of this historic resource survey project has been financed in part with Federal funds from the National Park Service, Department of the Interior, through the California Office of Historic Preservation. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior or the California Office of Historic Preservation, nor does mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior or the California Office of Historic Preservation.

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Director, Equal Opportunity Program
U.S. Department of the Interior
National Park Service
P.O. Box 37127
Washington, D.C. 20013-7127

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OVERVIEW

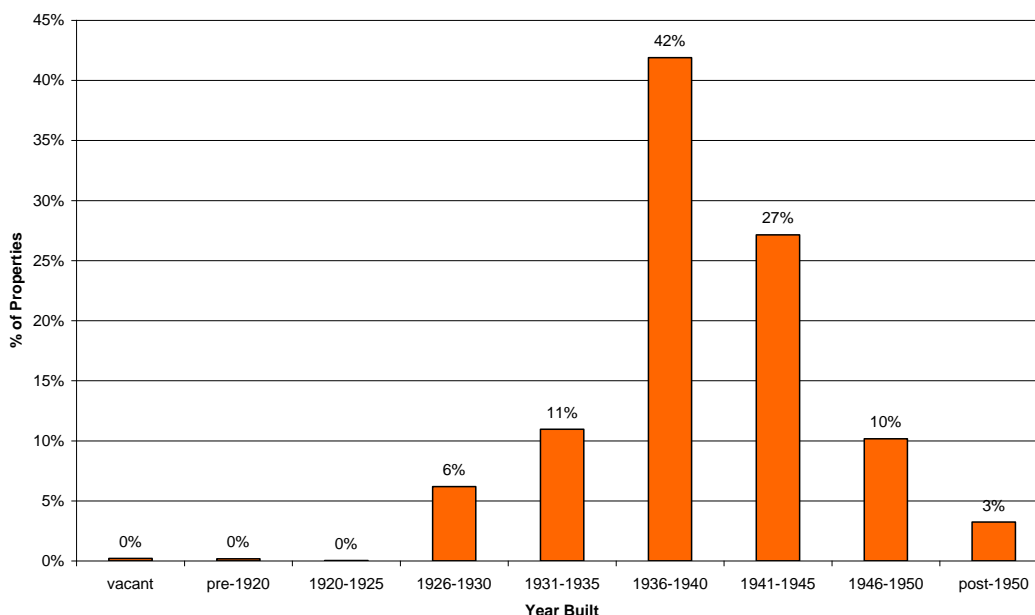
In 2012, the San Francisco Planning Department (Department) developed the *Sunset District Residential Tracts, 1925-1950, Historic Context Statement* (Sunset context statement) focused on the Sunset District’s prolific builder developers and residential tracts constructed from the mid-1920s into the postwar era. The Sunset context statement documents the development history of the neighborhood; identifies key builders and architects; documents the primary architectural styles and character-defining features; and, importantly, provides a guide for the evaluation of buildings constructed during this era. The Sunset context statement provides the foundation for an evaluative historic resource survey. On April 3, 2013, at a regularly scheduled hearing, the Historic Preservation Commission adopted the Sunset context statement.

The Sunset District Historic Resources Survey (Sunset survey) is a spreadsheet-based historic resource survey undertaken by the Department in Summer 2012 and is focused on single-family residential buildings located in a central area of the Sunset District, a largely residential neighborhood located in the western portion of San Francisco. Known for its rows of similarly massed single-family houses, the Sunset District might appear, at first glance, to be an unlikely area for a historic resource survey. The neighborhood, however, contains clusters of extraordinary architecture designed by several master builders as well as significant individual buildings designed in the Streamline Moderne style or in exuberant expressions of various Period Revival styles.

The purpose of the Sunset survey was to document the clusters of eligible historic districts and individually significant buildings. The Sunset survey also documented and evaluated buildings that do not qualify as eligible historic resources. This is the first large-scale evaluative survey of residential tract buildings in the Sunset District.

The Sunset survey is limited to single-family residential buildings constructed from 1925 to 1950; 96% of buildings within the survey area meet this requirement. Most buildings in the survey area (69%) were constructed between 1936 and 1945, with a peak construction period from 1936 to 1940.

Survey Area: Year Built



METHODOLOGY

Survey Team

The Sunset survey was developed and conducted by Department preservation planners who meet the Secretary of the Interior Professional Qualifications Standards, with oversight provided by the Department's Survey Advisor's Group (SAG) and the California Office of Historic Preservation. Preservation Planner Mary Brown led the development of the Sunset context statement and Sunset survey. Internal peer review was provided by Preservation Coordinator Tim Frye and Preservation Planner Gretchen Hilyard.

Under the supervision of Department staff, interns Forrest Chamberlain, Alexandra Kirby, and Jessica Childress assisted in the research, documentation, and photography associated with individual and historic district evaluations. Additional volunteer support was provided by two teams of San Francisco State University students enrolled in the Urban Studies Senior Seminar.

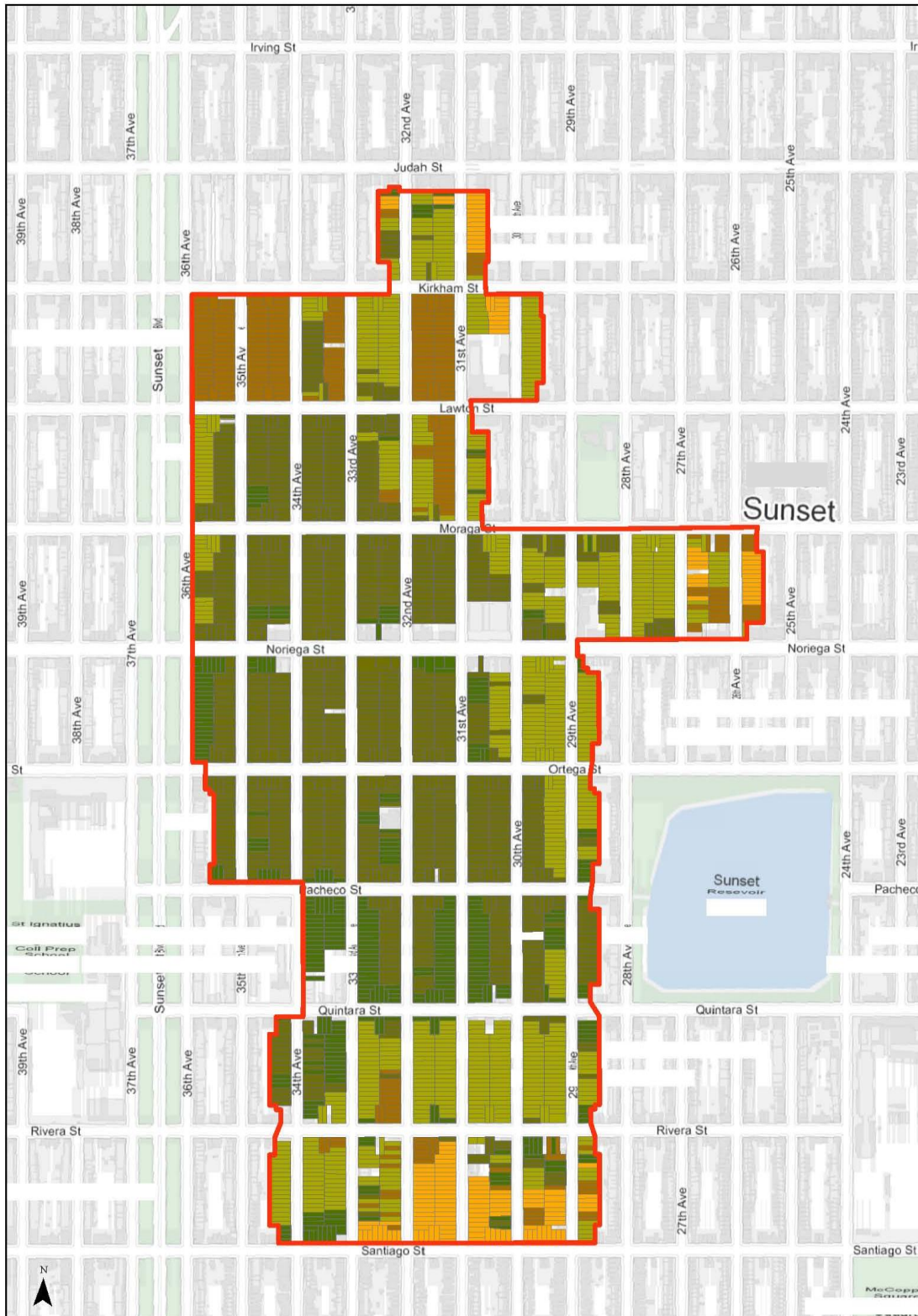
The SAG reviewed and commented on the survey methodology and the identified-eligible individual properties and historic districts. SAG members include former Historic Preservation Commissioner Courtney Damkroger, San Francisco Architectural Heritage Executive Director Mike Buhler, San Francisco State University Professor of History Bob Cherny, and Western Neighborhoods Project historian Woody LaBounty.

Survey Area Boundary

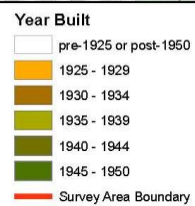
The survey area is roughly bounded by 36th Avenue, Judah Street, 26th Avenue, and Santiago Street. The boundary encompasses a portion of the area known as "Doelgerville," named after prolific developer Henry Doelger, and includes tracts close to the Inner Sunset and the Parkside neighborhoods. Initial reconnaissance site visits informed the survey's finalized boundary, which was drawn to capture the following types of properties:

- The dominant mid-1920s building type—barrel front Mediterranean Revival
- Depression-era tracts
- Picturesque "Old World" tracts, including high-style blocks designed by Oliver Rousseau
- Mass-produced houses associated with the Federal Housing Act in the late 1930s
- Houses designed in the Streamline Moderne style, which represents an early adaptation of Modern styles to middle-income housing
- Postwar housing tracts
- Tracts located closer to the Inner Sunset and Parkside neighborhoods

The survey area boundary typically captures houses located on both sides of the street and the boundary was drawn to correspond with the year yard fence line.



Sunset Residential Tract Survey Area



Survey Inventory

Given the consistent property type, the existence of detailed significance criteria and integrity thresholds, and the prevalence of online street view technology, the production of a California Department of Parks and Recreation (DPR) series form for each building within the survey area was deemed repetitive and inefficient.

A spreadsheet-based survey evaluation method was chosen in order to expedite and maximize the number of property evaluations. Such a method is justified due to the focus on a single property type, the constrained period of time (1925-1950), and the existence of the detailed Sunset context statement with a detailed evaluative framework focused on this area, period, and property type.

A total of 2,762 buildings were evaluated in the spreadsheet-based Survey Inventory. Each building was assigned a California Historical Resource Status Code (status code) based on individual significance or significance related to an identified-eligible historic district.

Developed by the California Office of Historic Preservation (OHP), these status codes are a standardized classification system for identifying a property's listing or eligibility for listing on local, state, or national historic registers. Evaluated buildings were assigned one of the following status codes:

3B:	Appears eligible for the National Register both individually and as a historic district contributor
3D:	Appears eligible for the National Register as a historic district contributor
3S:	Appears eligible for the National Register as an individual property
3CB:	Appears eligible for the California Register both individually and as a historic district contributor
3CD:	Appears eligible for the California Register as a historic district contributor
3CS:	Appears eligible for the California Register as an individual property
6Z:	Found ineligible for the National Register, California Register, or Local designation

Reconnaissance

Regular site visits were undertaken during the Sunset survey's scoping and boundary justification phase. Representative buildings were photographed in order to facilitate building permit research and to aid in the development of the Sunset context statement. Clusters of potentially eligible districts were noted for research and follow-up by Department staff and teams of San Francisco State University Urban Studies undergraduate students.¹

Evaluative Field Survey

During the Sunset survey's evaluative phase, the Sunset survey team, consisting of Preservation Planner Mary Brown and preservation interns Forrest Chamberlain and Alexandra Kirby, canvassed the survey area by automobile to document and evaluate the potential architectural significance of each single-family house constructed between 1925 and 1950. Planners were equipped with a laptop computer containing the Survey Inventory spreadsheet preloaded with information about each building, including Assessor's Parcel Number, address, date of construction, and research information (when available) gleaned from the Sunset context statement research.

Using the criteria for significance outlined in the Sunset context statement, each building was preliminarily assessed in the field for potential eligibility as an individual resource and/or as a contributor to a potential historic district. Using the criteria and considerations established in the Sunset

¹ San Francisco State University Urban Studies students enrolled in a Senior Studies Seminar course participated in the reconnaissance and research phases of the Sunset survey. Two teams of students, under the supervision of Department staff, photographed buildings and conducted archival research.

context statement, each building's architectural significance was noted in the Survey Inventory. Only those buildings that were potentially significant as individual resources or historic districts, or that required further research and follow-up, were photographed. Photographs were later labeled by Assessor's Parcel Number (APN).

Fieldwork and photography for the survey was primarily conducted over a period of three months between July 2012 and September 2012. Photography was conducted by Department staff, interns, and volunteers. Each potentially significant building was photographed from the public right-of-way in order to show its overall form, massing, and relationship to adjacent properties.

Research

Potentially significant buildings were researched further to determine information related to architect and builder. Under Department staff supervision, interns and teams of San Francisco State University students reviewed building permits and San Francisco Assessor's Office records, and canvassed the weekend edition of the *San Francisco Chronicle* real estate section for related articles and advertisements.² Information gathered during this research phase was added to the Survey Inventory.

Archival research and information included in San Francisco guidebooks and history books indicated that several key builders and a handful of known significant persons resided within the survey area. This information was included in the Survey Inventory and an evaluation of significance under National Register Criterion B / California Register Criterion 2 (association with a significant person) was made as needed; however, a full tenancy history was not compiled for any building included in the survey area.³

The survey did not include additional investigation into the information potential or archaeological significance (per National Register Criterion D / California Register Criterion 4) of any property located within the survey boundary. The survey area is not identified as likely to yield archeological information according to the Department's data on archeologically sensitive areas. Likewise, the survey area is not likely to yield information about vernacular yard design, gardening practices, and patterns of domestic life.

Final Evaluations & Peer Review

Department preservation planners reviewed photographs and archival documentation of all buildings noted as potentially architecturally significant properties during the field survey. This review ensured consistency in evaluations, provided a comparison of the relative significance of each individual property and/or potential historic district, and assisted with the assignment of status codes. Final property evaluations were based on in-field preliminary evaluations, research and documentation, and photograph review. Preservation planners and the Department's Preservation Coordinator returned to the field to confirm final determinations.

Clusters of buildings that appeared eligible as historic districts were documented and evaluated in the form of Historic District Summaries. These Historic District Summaries include identified boundaries, period of significance, criteria for significance, identification of contributors and non-contributors, a statement of significance, integrity discussion, character-defining features, and a photograph of each building contained within the identified-eligible district.

² Editions of the *San Francisco Chronicle* for this era are located on microfilm only. In the future, it is likely that the San Francisco Public Library will digitize its entire collection, enabling key word searches.

³ A full discussion of criteria of significance and integrity thresholds is found in Chapter 9: Evaluation Guidelines of the Sunset context statement.

The following publications and guides were consulted during the survey’s evaluative phase: San Francisco Planning Department, *Sunset District Residential Tracts, 1925-1950, Historic Context Statement* (April 3, 2013); National Park Service, *National Register Bulletin No. 15: How to Apply the National Register Criteria for Evaluation* (1997); National Park Service, *National Register Bulletin: Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places Evaluation* (2002); State of California, Office of Historic Preservation, Department of Parks and Recreation, *California Office of Historic Preservation Technical Assistance Series #7, How to Nominate a Resource To the California Register of Historical Resources* (4 September 2001); and California Office of Historic Preservation Technical Assistance Series #6, “California Register and National Register: A Comparison” (14 March 2006).

SURVEY FINDINGS

Identified-Eligible Individual Historic Resources

The Department identified 84 buildings that appear eligible for individual listing in the California and/or National Registers.⁴ All 84 buildings qualified under Criteria C/3 for their architectural significance. The identified-eligible individual resources were constructed by nearly two dozen builders and firms, including master builders such as Henry Doelger, the Gellert Brothers, and Chris McKeon; and numerous small-scale or one-off speculative builders. Nearly half (38) of the 84 identified-eligible individual historic resources were designed in a Modern style. Most of these were Streamline Moderne, with a handful of Art Deco, and Streamline transitional examples.

Individual Eligibility

Identified Eligibility	CHRSC (status code)	# Buildings
National Register	3S	40
California Register	3CS	44

Identified-Eligible Historic Districts

The Department identified three historic districts that appear eligible for listing in the National and/or California Registers as historic districts. The eligible historic districts qualified under Criteria C/3 for their architectural significance and the Rivera Heights Historic District further qualified under Criteria A/1 for its association with significant marketing efforts. A total of 389 buildings are located within the three districts.

Name of Historic District	# Bldgs.	Criteria	CHRSC
Sunset Picturesque Period Revival Tracts Historic District	253	C	3D
Sunset Mediterranean Revival Tracts Historic District	94	C	3D
Rivera Heights Historic District	42	I & 3	3CD

⁴ These 84 identified-eligible individual historic resources are located outside of an identified-eligible historic district. Many buildings located within the identified-eligible historic districts were determined to be both eligible as district contributors as well as individually eligible.

Identified Ineligible Properties

The Department determined that 2,289 buildings do not appear to qualify as eligible individual properties or as contributors to identified-eligible historic districts. These buildings were assigned the status code 6Z (“Found ineligible for listing in National Register, California Register or Local Designation through survey evaluation”).

Unevaluated Properties

The Sunset survey only evaluated single-family residential buildings constructed between 1925 and 1950. A total of 112 buildings located within the Sunset survey area were constructed prior to 1925 or after 1950 and/or were of a property type other than a single-family residential building. No determination was made as to the historic status of these 112 properties.

RECOMMENDATIONS

The following is a set of recommendations for future activities related to the documentation, evaluation, and protection of the Sunset District’s significant architectural resources. Versions of recommendations 1-6 were included in the adopted Sunset context statement.

1. Conduct a focused evaluative survey of Henry Doelger’s first residential tract development located on the 1400 block of 39th Avenue in the Sunset District. Doelger is arguably the most influential builder in the Sunset District in the late-1920s to mid-1940s and his first tract may qualify for significance under Criterion A/1. An evaluative survey would determine if this tract retains sufficient integrity to convey its significance.
2. Conduct a focused evaluative survey of Art Deco / Streamline Moderne duplexes and apartment buildings in the Sunset District. Although Art Deco-inspired design is rare for single-family houses, there are several groupings of duplexes and apartment buildings, particularly on the Judah and Kirkham Streets corridor that display a fusion of Art Deco and Streamline Moderne design elements. Many of these buildings appear to be potential historic resources. A survey of these buildings will help identify the most important examples of individual buildings and, potentially, a discontinuous historic district.
3. Conduct a focused evaluative survey of barrel front Mediterranean Revival style houses in the Sunset District. Although there were relatively few examples of this property type in the Sunset survey area, it appears to be the most commonly and uniformly constructed style in the mid-1920s.
4. Promote the repair and retention of historic wood windows. A surprisingly high percentage of Sunset District tract buildings feature replacement windows at the primary façade. The historic muntin pattern, configuration, sash, and openings are important design elements of these houses and retention should be encouraged. Strategies for promotion may include co-sponsorship of wood-window-repair workshops, development of website content focused on repair, or wider distribution of the Department’s existing Windows Replacement Standards.
5. Facilitate property owner support for local landmark district designation. The Sunset District contains several clusters of extraordinarily picturesque Period Revival / Storybook residential tracts that may warrant local landmark designation. The recently expanded access to Mills Act contracts, which can provide a significant reduction in property taxes, may spur Sunset District

property owner interest in such protections. Activities to gauge and/or encourage owner interest may include presentations at local neighborhood groups, a mailing to property owners, neighborhood history walking tours, or additional website content. If property owner support is evident, the Department may consider a recommendation to add these tracts to the Historic Preservation Commission's Landmark Designation Work Program.

6. Periodically update the *Sunset District Residential Builders, 1925–1950 Historic Context Statement*, particularly the activities of merchant and small-scale builders, as more information becomes available.
7. Tracts of houses located outside of the Sunset survey area that display significant related architectural expression may be added, when appropriate, as contributing tracts to the Sunset Picturesque Period Revival Tracts Historic District or the Sunset Mediterranean Revival Tracts Historic District.

Sunset District Historic Resource Survey



Sunset District Historic Resource Survey Inventory

September 2013

The Sunset District Historic Resource Survey Inventory (inventory) is a list of all 2,874 properties located within the Sunset survey area. It contains historic status determinations for the 2,762 single-family residential buildings constructed from 1925 to 1950 that were evaluated as part of the survey. The 112 buildings constructed before 1925 or after 1950 and/or are of a property type other than single-family residential were not evaluated.

The inventory includes the Assessor's Parcel Number (APN), street address, year built date, California Historical Resources Status Code (CHRSC), and name of identified-eligible historic district (if any). The inventory is sorted by street address. Evaluated properties were assigned one of the following CHRSC:

- 3B: Appears eligible for the National Register both individually and as a historic district contributor
- 3D: Appears eligible for the National Register as a historic district contributor
- 3S: Appears eligible for the National Register as an individual property
- 3CB: Appears eligible for the California Register both individually and as a historic district contributor
- 3CD: Appears eligible for the California Register as a historic district contributor
- 3CS: Appears eligible for the California Register as an individual property
- 6Z: Found ineligible for the National Register, California Register, or Local designation

APN	Street #	Name	Suffix	Built	CHRSC	Historic District
2024049	1700	26TH	AVE	1931	3B	Picturesque Period Revival Tracts Historic District
2023001	1701	26TH	AVE	1931	3B	Picturesque Period Revival Tracts Historic District
2024048	1706	26TH	AVE	1931	3B	Picturesque Period Revival Tracts Historic District
2023002	1707	26TH	AVE	1931	3B	Picturesque Period Revival Tracts Historic District
2024047	1710	26TH	AVE	1931	3B	Picturesque Period Revival Tracts Historic District
2023003	1711	26TH	AVE	1931	3D	Picturesque Period Revival Tracts Historic District
2024046	1714	26TH	AVE	1931	3B	Picturesque Period Revival Tracts Historic District
2023004	1715	26TH	AVE	1931	3B	Picturesque Period Revival Tracts Historic District
2024045	1718	26TH	AVE	1928	6Z	
2023005	1719	26TH	AVE	1936	3B	Picturesque Period Revival Tracts Historic District
2024044	1722	26TH	AVE	1928	6Z	
2023006	1723	26TH	AVE	1936	3B	Picturesque Period Revival Tracts Historic District
2024043	1726	26TH	AVE	1928	6Z	
2023007	1727	26TH	AVE	1936	3D	Picturesque Period Revival Tracts Historic District
2024042	1730	26TH	AVE	1928	6Z	
2023008	1731	26TH	AVE	1936	3B	Picturesque Period Revival Tracts Historic District
2024041	1734	26TH	AVE	1928	6Z	
2023009	1735	26TH	AVE	1935	3D	Picturesque Period Revival Tracts Historic District
2024040	1738	26TH	AVE	1928	6Z	
2023010	1739	26TH	AVE	1935	3B	Picturesque Period Revival Tracts Historic District
2024039	1742	26TH	AVE	1928	6Z	
2023011	1743	26TH	AVE	1936	3D	Picturesque Period Revival Tracts Historic District
2024038	1746	26TH	AVE	1928	6Z	
2023012	1747	26TH	AVE	1936	3D	Picturesque Period Revival Tracts Historic District
2024037	1750	26TH	AVE	1928	6Z	
2023013	1751	26TH	AVE	1931	3B	Picturesque Period Revival Tracts Historic District
2024036	1754	26TH	AVE	1928	6Z	
2023014	1755	26TH	AVE	1931	3D	Picturesque Period Revival Tracts Historic District
2024035	1758	26TH	AVE	1928	6Z	
2023015	1759	26TH	AVE	1931	3B	Picturesque Period Revival Tracts Historic District
2024034	1762	26TH	AVE	1928	6Z	
2023016	1763	26TH	AVE	1931	3D	Picturesque Period Revival Tracts Historic District
2024033	1766	26TH	AVE	1932	6Z	
2023017	1767	26TH	AVE	1931	3B	Picturesque Period Revival Tracts Historic District
2024032	1770	26TH	AVE	1932	6Z	
2023018	1771	26TH	AVE	1931	3B	Picturesque Period Revival Tracts Historic District
2024031	1774	26TH	AVE	1932	6Z	
2023019	1775	26TH	AVE	1931	3B	Picturesque Period Revival Tracts Historic District
2024030	1778	26TH	AVE	1932	6Z	
2023020	1779	26TH	AVE	1931	3B	Picturesque Period Revival Tracts Historic District
2023051	1700	27TH	AVE	1932	3CS	
2023050	1706	27TH	AVE	1937	6Z	
2022001A	1707	27TH	AVE	1939	6Z	
2023049	1710	27TH	AVE	1937	6Z	
2022001B	1711	27TH	AVE	1939	6Z	
2023048	1714	27TH	AVE	1928	6Z	
2022001C	1715	27TH	AVE	1939	6Z	
2023047	1718	27TH	AVE	1928	6Z	
2022002	1719	27TH	AVE	1939	6Z	
2023046	1722	27TH	AVE	1928	6Z	
2022003	1723	27TH	AVE	1939	6Z	
2023045	1726	27TH	AVE	1928	6Z	

APN	Street #	Name	Suffix	Built	CHRSC	Historic District
2022004	1727	27TH	AVE	1939	6Z	
2023044	1730	27TH	AVE	1928	6Z	
2022005	1731	27TH	AVE	1939	6Z	
2023043	1734	27TH	AVE	0	6Z	
2022006	1735	27TH	AVE	1939	3S	
2023042	1738	27TH	AVE	1928	6Z	
2022007	1739	27TH	AVE	1939	6Z	
2023041	1742	27TH	AVE	1928	6Z	
2022008	1743	27TH	AVE	1939	6Z	
2023040	1746	27TH	AVE	1928	6Z	
2022009	1747	27TH	AVE	1939	6Z	
2023039	1750	27TH	AVE	1932	3S	
2022010	1751	27TH	AVE	1939	6Z	
2023038	1754	27TH	AVE	1932	6Z	
2022011	1755	27TH	AVE	1939	6Z	
2023037	1758	27TH	AVE	1929	6Z	
2022012	1759	27TH	AVE	1939	3S	
2023036	1762	27TH	AVE	1936	6Z	
2022013	1763	27TH	AVE	1939	6Z	
2023035	1766	27TH	AVE	1931	3S	
2022014	1767	27TH	AVE	1939	6Z	
2023034	1770	27TH	AVE	1939	6Z	
2022015	1771	27TH	AVE	1939	6Z	
2023033	1774	27TH	AVE	1939	6Z	
2022016	1775	27TH	AVE	1939	6Z	
2023032	1778	27TH	AVE	1939	6Z	
2022017	1779	27TH	AVE	1940	6Z	
2023031	1782	27TH	AVE	1932	6Z	
2022018	1783	27TH	AVE	1940	6Z	
2023030	1786	27TH	AVE	1932	6Z	
2022018F	1789	27TH	AVE	1940	6Z	
2023055	1790	27TH	AVE	1965		
2022037	1706	28TH	AVE	1939	6Z	
2022036	1710	28TH	AVE	1939	6Z	
2022035	1714	28TH	AVE	1939	6Z	
2022034	1718	28TH	AVE	1939	6Z	
2021002	1719	28TH	AVE	1939	6Z	
2022033	1722	28TH	AVE	1939	6Z	
2021003	1723	28TH	AVE	1939	6Z	
2022032	1726	28TH	AVE	1939	6Z	
2021004	1727	28TH	AVE	1939	6Z	
2022031	1730	28TH	AVE	1939	6Z	
2021005	1731	28TH	AVE	1939	6Z	
2022030	1734	28TH	AVE	1939	6Z	
2021006	1735	28TH	AVE	1939	6Z	
2022029	1738	28TH	AVE	1939	6Z	
2021007	1739	28TH	AVE	1938	6Z	
2022028	1742	28TH	AVE	1939	6Z	
2021007A	1743	28TH	AVE	1938	6Z	
2022027	1746	28TH	AVE	1939	6Z	
2021008	1747	28TH	AVE	1938	6Z	
2022026	1750	28TH	AVE	1939	6Z	

APN	Street #	Name	Suffix	Built	CHRSC	Historic District
2021009	1751	28TH	AVE	1938	6Z	
2022025	1754	28TH	AVE	1939	6Z	
2021009A	1755	28TH	AVE	1938	6Z	
2022024	1758	28TH	AVE	1939	6Z	
2021010	1759	28TH	AVE	1938	6Z	
2022023	1762	28TH	AVE	1939	6Z	
2021010A	1763	28TH	AVE	1940	6Z	
2022022	1766	28TH	AVE	1939	6Z	
2021011	1767	28TH	AVE	1940	6Z	
2022021	1770	28TH	AVE	1939	6Z	
2021012	1771	28TH	AVE	1940	6Z	
2022020	1774	28TH	AVE	1939	6Z	
2021013	1775	28TH	AVE	1939	6Z	
2022019	1778	28TH	AVE	1939	6Z	
2021014	1779	28TH	AVE	1939	6Z	
2022018E	1782	28TH	AVE	1939	6Z	
2021015	1783	28TH	AVE	1939	6Z	
2022018D	1786	28TH	AVE	1939	6Z	
2021015A	1787	28TH	AVE	1939	6Z	
2022018C	1790	28TH	AVE	1939	6Z	
2020002	1707	29TH	AVE	1941	6Z	
2021030	1710	29TH	AVE	1941	6Z	
2020003	1711	29TH	AVE	1941	6Z	
2020003A	1715	29TH	AVE	1941	6Z	
2021029A	1718	29TH	AVE	1940	6Z	
2020004	1719	29TH	AVE	1941	6Z	
2021029	1722	29TH	AVE	1940	6Z	
2020005	1723	29TH	AVE	1939	6Z	
2021028B	1726	29TH	AVE	1938	6Z	
2020005A	1727	29TH	AVE	1939	6Z	
2021028A	1730	29TH	AVE	1938	6Z	
2020005B	1731	29TH	AVE	1939	6Z	
2021028	1734	29TH	AVE	1938	6Z	
2020006	1735	29TH	AVE	1939	6Z	
2021027	1738	29TH	AVE	1938	6Z	
2020007	1739	29TH	AVE	1939	6Z	
2021026A	1742	29TH	AVE	1938	6Z	
2020008	1743	29TH	AVE	1939	6Z	
2021026	1746	29TH	AVE	1938	6Z	
2020008A	1747	29TH	AVE	1939	6Z	
2021025	1750	29TH	AVE	1958		
2020008B	1751	29TH	AVE	1953		
2020009	1755	29TH	AVE	1953		
2020009A	1759	29TH	AVE	1939	3S	
2020009E	1763	29TH	AVE	1939	6Z	
2021024	1766	29TH	AVE	1957		
2020009F	1767	29TH	AVE	1939	6Z	
2021023	1770	29TH	AVE	1957		
2020009B	1771	29TH	AVE	1939	6Z	
2021022	1774	29TH	AVE	1957		
2020009C	1775	29TH	AVE	1939	6Z	
2021021	1778	29TH	AVE	1957		

APN	Street #	Name	Suffix	Built	CHRSC	Historic District
2020009D	1779	29TH	AVE	1939	6Z	
2021036	1782	29TH	AVE	1958		
2020010	1783	29TH	AVE	1940	6Z	
2021035	1786	29TH	AVE	1958		
2020010A	1787	29TH	AVE	1940	6Z	
2021034	1790	29TH	AVE	1958		
2065009A	1800	29TH	AVE	1946	6Z	
2066001	1801	29TH	AVE	1938	6Z	
2066001C	1807	29TH	AVE	0	6Z	
2066001D	1811	29TH	AVE	1938	6Z	
2065009	1812	29TH	AVE	1946	6Z	
2066002	1815	29TH	AVE	1938	6Z	
2065004Z	1816	29TH	AVE	1938	6Z	
2066003	1819	29TH	AVE	1938	6Z	
2065004Y	1820	29TH	AVE	1938	6Z	
2066004	1823	29TH	AVE	1938	6Z	
2065004X	1824	29TH	AVE	1938	6Z	
2066005	1827	29TH	AVE	1938	6Z	
2065004W	1828	29TH	AVE	1938	6Z	
2066006	1831	29TH	AVE	1938	6Z	
2065004V	1832	29TH	AVE	1938	6Z	
2066007	1835	29TH	AVE	1938	6Z	
2065004U	1836	29TH	AVE	1938	6Z	
2066008	1839	29TH	AVE	1938	3CS	
2065004T	1840	29TH	AVE	1938	6Z	
2066009	1843	29TH	AVE	1938	6Z	
2065004S	1844	29TH	AVE	1938	6Z	
2066010	1847	29TH	AVE	1938	6Z	
2065004R	1848	29TH	AVE	1938	6Z	
2066011	1851	29TH	AVE	1938	6Z	
2065004Q	1852	29TH	AVE	1938	6Z	
2066012	1855	29TH	AVE	1938	6Z	
2065004P	1856	29TH	AVE	1938	6Z	
2066013	1859	29TH	AVE	1938	6Z	
2065004O	1860	29TH	AVE	1938	6Z	
2066014	1863	29TH	AVE	1938	6Z	
2065004N	1864	29TH	AVE	1938	6Z	
2066015	1867	29TH	AVE	1938	6Z	
2065004M	1868	29TH	AVE	1938	6Z	
2066016	1871	29TH	AVE	1938	6Z	
2065004L	1872	29TH	AVE	1938	6Z	
2066017	1875	29TH	AVE	1938	6Z	
2065004K	1876	29TH	AVE	1938	6Z	
2066018	1879	29TH	AVE	1938	6Z	
2065008F	1880	29TH	AVE	1938	6Z	
2066019	1883	29TH	AVE	1938	6Z	
2065008E	1886	29TH	AVE	1938	6Z	
2066020	1887	29TH	AVE	1938	6Z	
2065008D	1890	29TH	AVE	1938	6Z	
2066021	1891	29TH	AVE	1938	6Z	
2106043	1900	29TH	AVE	1939	6Z	
2105003	1901	29TH	AVE	1939	6Z	

APN	Street #	Name	Suffix	Built	CHRSC	Historic District
2106042	1906	29TH	AVE	1939	6Z	
2105004	1907	29TH	AVE	1939	6Z	
2106041	1910	29TH	AVE	1939	6Z	
2105005	1911	29TH	AVE	1939	6Z	
2106040	1914	29TH	AVE	1939	6Z	
2105006	1915	29TH	AVE	1939	6Z	
2106039	1918	29TH	AVE	1938	6Z	
2105007	1919	29TH	AVE	1939	6Z	
2106038	1922	29TH	AVE	1938	6Z	
2105008	1923	29TH	AVE	1939	6Z	
2106037	1926	29TH	AVE	1938	6Z	
2105009	1927	29TH	AVE	1939	6Z	
2106036	1930	29TH	AVE	1938	6Z	
2105010	1931	29TH	AVE	1939	6Z	
2106035	1934	29TH	AVE	1939	6Z	
2105011	1935	29TH	AVE	1939	6Z	
2106034	1938	29TH	AVE	1939	6Z	
2105012	1939	29TH	AVE	1939	6Z	
2106033	1942	29TH	AVE	1939	6Z	
2105013	1943	29TH	AVE	1939	6Z	
2106032	1946	29TH	AVE	1939	6Z	
2105014	1947	29TH	AVE	1939	6Z	
2106031	1950	29TH	AVE	1945	6Z	
2105015	1951	29TH	AVE	1939	6Z	
2106030	1954	29TH	AVE	1945	6Z	
2105016	1955	29TH	AVE	1939	6Z	
2106029	1958	29TH	AVE	1940	6Z	
2105017	1959	29TH	AVE	1939	6Z	
2106028	1962	29TH	AVE	1940	6Z	
2105018	1963	29TH	AVE	1939	6Z	
2106027	1966	29TH	AVE	1939	6Z	
2105019	1967	29TH	AVE	1939	6Z	
2106026	1970	29TH	AVE	1939	6Z	
2105020	1971	29TH	AVE	1939	6Z	
2106025	1974	29TH	AVE	1939	6Z	
2105021	1975	29TH	AVE	1939	6Z	
2106024	1978	29TH	AVE	1945	6Z	
2105022	1979	29TH	AVE	1939	6Z	
2106023	1982	29TH	AVE	1946	6Z	
2105023	1983	29TH	AVE	1939	6Z	
2106022	1986	29TH	AVE	1945	6Z	
2105024	1987	29TH	AVE	1939	6Z	
2106021	1990	29TH	AVE	1945	6Z	
2105025	1991	29TH	AVE	1939	6Z	
2106020	1994	29TH	AVE	1945	6Z	
2148052	2000	29TH	AVE	1948	6Z	
2148051	2006	29TH	AVE	1943	6Z	
2149001A	2007	29TH	AVE	1941	6Z	
2148050	2010	29TH	AVE	1943	6Z	
2149001B	2011	29TH	AVE	1941	6Z	
2148049	2014	29TH	AVE	1943	6Z	
2149001C	2015	29TH	AVE	1946	6Z	

APN	Street #	Name	Suffix	Built	CHRSC	Historic District
2148048	2018	29TH	AVE	1943	6Z	
2149001D	2019	29TH	AVE	1946	6Z	
2148047	2022	29TH	AVE	1943	6Z	
2149001E	2023	29TH	AVE	1946	6Z	
2148046	2026	29TH	AVE	1943	6Z	
2149001F	2027	29TH	AVE	1940	6Z	
2148045	2030	29TH	AVE	1943	6Z	
2149001G	2031	29TH	AVE	1946	6Z	
2148044	2034	29TH	AVE	1943	6Z	
2149001H	2035	29TH	AVE	1946	6Z	
2148043	2038	29TH	AVE	1943	6Z	
2149001I	2039	29TH	AVE	1946	6Z	
2148042	2042	29TH	AVE	1943	6Z	
2149001J	2043	29TH	AVE	1946	6Z	
2148041	2046	29TH	AVE	1943	6Z	
2149001K	2047	29TH	AVE	1946	6Z	
2148040	2050	29TH	AVE	1943	6Z	
2149002	2051	29TH	AVE	1939	6Z	
2148039	2054	29TH	AVE	1943	6Z	
2149002D	2055	29TH	AVE	1939	6Z	
2148038	2058	29TH	AVE	1943	6Z	
2149002E	2059	29TH	AVE	1939	6Z	
2148037	2062	29TH	AVE	1943	6Z	
2149002F	2063	29TH	AVE	1939	6Z	
2148036	2066	29TH	AVE	1943	6Z	
2149002G	2067	29TH	AVE	1939	6Z	
2148035	2070	29TH	AVE	1943	6Z	
2149002A	2071	29TH	AVE	1939	6Z	
2148034	2074	29TH	AVE	1943	6Z	
2149002B	2075	29TH	AVE	1939	6Z	
2148033	2078	29TH	AVE	1943	6Z	
2149002C	2079	29TH	AVE	1939	6Z	
2148032	2082	29TH	AVE	1948	6Z	
2149003	2083	29TH	AVE	1939	3CS	
2148031	2086	29TH	AVE	1948	6Z	
2149003A	2087	29TH	AVE	1939	6Z	
2148030	2090	29TH	AVE	1948	6Z	
2149003B	2091	29TH	AVE	1939	6Z	
2148029	2094	29TH	AVE	1951		
2149003C	2095	29TH	AVE	1948	6Z	
2189022	2100	29TH	AVE	1952		
2189021	2104	29TH	AVE	1948	6Z	
2189020	2108	29TH	AVE	1948	6Z	
2188003	2111	29TH	AVE	1939	6Z	
2189019B	2112	29TH	AVE	1946	6Z	
2188004	2115	29TH	AVE	1939	6Z	
2189019A	2116	29TH	AVE	1946	6Z	
2188005	2119	29TH	AVE	1937	6Z	
2189019	2120	29TH	AVE	1946	6Z	
2188006	2123	29TH	AVE	1937	6Z	
2189018A	2124	29TH	AVE	1940	6Z	
2188007	2127	29TH	AVE	1937	3CD	Rivera Heights Historic District

APN	Street #	Name	Suffix	Built	CHRSC	Historic District
2189018	2128	29TH	AVE	1940	6Z	
2188008	2131	29TH	AVE	1937	3CD	Rivera Heights Historic District
2189017	2132	29TH	AVE	1939	6Z	
2188009	2135	29TH	AVE	1936	6Z	Rivera Heights Historic District
2189016A	2136	29TH	AVE	1939	6Z	
2188010	2139	29TH	AVE	1936	3CD	Rivera Heights Historic District
2189016	2140	29TH	AVE	1939	6Z	
2188011	2143	29TH	AVE	1936	3CD	Rivera Heights Historic District
2189015A	2144	29TH	AVE	1939	6Z	
2188012	2147	29TH	AVE	1936	3CB	Rivera Heights Historic District
2189015	2150	29TH	AVE	1939	6Z	
2188013	2151	29TH	AVE	1936	3CD	Rivera Heights Historic District
2189014	2154	29TH	AVE	1940	6Z	
2188014	2155	29TH	AVE	1936	3CB	Rivera Heights Historic District
2189013	2158	29TH	AVE	1939	6Z	
2188015	2159	29TH	AVE	1936	3CD	Rivera Heights Historic District
2189012	2162	29TH	AVE	1939	6Z	
2188016	2163	29TH	AVE	1936	3CB	Rivera Heights Historic District
2189011A	2166	29TH	AVE	1939	6Z	
2188017	2167	29TH	AVE	1936	3CD	Rivera Heights Historic District
2189011	2170	29TH	AVE	1939	6Z	
2188018	2171	29TH	AVE	1936	3CB	Rivera Heights Historic District
2189010A	2174	29TH	AVE	1939	6Z	
2188019	2175	29TH	AVE	1936	3CB	Rivera Heights Historic District
2188020	2179	29TH	AVE	1936	3CB	Rivera Heights Historic District
2189010	2180	29TH	AVE	1939	6Z	
2189009	2182	29TH	AVE	1949	6Z	
2188021	2183	29TH	AVE	1936	3CB	Rivera Heights Historic District
2189008	2186	29TH	AVE	1949	6Z	
2188022	2187	29TH	AVE	1936	3CD	Rivera Heights Historic District
2189007A	2190	29TH	AVE	1949	6Z	
2188023	2199	29TH	AVE	1936	3CB	Rivera Heights Historic District
2320001	2201	29TH	AVE	1952		
2321027	2206	29TH	AVE	1939	6Z	
2321026	2210	29TH	AVE	1931	6Z	
2320001A	2211	29TH	AVE	1952		
2321025	2214	29TH	AVE	1937	6Z	
2321024	2218	29TH	AVE	1949	6Z	
2321023	2222	29TH	AVE	1949	6Z	
2320002	2223	29TH	AVE	1931	3S	
2321022A	2226	29TH	AVE	1927	6Z	
2320002A	2227	29TH	AVE	1949	6Z	
2321022	2230	29TH	AVE	1936	3S	
2320002B	2231	29TH	AVE	1949	6Z	
2321021A	2234	29TH	AVE	1936	6Z	
2320002D	2235	29TH	AVE	1940	6Z	
2321021	2238	29TH	AVE	1936	3S	
2320002E	2239	29TH	AVE	1940	6Z	
2321020A	2242	29TH	AVE	1930	6Z	
2320002F	2243	29TH	AVE	1940	6Z	
2321020	2246	29TH	AVE	1931	6Z	
2320003	2247	29TH	AVE	1931	6Z	

APN	Street #	Name	Suffix	Built	CHRSC	Historic District
2321019	2250	29TH	AVE	1931	6Z	
2320003E	2251	29TH	AVE	1926	6Z	
2321018A	2254	29TH	AVE	1928	6Z	
2320003K	2257	29TH	AVE	1926	3S	
2321018	2258	29TH	AVE	1928	6Z	
2320003L	2261	29TH	AVE	1927	3S	
2321017A	2262	29TH	AVE	1927	6Z	
2321017	2266	29TH	AVE	1927	6Z	
2320003F	2267	29TH	AVE	1926	6Z	
2321016	2270	29TH	AVE	1931	3S	
2320003G	2271	29TH	AVE	1926	6Z	
2321015	2274	29TH	AVE	1931	3CS	
2320003H	2275	29TH	AVE	1926	6Z	
2321014	2278	29TH	AVE	1937	6Z	
2320003I	2279	29TH	AVE	1926	6Z	
2321013H	2282	29TH	AVE	1936	3CS	
2320004I	2283	29TH	AVE	1980		
2321013G	2286	29TH	AVE	1936	3S	
2321013F	2290	29TH	AVE	1936	6Z	
2321013E	2294	29TH	AVE	1936	6Z	
1875036D	1500	30TH	AVE	1935	3B	Picturesque Period Revival Tracts Historic District
187600I	1501	30TH	AVE	1929	6Z	
1875036C	1506	30TH	AVE	1935	3B	Picturesque Period Revival Tracts Historic District
187600IF	1507	30TH	AVE	1929	6Z	
1875036B	1510	30TH	AVE	1935	3D	Picturesque Period Revival Tracts Historic District
187600IG	1511	30TH	AVE	1929	6Z	
1875036A	1514	30TH	AVE	1935	3B	Picturesque Period Revival Tracts Historic District
187600IH	1515	30TH	AVE	1929	6Z	
1875036	1518	30TH	AVE	1935	3B	Picturesque Period Revival Tracts Historic District
187600IA	1519	30TH	AVE	1929	6Z	
1875034	1522	30TH	AVE	1935	3D	Picturesque Period Revival Tracts Historic District
187600IB	1523	30TH	AVE	1929	6Z	
1875033	1526	30TH	AVE	1935	3D	Picturesque Period Revival Tracts Historic District
187600IC	1527	30TH	AVE	1929	6Z	
1875032A	1530	30TH	AVE	1935	3B	Picturesque Period Revival Tracts Historic District
187600ID	1531	30TH	AVE	1929	6Z	
1875032	1534	30TH	AVE	1935	3D	Picturesque Period Revival Tracts Historic District
187600IE	1535	30TH	AVE	1929	6Z	
187503I	1538	30TH	AVE	1936	3D	Picturesque Period Revival Tracts Historic District
1875030	1542	30TH	AVE	1936	3B	Picturesque Period Revival Tracts Historic District
1875029	1546	30TH	AVE	1938	6Z	Picturesque Period Revival Tracts Historic District
1875028	1550	30TH	AVE	1938	6Z	Picturesque Period Revival Tracts Historic District
1875027B	1554	30TH	AVE	1936	3B	Picturesque Period Revival Tracts Historic District
1875027A	1558	30TH	AVE	1936	3D	Picturesque Period Revival Tracts Historic District
1875027	1562	30TH	AVE	1936	3B	Picturesque Period Revival Tracts Historic District
1875026A	1566	30TH	AVE	1936	3D	Picturesque Period Revival Tracts Historic District
1875026	1570	30TH	AVE	1936	6Z	
1875025A	1574	30TH	AVE	1938	6Z	
1875025	1578	30TH	AVE	1938	6Z	
1875024A	1582	30TH	AVE	1938	6Z	
1875024	1586	30TH	AVE	1938	6Z	
1875023	1590	30TH	AVE	1938	6Z	

APN	Street #	Name	Suffix	Built	CHRSC	Historic District
1875022	1594	30TH	AVE	1938	6Z	
2020019B	1706	30TH	AVE	1941	6Z	
2019001A	1707	30TH	AVE	1939	6Z	
2020019A	1710	30TH	AVE	1940	6Z	
2019001B	1711	30TH	AVE	1939	6Z	
2020019	1714	30TH	AVE	1939	6Z	
2019001C	1715	30TH	AVE	1939	6Z	
2020018C	1718	30TH	AVE	1939	6Z	
2019001D	1719	30TH	AVE	1939	6Z	
2020018B	1722	30TH	AVE	1939	3CS	
2019001E	1723	30TH	AVE	1939	6Z	
2020018A	1726	30TH	AVE	1939	6Z	
2019001F	1727	30TH	AVE	1939	6Z	
2020018	1730	30TH	AVE	1939	6Z	
2019001G	1731	30TH	AVE	1939	6Z	
2020017B	1734	30TH	AVE	1939	6Z	
2019001H	1735	30TH	AVE	1939	6Z	
2020017A	1738	30TH	AVE	1939	6Z	
2019002	1739	30TH	AVE	1941	6Z	
2020017	1742	30TH	AVE	1939	6Z	
2019002A	1743	30TH	AVE	1941	6Z	
2020016A	1746	30TH	AVE	1940	6Z	
2019002B	1747	30TH	AVE	1941	6Z	
2020016	1750	30TH	AVE	1940	6Z	
2019002C	1751	30TH	AVE	1941	6Z	
2020015A	1754	30TH	AVE	1939	6Z	
2019002D	1755	30TH	AVE	1941	6Z	
2020015	1758	30TH	AVE	1937	6Z	
2019002E	1759	30TH	AVE	1941	6Z	
2020014C	1762	30TH	AVE	1936	6Z	
2020014B	1766	30TH	AVE	1937	3S	
2020014A	1770	30TH	AVE	1946	6Z	
2020014	1774	30TH	AVE	1946	6Z	
2020013	1778	30TH	AVE	1940	6Z	
2020012D	1782	30TH	AVE	1940	6Z	
2020012C	1794	30TH	AVE	1940	6Z	
2066026	1806	30TH	AVE	1938	6Z	
2066025	1812	30TH	AVE	1938	6Z	
2066024B	1818	30TH	AVE	1939	6Z	
2067002F	1819	30TH	AVE	1937	6Z	
2067002L	1821	30TH	AVE	1937	6Z	
2066024S	1822	30TH	AVE	1939	6Z	
2066024C	1826	30TH	AVE	1939	6Z	
2067002G	1827	30TH	AVE	1940	6Z	
2066024R	1830	30TH	AVE	1939	6Z	
2067002H	1831	30TH	AVE	1939	6Z	
2066024E	1834	30TH	AVE	1939	6Z	
2067002M	1835	30TH	AVE	1939	6Z	
2066024U	1838	30TH	AVE	1941	6Z	
2067002N	1839	30TH	AVE	1939	6Z	
2066024G	1842	30TH	AVE	1941	6Z	
2067002	1843	30TH	AVE	1939	6Z	

APN	Street #	Name	Suffix	Built	CHRSC	Historic District
2066024Q	1846	30TH	AVE	1939	6Z	
2067002D	1847	30TH	AVE	1939	6Z	
2066024F	1850	30TH	AVE	1939	6Z	
2067002E	1851	30TH	AVE	1939	6Z	
2066024P	1854	30TH	AVE	1939	6Z	
2067002O	1855	30TH	AVE	1939	6Z	
2066024O	1858	30TH	AVE	1939	6Z	
2067002K	1859	30TH	AVE	1939	6Z	
2066024N	1862	30TH	AVE	1939	6Z	
2067002C	1863	30TH	AVE	1939	6Z	
2066024M	1866	30TH	AVE	1939	6Z	
2067002P	1867	30TH	AVE	1939	6Z	
2066024A	1870	30TH	AVE	1939	6Z	
2067002A	1871	30TH	AVE	1941	6Z	
2066024D	1874	30TH	AVE	1939	6Z	
2067002B	1875	30TH	AVE	1939	6Z	
2066024H	1878	30TH	AVE	1939	6Z	
2067002I	1879	30TH	AVE	1939	6Z	
2066024T	1882	30TH	AVE	1939	6Z	
2067002J	1883	30TH	AVE	1939	6Z	
2066024L	1886	30TH	AVE	1939	3CS	
2067002Q	1887	30TH	AVE	1939	6Z	
2066024K	1890	30TH	AVE	1939	6Z	
2067002R	1891	30TH	AVE	1939	6Z	
2105053	1906	30TH	AVE	1940	6Z	
2104002	1907	30TH	AVE	1940	6Z	
2105052	1910	30TH	AVE	1940	6Z	
2104003	1911	30TH	AVE	1940	6Z	
2105051	1914	30TH	AVE	1940	6Z	
2104004	1915	30TH	AVE	1940	6Z	
2105050	1918	30TH	AVE	1940	6Z	
2104005	1919	30TH	AVE	1940	6Z	
2105049	1922	30TH	AVE	1940	6Z	
2104006	1923	30TH	AVE	1940	6Z	
2105048	1926	30TH	AVE	1940	6Z	
2104007	1927	30TH	AVE	1940	6Z	
2105047	1930	30TH	AVE	1940	6Z	
2104008	1931	30TH	AVE	1940	6Z	
2105046	1934	30TH	AVE	1940	6Z	
2104009	1935	30TH	AVE	1940	6Z	
2105045	1938	30TH	AVE	1940	6Z	
2104010	1939	30TH	AVE	1940	6Z	
2105044	1942	30TH	AVE	1940	6Z	
2104011	1943	30TH	AVE	1940	6Z	
2105043	1946	30TH	AVE	1940	3CS	
2104012	1947	30TH	AVE	1940	6Z	
2105042	1950	30TH	AVE	1940	6Z	
2104013	1951	30TH	AVE	1940	6Z	
2105041	1954	30TH	AVE	1940	6Z	
2104014	1955	30TH	AVE	1940	6Z	
2105040	1958	30TH	AVE	1940	6Z	
2104015	1959	30TH	AVE	1940	6Z	

APN	Street #	Name	Suffix	Built	CHRSC	Historic District
2105039	1962	30TH	AVE	1940	6Z	
2104016	1963	30TH	AVE	1940	6Z	
2105038	1966	30TH	AVE	1940	6Z	
2104017	1967	30TH	AVE	1940	6Z	
2105037	1970	30TH	AVE	1940	6Z	
2104018	1971	30TH	AVE	1940	6Z	
2105036	1974	30TH	AVE	1940	6Z	
2104019	1975	30TH	AVE	1940	6Z	
2105035	1978	30TH	AVE	1940	6Z	
2104020	1979	30TH	AVE	1940	6Z	
2105034	1982	30TH	AVE	1940	6Z	
2104021	1983	30TH	AVE	1940	6Z	
2105033	1986	30TH	AVE	1940	6Z	
2104022	1987	30TH	AVE	1941	6Z	
2105032	1990	30TH	AVE	1940	6Z	
2104023	1991	30TH	AVE	1940	6Z	
2104024	1995	30TH	AVE	1943	6Z	
2150001	2001	30TH	AVE	1943	6Z	
2149014	2006	30TH	AVE	1941	6Z	
2150001A	2007	30TH	AVE	1941	3CS	
2149013	2010	30TH	AVE	1941	6Z	
2150001B	2011	30TH	AVE	1941	6Z	
2149012	2014	30TH	AVE	1943	6Z	
2150001C	2015	30TH	AVE	1941	6Z	
2149011	2018	30TH	AVE	1943	6Z	
2150002	2019	30TH	AVE	1941	6Z	
2149010	2022	30TH	AVE	1943	6Z	
2150002A	2023	30TH	AVE	1941	6Z	
2149009	2026	30TH	AVE	1944	6Z	
2150002B	2027	30TH	AVE	1941	6Z	
2149008	2030	30TH	AVE	1943	6Z	
2150002C	2031	30TH	AVE	1941	6Z	
2149007	2034	30TH	AVE	1951		
2150002D	2035	30TH	AVE	1941	6Z	
2149006	2038	30TH	AVE	1951		
2150002E	2039	30TH	AVE	1941	6Z	
2149005	2042	30TH	AVE	1943	6Z	
2150002F	2043	30TH	AVE	1941	6Z	
2149004	2046	30TH	AVE	1941	6Z	
2150002G	2047	30TH	AVE	1941	6Z	
2149003R	2050	30TH	AVE	1941	6Z	
2150002H	2051	30TH	AVE	1941	6Z	
2149003Q	2054	30TH	AVE	1941	6Z	
2150002I	2055	30TH	AVE	1941	6Z	
2149003P	2058	30TH	AVE	1941	6Z	
2150002J	2059	30TH	AVE	1941	6Z	
2149003O	2062	30TH	AVE	1941	6Z	
2150003	2063	30TH	AVE	1941	6Z	
2149003N	2066	30TH	AVE	1941	6Z	
2150003A	2067	30TH	AVE	1941	6Z	
2149003M	2070	30TH	AVE	1941	6Z	
2150004	2071	30TH	AVE	1941	6Z	

APN	Street #	Name	Suffix	Built	CHRSC	Historic District
2149003L	2074	30TH	AVE	1941	6Z	
2150004A	2075	30TH	AVE	1941	6Z	
2149003K	2078	30TH	AVE	1941	6Z	
2150005	2079	30TH	AVE	1941	6Z	
2149003J	2082	30TH	AVE	1941	6Z	
2150006	2083	30TH	AVE	1947	6Z	
2149003I	2086	30TH	AVE	1941	6Z	
2150006A	2087	30TH	AVE	1947	6Z	
2149003H	2090	30TH	AVE	1941	6Z	
2150006B	2091	30TH	AVE	1947	6Z	
2150007	2095	30TH	AVE	1953		
2187001	2101	30TH	AVE	1951		
2188049	2106	30TH	AVE	1939	3CD	Rivera Heights Historic District
2187001A	2107	30TH	AVE	1939	6Z	
2188048	2110	30TH	AVE	1937	3CB	Rivera Heights Historic District
2187001B	2111	30TH	AVE	1939	6Z	
2188047	2114	30TH	AVE	1937	3CD	Rivera Heights Historic District
2187001C	2115	30TH	AVE	1939	6Z	
2188046	2118	30TH	AVE	1937	3CD	Rivera Heights Historic District
2187001D	2119	30TH	AVE	1939	6Z	
2188045	2122	30TH	AVE	1937	3CD	Rivera Heights Historic District
2187001E	2123	30TH	AVE	1939	6Z	
2188044	2126	30TH	AVE	1937	3CD	Rivera Heights Historic District
2187001F	2127	30TH	AVE	1939	6Z	
2188043	2130	30TH	AVE	1937	3CD	Rivera Heights Historic District
2187001G	2131	30TH	AVE	1939	6Z	
2188042	2134	30TH	AVE	1937	3CD	Rivera Heights Historic District
2187001H	2135	30TH	AVE	1939	6Z	
2188041	2138	30TH	AVE	1937	3CD	Rivera Heights Historic District
2187002	2139	30TH	AVE	1939	6Z	
2188040	2142	30TH	AVE	1937	3CD	Rivera Heights Historic District
2187002A	2143	30TH	AVE	1939	6Z	
2188039	2146	30TH	AVE	1937	6Z	Rivera Heights Historic District
2187002B	2147	30TH	AVE	1939	6Z	
2188038	2150	30TH	AVE	1937	3CD	Rivera Heights Historic District
2187002C	2151	30TH	AVE	1939	6Z	
2188037	2154	30TH	AVE	1936	3CD	Rivera Heights Historic District
2187002D	2155	30TH	AVE	1939	6Z	
2188036	2158	30TH	AVE	1936	3CD	Rivera Heights Historic District
2187002E	2159	30TH	AVE	1939	6Z	
2188035	2162	30TH	AVE	1936	3CD	Rivera Heights Historic District
2187003	2163	30TH	AVE	1936	6Z	
2188034	2166	30TH	AVE	1936	3CD	Rivera Heights Historic District
2187004	2167	30TH	AVE	1936	6Z	
2188033	2170	30TH	AVE	1936	3CB	Rivera Heights Historic District
2187005	2171	30TH	AVE	1936	6Z	
2188032	2174	30TH	AVE	1936	3CD	Rivera Heights Historic District
2187006	2175	30TH	AVE	1936	3D	Picturesque Period Revival Tracts Historic District
2188031	2178	30TH	AVE	1936	3CB	Rivera Heights Historic District
2187007	2179	30TH	AVE	1936	3B	Picturesque Period Revival Tracts Historic District
2188030	2182	30TH	AVE	1936	3CD	Rivera Heights Historic District
2187008	2183	30TH	AVE	1936	3D	Picturesque Period Revival Tracts Historic District

APN	Street #	Name	Suffix	Built	CHRSC	Historic District
2188029	2186	30TH	AVE	1936	3CD	Rivera Heights Historic District
2187009	2187	30TH	AVE	1936	3D	Picturesque Period Revival Tracts Historic District
2188028	2190	30TH	AVE	1939	3CD	Rivera Heights Historic District
2187010	2191	30TH	AVE	1936	3D	Picturesque Period Revival Tracts Historic District
2187011	2195	30TH	AVE	1937	3D	Picturesque Period Revival Tracts Historic District
2320008A	2206	30TH	AVE	1945	6Z	
2319002	2207	30TH	AVE	1943	6Z	
2319002A	2211	30TH	AVE	1943	6Z	
2320008	2212	30TH	AVE	1945	6Z	
2319003	2215	30TH	AVE	1945	6Z	
2320007	2218	30TH	AVE	1949	6Z	
2319004	2219	30TH	AVE	1939	6Z	
2320006A	2222	30TH	AVE	1943	6Z	
2319004A	2223	30TH	AVE	1939	6Z	
2320006	2226	30TH	AVE	1943	6Z	
2319005	2227	30TH	AVE	1940	6Z	
2320005A	2230	30TH	AVE	1937	6Z	
2319006	2231	30TH	AVE	1931	6Z	
2320005	2234	30TH	AVE	1937	6Z	
2319006A	2235	30TH	AVE	1947	6Z	
2320003R	2238	30TH	AVE	1939	6Z	
2319007	2239	30TH	AVE	1947	6Z	
2320003C	2242	30TH	AVE	1936	6Z	
2319007C	2243	30TH	AVE	1947	6Z	
2320003B	2246	30TH	AVE	1939	6Z	
2319008	2247	30TH	AVE	1931	6Z	
2320003J	2250	30TH	AVE	1927	6Z	
2319008A	2251	30TH	AVE	1928	6Z	
2320003N	2254	30TH	AVE	1927	6Z	
2319008B	2255	30TH	AVE	1928	6Z	
2320003D	2258	30TH	AVE	1927	6Z	
2319009	2259	30TH	AVE	1928	6Z	
2320003M	2262	30TH	AVE	1928	6Z	
2319009A	2263	30TH	AVE	1927	6Z	
2320003O	2266	30TH	AVE	1931	3D	Mediterranean Revival Tracts Historic District
2319010	2267	30TH	AVE	1927	6Z	
2320003P	2270	30TH	AVE	1931	3D	Mediterranean Revival Tracts Historic District
2319010A	2271	30TH	AVE	1927	6Z	
2320003Q	2274	30TH	AVE	1931	3D	Mediterranean Revival Tracts Historic District
2319011	2275	30TH	AVE	1947	6Z	
2320003A	2278	30TH	AVE	1931	3D	Mediterranean Revival Tracts Historic District
2319012	2279	30TH	AVE	1942	6Z	
2320004J	2282	30TH	AVE	1927	6Z	
2319012A	2283	30TH	AVE	1947	6Z	
1823042	1418	31ST	AVE	1928	3D	Mediterranean Revival Tracts Historic District
1822002	1419	31ST	AVE	1948	3CS	
1823041	1422	31ST	AVE	1928	3D	Mediterranean Revival Tracts Historic District
1822003	1423	31ST	AVE	1928	6Z	
1823040	1426	31ST	AVE	1928	3D	Mediterranean Revival Tracts Historic District
1822004	1427	31ST	AVE	1928	6Z	
1823039	1430	31ST	AVE	1928	3D	Mediterranean Revival Tracts Historic District
1822005	1431	31ST	AVE	1947	6Z	

APN	Street #	Name	Suffix	Built	CHRSC	Historic District
1823038	1434	31ST	AVE	1927	3D	Mediterranean Revival Tracts Historic District
1822006	1435	31ST	AVE	1938	6Z	
1823037	1438	31ST	AVE	1927	3D	Mediterranean Revival Tracts Historic District
1822007	1439	31ST	AVE	1939	6Z	
1823036	1442	31ST	AVE	1928	3D	Mediterranean Revival Tracts Historic District
1822008	1443	31ST	AVE	1936	3S	
1823035	1446	31ST	AVE	1928	3D	Mediterranean Revival Tracts Historic District
1822008A	1447	31ST	AVE	1937	3CS	
1823034	1450	31ST	AVE	1928	3D	Mediterranean Revival Tracts Historic District
1822009	1451	31ST	AVE	1937	3S	
1823033	1454	31ST	AVE	1928	3D	Mediterranean Revival Tracts Historic District
1822009A	1455	31ST	AVE	1937	6Z	
1823032	1458	31ST	AVE	1929	3D	Mediterranean Revival Tracts Historic District
1822010	1459	31ST	AVE	1937	3S	
1823031	1462	31ST	AVE	1929	3D	Mediterranean Revival Tracts Historic District
1822011	1463	31ST	AVE	1939	6Z	
1823030	1466	31ST	AVE	1929	3D	Mediterranean Revival Tracts Historic District
1822011A	1467	31ST	AVE	1939	6Z	
1823029	1468	31ST	AVE	1929	3D	Mediterranean Revival Tracts Historic District
1822012	1471	31ST	AVE	1939	6Z	
1823028	1474	31ST	AVE	1931	3D	Mediterranean Revival Tracts Historic District
1822012A	1475	31ST	AVE	1939	6Z	
1823027	1478	31ST	AVE	1932	3B	Mediterranean Revival Tracts Historic District
1822013	1479	31ST	AVE	1937	6Z	
1823026	1482	31ST	AVE	1931	3B	Mediterranean Revival Tracts Historic District
1822014	1483	31ST	AVE	1937	6Z	
1823025	1486	31ST	AVE	1932	3B	Mediterranean Revival Tracts Historic District
1822014A	1487	31ST	AVE	1937	3CS	
1823024	1490	31ST	AVE	1933	3B	Mediterranean Revival Tracts Historic District
1822015	1491	31ST	AVE	1938	6Z	
1823023	1494	31ST	AVE	1938	3D	Mediterranean Revival Tracts Historic District
1822015A	1495	31ST	AVE	1939	6Z	
1876012	1500	31ST	AVE	1936	3D	Picturesque Period Revival Tracts Historic District
1876011	1506	31ST	AVE	1936	3D	Picturesque Period Revival Tracts Historic District
1877002	1507	31ST	AVE	1930	3D	Mediterranean Revival Tracts Historic District
1876010	1510	31ST	AVE	1936	3B	Picturesque Period Revival Tracts Historic District
1877003	1511	31ST	AVE	1930	3D	Mediterranean Revival Tracts Historic District
1876009	1514	31ST	AVE	1936	3D	Picturesque Period Revival Tracts Historic District
1877004	1515	31ST	AVE	1930	3D	Mediterranean Revival Tracts Historic District
1876008	1518	31ST	AVE	1936	3D	Picturesque Period Revival Tracts Historic District
1877005	1519	31ST	AVE	1930	3D	Mediterranean Revival Tracts Historic District
1876007	1522	31ST	AVE	1936	3D	Picturesque Period Revival Tracts Historic District
1877006	1523	31ST	AVE	1930	3D	Mediterranean Revival Tracts Historic District
1876006	1526	31ST	AVE	1936	3D	Picturesque Period Revival Tracts Historic District
1877007	1527	31ST	AVE	1930	3D	Mediterranean Revival Tracts Historic District
1876005	1530	31ST	AVE	1936	3D	Picturesque Period Revival Tracts Historic District
1877008	1531	31ST	AVE	1930	3D	Mediterranean Revival Tracts Historic District
1876004	1534	31ST	AVE	1936	3D	Picturesque Period Revival Tracts Historic District
1877009	1535	31ST	AVE	1930	3D	Mediterranean Revival Tracts Historic District
1877010	1539	31ST	AVE	1930	3D	Mediterranean Revival Tracts Historic District
1877011	1543	31ST	AVE	1930	3D	Mediterranean Revival Tracts Historic District
1877012	1547	31ST	AVE	1930	3D	Mediterranean Revival Tracts Historic District

APN	Street #	Name	Suffix	Built	CHRSC	Historic District
1877013	1551	31ST	AVE	1930	3D	Mediterranean Revival Tracts Historic District
1877014	1555	31ST	AVE	1930	3D	Mediterranean Revival Tracts Historic District
1877015	1559	31ST	AVE	1930	3D	Mediterranean Revival Tracts Historic District
1877016	1563	31ST	AVE	1930	3D	Mediterranean Revival Tracts Historic District
1877017	1567	31ST	AVE	1930	3D	Mediterranean Revival Tracts Historic District
1876002	1570	31ST	AVE	1900		
1877018	1571	31ST	AVE	1931	3D	Mediterranean Revival Tracts Historic District
1877019	1575	31ST	AVE	1931	3D	Mediterranean Revival Tracts Historic District
1877020	1579	31ST	AVE	1931	3D	Mediterranean Revival Tracts Historic District
1877021	1583	31ST	AVE	1931	3D	Mediterranean Revival Tracts Historic District
1877022	1587	31ST	AVE	1931	3D	Mediterranean Revival Tracts Historic District
1877023	1591	31ST	AVE	1931	3D	Mediterranean Revival Tracts Historic District
1912001	1601	31ST	AVE	1932	3B	Picturesque Period Revival Tracts Historic District
1912001A	1607	31ST	AVE	1932	3B	Picturesque Period Revival Tracts Historic District
1912001B	1611	31ST	AVE	1932	3D	Picturesque Period Revival Tracts Historic District
1912001D	1617	31ST	AVE	1932	3D	Picturesque Period Revival Tracts Historic District
1913039	1618	31ST	AVE	1938	6Z	
1912001E	1621	31ST	AVE	1932	3B	Picturesque Period Revival Tracts Historic District
1913038	1622	31ST	AVE	1938	3CS	
1913037	1626	31ST	AVE	1938	6Z	
1912001F	1627	31ST	AVE	1932	3D	Picturesque Period Revival Tracts Historic District
1913036	1630	31ST	AVE	1938	6Z	
1912001G	1631	31ST	AVE	1932	3B	Picturesque Period Revival Tracts Historic District
1913035	1634	31ST	AVE	1945	6Z	
1912001H	1637	31ST	AVE	1932	3D	Picturesque Period Revival Tracts Historic District
1913034	1638	31ST	AVE	1941	6Z	
1912001I	1641	31ST	AVE	1932	3B	Picturesque Period Revival Tracts Historic District
1913033	1642	31ST	AVE	1938	6Z	
1913032	1646	31ST	AVE	1938	6Z	
1912001J	1647	31ST	AVE	1932	3B	Picturesque Period Revival Tracts Historic District
1913031	1650	31ST	AVE	1936	3S	
1912001K	1651	31ST	AVE	1932	3B	Picturesque Period Revival Tracts Historic District
1913030	1654	31ST	AVE	1938	6Z	
1912001L	1657	31ST	AVE	1932	3D	Picturesque Period Revival Tracts Historic District
1913029	1658	31ST	AVE	1938	6Z	
1912001M	1661	31ST	AVE	1932	3B	Picturesque Period Revival Tracts Historic District
1913028	1662	31ST	AVE	1938	6Z	
1913027	1666	31ST	AVE	1937	6Z	
1912001N	1667	31ST	AVE	1932	6Z	Picturesque Period Revival Tracts Historic District
1913026	1670	31ST	AVE	1945	6Z	
1912001O	1671	31ST	AVE	1932	3D	Picturesque Period Revival Tracts Historic District
1913025A	1674	31ST	AVE	1936	6Z	
1912001P	1677	31ST	AVE	1932	3D	Picturesque Period Revival Tracts Historic District
1913025	1678	31ST	AVE	1936	6Z	
1912001Q	1681	31ST	AVE	1932	3B	Picturesque Period Revival Tracts Historic District
1913024A	1682	31ST	AVE	1937	6Z	
1913024	1686	31ST	AVE	1937	6Z	
1912001R	1687	31ST	AVE	1932	3B	Picturesque Period Revival Tracts Historic District
1913023	1690	31ST	AVE	1937	6Z	
1912001S	1691	31ST	AVE	1932	3D	Picturesque Period Revival Tracts Historic District
1913022	1696	31ST	AVE	1937	6Z	
2019012	1700	31ST	AVE	1940	6Z	

APN	Street #	Name	Suffix	Built	CHRSC	Historic District
201901I	1706	31ST	AVE	1940	6Z	
201800II	1707	31ST	AVE	1940	6Z	
2019010	1710	31ST	AVE	1940	6Z	
201800IJ	1711	31ST	AVE	1940	6Z	
2019009	1714	31ST	AVE	1940	6Z	
201800IK	1715	31ST	AVE	1940	6Z	
2019008	1718	31ST	AVE	1940	6Z	
201800IA	1719	31ST	AVE	1940	6Z	
2019007	1722	31ST	AVE	1940	6Z	
201800IB	1723	31ST	AVE	1940	6Z	
2019006	1726	31ST	AVE	1940	6Z	
201800IC	1727	31ST	AVE	1940	6Z	
2019005	1730	31ST	AVE	1940	6Z	
201800ID	1731	31ST	AVE	1940	6Z	
2019004	1734	31ST	AVE	1940	6Z	
201800IE	1735	31ST	AVE	1940	6Z	
2019002K	1738	31ST	AVE	1941	6Z	
201800IF	1739	31ST	AVE	1940	6Z	
2019002J	1742	31ST	AVE	1941	6Z	
201800IG	1743	31ST	AVE	1940	6Z	
2019002I	1746	31ST	AVE	1940	6Z	
201800IH	1747	31ST	AVE	1940	6Z	
2019002H	1750	31ST	AVE	1941	6Z	
2018002	1751	31ST	AVE	1940	6Z	
2019002G	1754	31ST	AVE	1941	6Z	
2018002A	1755	31ST	AVE	1940	6Z	
2019002F	1758	31ST	AVE	1941	3CS	
2018002B	1759	31ST	AVE	1940	6Z	
2018002C	1763	31ST	AVE	1940	6Z	
2018002D	1767	31ST	AVE	1940	6Z	
2018002E	1771	31ST	AVE	1940	6Z	
2018002F	1775	31ST	AVE	1940	6Z	
2018002G	1779	31ST	AVE	1940	6Z	
2067048	1800	31ST	AVE	1951		
2068002	1815	31ST	AVE	1948		
2067047	1818	31ST	AVE	1943	6Z	
2068003	1819	31ST	AVE	1943	6Z	
2067046	1822	31ST	AVE	1948	6Z	
2068004	1823	31ST	AVE	1943	6Z	
2067045	1826	31ST	AVE	1950	6Z	
2068005	1827	31ST	AVE	1943	6Z	
2067044	1830	31ST	AVE	1950	6Z	
2068006	1831	31ST	AVE	1943	6Z	
2067043	1834	31ST	AVE	1949	6Z	
2068007	1835	31ST	AVE	1943	6Z	
2067004	1838	31ST	AVE	1949	6Z	
2068008	1839	31ST	AVE	1943	6Z	
2067003C	1842	31ST	AVE	1949	6Z	
2068009	1843	31ST	AVE	1943	6Z	
2067040	1846	31ST	AVE	1943	6Z	
2068010	1847	31ST	AVE	1943	6Z	
2067039	1850	31ST	AVE	1943	6Z	

APN	Street #	Name	Suffix	Built	CHRSC	Historic District
2068011	1851	31ST	AVE	1943	6Z	
2067038	1854	31ST	AVE	1943	6Z	
2068012	1855	31ST	AVE	1943	6Z	
2067037	1858	31ST	AVE	1943	6Z	
2068013	1859	31ST	AVE	1943	6Z	
2067036	1862	31ST	AVE	1943	6Z	
2068014	1863	31ST	AVE	1943	6Z	
2067035	1866	31ST	AVE	1943	6Z	
2068015	1867	31ST	AVE	1943	6Z	
2067034	1870	31ST	AVE	1943	6Z	
2068016	1871	31ST	AVE	1943	6Z	
2067033	1874	31ST	AVE	1943	6Z	
2068017	1875	31ST	AVE	1943	6Z	
2067032	1878	31ST	AVE	1943	6Z	
2068018	1879	31ST	AVE	1943	6Z	
2067031	1882	31ST	AVE	1945	6Z	
2068019	1883	31ST	AVE	1943	6Z	
2067030	1886	31ST	AVE	1945	6Z	
2068020	1887	31ST	AVE	1943	6Z	
2067029	1890	31ST	AVE	1945	6Z	
2068021	1891	31ST	AVE	1943	6Z	
2067028	1894	31ST	AVE	1945	6Z	
2068021A	1895	31ST	AVE	1943	6Z	
2104051	1906	31ST	AVE	1942	6Z	
2103002	1907	31ST	AVE	1942	6Z	
2104050	1910	31ST	AVE	1942	6Z	
2103003	1911	31ST	AVE	1942	6Z	
2104049	1914	31ST	AVE	1942	6Z	
2103004	1915	31ST	AVE	1942	6Z	
2104048	1918	31ST	AVE	1942	6Z	
2103005	1919	31ST	AVE	1942	6Z	
2104047	1922	31ST	AVE	1942	6Z	
2103006	1923	31ST	AVE	1942	6Z	
2104046	1926	31ST	AVE	1942	6Z	
2103007	1927	31ST	AVE	1942	6Z	
2104045	1930	31ST	AVE	1942	6Z	
2103008	1931	31ST	AVE	1942	6Z	
2104044	1934	31ST	AVE	1942	6Z	
2103009	1935	31ST	AVE	1942	6Z	
2104043	1938	31ST	AVE	1942	6Z	
2103010	1939	31ST	AVE	1942	6Z	
2104042	1942	31ST	AVE	1942	6Z	
2103011	1943	31ST	AVE	1942	6Z	
2104041	1946	31ST	AVE	1942	6Z	
2103012	1947	31ST	AVE	1942	6Z	
2104040	1950	31ST	AVE	1942	6Z	
2103013	1951	31ST	AVE	1942	6Z	
2104039	1954	31ST	AVE	1942	6Z	
2103014	1955	31ST	AVE	1942	6Z	
2104038	1958	31ST	AVE	1942	6Z	
2103015	1959	31ST	AVE	1942	6Z	
2104037	1962	31ST	AVE	1942	6Z	

APN	Street #	Name	Suffix	Built	CHRSC	Historic District
2103016	1963	31ST	AVE	1942	6Z	
2104036	1966	31ST	AVE	1942	6Z	
2103017	1967	31ST	AVE	1942	6Z	
2104035	1970	31ST	AVE	1942	6Z	
2103018	1971	31ST	AVE	1942	6Z	
2104034	1974	31ST	AVE	1942	6Z	
2103019	1975	31ST	AVE	1942	6Z	
2104033	1978	31ST	AVE	1942	6Z	
2103020	1979	31ST	AVE	1942	6Z	
2104032	1982	31ST	AVE	1942	6Z	
2103021	1983	31ST	AVE	1942	6Z	
2104031	1986	31ST	AVE	1942	6Z	
2103022	1987	31ST	AVE	1942	6Z	
2104030	1990	31ST	AVE	1942	6Z	
2103023	1991	31ST	AVE	1942	6Z	
2104029	1994	31ST	AVE	1943	6Z	
2103024	1995	31ST	AVE	1943	6Z	
2150019	2000	31ST	AVE	1946	6Z	
2150018B	2006	31ST	AVE	1946	6Z	
2151002	2007	31ST	AVE	1945	6Z	
2150018A	2010	31ST	AVE	1946	6Z	
2151003	2011	31ST	AVE	1945	6Z	
2150018	2014	31ST	AVE	1946	6Z	
2151004	2015	31ST	AVE	1945	6Z	
2150017	2018	31ST	AVE	1946	6Z	
2151005	2019	31ST	AVE	1945	6Z	
2150016C	2022	31ST	AVE	1947	6Z	
2151006	2023	31ST	AVE	1945	6Z	
2150016B	2026	31ST	AVE	1947	6Z	
2151007	2027	31ST	AVE	1945	6Z	
2150016A	2030	31ST	AVE	1947	6Z	
2151008	2031	31ST	AVE	1945	6Z	
2150016	2034	31ST	AVE	1947	6Z	
2151009	2035	31ST	AVE	1945	6Z	
2150015C	2038	31ST	AVE	1947	6Z	
2151010	2039	31ST	AVE	1945	6Z	
2150015B	2042	31ST	AVE	1947	6Z	
2151011	2043	31ST	AVE	1945	6Z	
2150015A	2046	31ST	AVE	1947	6Z	
2151012	2047	31ST	AVE	1945	6Z	
2150015	2050	31ST	AVE	1947	6Z	
2151013	2051	31ST	AVE	1945	6Z	
2150014C	2054	31ST	AVE	1946	6Z	
2151014	2055	31ST	AVE	1945	6Z	
2150014B	2058	31ST	AVE	1946	6Z	
2151015	2059	31ST	AVE	1945	6Z	
2150014A	2062	31ST	AVE	1946	6Z	
2151016	2063	31ST	AVE	1945	6Z	
2150014	2066	31ST	AVE	1946	6Z	
2151017	2067	31ST	AVE	1945	6Z	
2150013	2070	31ST	AVE	1946	6Z	
2151018	2071	31ST	AVE	1945	6Z	

APN	Street #	Name	Suffix	Built	CHRSC	Historic District
2150012	2074	31ST	AVE	1946	6Z	
2151019	2075	31ST	AVE	1945	6Z	
2150011	2078	31ST	AVE	1946	6Z	
2151020	2079	31ST	AVE	1945	6Z	
2150010C	2082	31ST	AVE	1950	6Z	
2151021	2083	31ST	AVE	1945	6Z	
2150010B	2086	31ST	AVE	1950	6Z	
2151022	2087	31ST	AVE	1945	6Z	
2150010A	2090	31ST	AVE	1950	6Z	
2151023	2091	31ST	AVE	1945	6Z	
2150010	2094	31ST	AVE	1950	6Z	
2187028	2100	31ST	AVE	1951		
2186001	2101	31ST	AVE	1948	6Z	
2187027	2106	31ST	AVE	1939	6Z	
2186002	2107	31ST	AVE	1939	6Z	
2187026	2110	31ST	AVE	1939	6Z	
2186003	2111	31ST	AVE	1939	6Z	
2187025	2114	31ST	AVE	1939	6Z	
2186004	2115	31ST	AVE	1939	6Z	
2187024	2118	31ST	AVE	1939	6Z	
2186005	2119	31ST	AVE	1939	6Z	
2187023	2122	31ST	AVE	1939	6Z	
2186006	2123	31ST	AVE	1939	6Z	
2187022	2126	31ST	AVE	1939	6Z	
2186007	2127	31ST	AVE	1939	6Z	
2187021	2130	31ST	AVE	1939	6Z	
2186008	2131	31ST	AVE	1939	6Z	
2187020	2134	31ST	AVE	1939	6Z	
2186009	2135	31ST	AVE	1939	6Z	
2187019	2138	31ST	AVE	1939	6Z	
2186010	2139	31ST	AVE	1939	6Z	
2187018	2142	31ST	AVE	1939	6Z	
2186011	2143	31ST	AVE	1939	6Z	
2187017	2146	31ST	AVE	1939	6Z	
2186012	2147	31ST	AVE	1939	6Z	
2187016	2150	31ST	AVE	1939	6Z	
2186013	2151	31ST	AVE	1939	6Z	
2187015	2154	31ST	AVE	1939	6Z	
2186014	2155	31ST	AVE	1939	6Z	
2187014	2158	31ST	AVE	1939	6Z	
2186015	2159	31ST	AVE	1939	6Z	
2187013I	2162	31ST	AVE	1936	3D	Mediterranean Revival Tracts Historic District
2186016	2163	31ST	AVE	1939	6Z	
2187013H	2166	31ST	AVE	1936	3D	Mediterranean Revival Tracts Historic District
2186017	2167	31ST	AVE	1939	6Z	
2187013G	2170	31ST	AVE	1936	3D	Mediterranean Revival Tracts Historic District
2186018	2171	31ST	AVE	1939	6Z	
2187013F	2174	31ST	AVE	1936	3B	Mediterranean Revival Tracts Historic District
2186019	2175	31ST	AVE	1939	6Z	
2187013E	2178	31ST	AVE	1936	3D	Mediterranean Revival Tracts Historic District
2186020	2179	31ST	AVE	1939	6Z	
2187013D	2182	31ST	AVE	1936	3D	Mediterranean Revival Tracts Historic District

APN	Street #	Name	Suffix	Built	CHRSC	Historic District
2186021	2183	31ST	AVE	1939	6Z	
2187013C	2186	31ST	AVE	1936	3B	Mediterranean Revival Tracts Historic District
2186022	2187	31ST	AVE	1939	6Z	
2187013B	2190	31ST	AVE	1936	3B	Mediterranean Revival Tracts Historic District
2186023	2191	31ST	AVE	1939	6Z	
2187013A	2198	31ST	AVE	1937	3D	Mediterranean Revival Tracts Historic District
2319018C	2200	31ST	AVE	1938	6Z	
2319018B	2206	31ST	AVE	1952		
2318002	2207	31ST	AVE	1927	6Z	
2318003	2211	31ST	AVE	1927	6Z	
2319018A	2212	31ST	AVE	1952		
2318004	2215	31ST	AVE	1927	6Z	
2319018F	2218	31ST	AVE	1940	6Z	
2318005	2219	31ST	AVE	1927	6Z	
2319018E	2222	31ST	AVE	1940	6Z	
2318006	2223	31ST	AVE	1927	6Z	
2319018	2226	31ST	AVE	1954		
2318007	2227	31ST	AVE	1927	6Z	
2319018H	2230	31ST	AVE	1954		
2318008	2231	31ST	AVE	1927	6Z	
2319018G	2234	31ST	AVE	1954		
2318009	2235	31ST	AVE	1927	6Z	
2319007B	2238	31ST	AVE	1927	6Z	
2318010	2239	31ST	AVE	1927	6Z	
2319007A	2242	31ST	AVE	1926	6Z	
2318011	2243	31ST	AVE	1927	6Z	
2319017A	2246	31ST	AVE	1926	6Z	
2318012	2247	31ST	AVE	1927	6Z	
2319017	2250	31ST	AVE	1926	6Z	
2318013	2251	31ST	AVE	1927	6Z	
2319016A	2254	31ST	AVE	1926	6Z	
2318014	2255	31ST	AVE	1927	6Z	
2319016	2258	31ST	AVE	1926	6Z	
2318015	2259	31ST	AVE	1927	6Z	
2319015	2262	31ST	AVE	1926	6Z	
2318016	2265	31ST	AVE	1927	6Z	
2319014C	2266	31ST	AVE	1926	6Z	
2318017	2267	31ST	AVE	1926	6Z	
2319014B	2270	31ST	AVE	1926	6Z	
2318018	2271	31ST	AVE	1927	6Z	
2319014A	2274	31ST	AVE	1927	6Z	
2318019	2275	31ST	AVE	1927	6Z	
2318020	2279	31ST	AVE	1927	6Z	
2319014	2280	31ST	AVE	1927	6Z	
2318021B	2283	31ST	AVE	1927	6Z	
2319013C	2284	31ST	AVE	1927	6Z	
2318021A	2287	31ST	AVE	1927	6Z	
2319013A	2290	31ST	AVE	1926	6Z	
2318021C	2291	31ST	AVE	1927	6Z	
2319013B	2294	31ST	AVE	1927	6Z	
2318021	2295	31ST	AVE	1926	6Z	
1821001A	1415	32ND	AVE	1945		

APN	Street #	Name	Suffix	Built	CHRSC	Historic District
1822027A	1418	32ND	AVE	1939	6Z	
1821002	1419	32ND	AVE	1946	6Z	
1822027	1422	32ND	AVE	1938	6Z	
1821003	1423	32ND	AVE	1928	6Z	
1822026	1424	32ND	AVE	1937	6Z	
1821004	1427	32ND	AVE	1928	6Z	
1822025	1430	32ND	AVE	1948	6Z	
1821005	1431	32ND	AVE	1928	6Z	
1822024A	1434	32ND	AVE	1947	6Z	
1821006	1435	32ND	AVE	1930	6Z	
1822024	1438	32ND	AVE	1947	6Z	
1821007	1439	32ND	AVE	1931	6Z	
1822023A	1442	32ND	AVE	1939	6Z	
1821008	1443	32ND	AVE	1937	3CS	
1822023	1446	32ND	AVE	1939	3S	
1821008A	1447	32ND	AVE	1937	6Z	
1822022	1450	32ND	AVE	1939	6Z	
1821009	1451	32ND	AVE	1939	6Z	
1822021	1454	32ND	AVE	1939	3S	
1821010	1455	32ND	AVE	1941	6Z	
1822020	1458	32ND	AVE	1940	6Z	
1821011	1459	32ND	AVE	1941	6Z	
1822019C	1462	32ND	AVE	1939	6Z	
1821011A	1463	32ND	AVE	1941	6Z	
1822019B	1466	32ND	AVE	1939	6Z	
1821012	1467	32ND	AVE	1941	6Z	
1822019A	1470	32ND	AVE	1939	3S	
1821013	1471	32ND	AVE	1940	6Z	
1822019	1474	32ND	AVE	1939	6Z	
1821014	1475	32ND	AVE	1940	3S	
1822018	1478	32ND	AVE	1937	3B	Picturesque Period Revival Tracts Historic District
1821014A	1479	32ND	AVE	1938	3S	
1822017C	1482	32ND	AVE	1937	3D	Picturesque Period Revival Tracts Historic District
1821015	1485	32ND	AVE	1938	6Z	
1822017B	1486	32ND	AVE	1937	3D	Picturesque Period Revival Tracts Historic District
1822017A	1490	32ND	AVE	1937	3B	Picturesque Period Revival Tracts Historic District
1821015A	1491	32ND	AVE	1938	6Z	
1822017	1494	32ND	AVE	1936	3B	Picturesque Period Revival Tracts Historic District
1821016	1499	32ND	AVE	1938	6Z	
1878001	1501	32ND	AVE	1936	3D	Picturesque Period Revival Tracts Historic District
1877049	1506	32ND	AVE	1931	3D	Mediterranean Revival Tracts Historic District
1878001A	1507	32ND	AVE	1935	3B	Picturesque Period Revival Tracts Historic District
1877048	1510	32ND	AVE	1931	3D	Mediterranean Revival Tracts Historic District
1878001B	1511	32ND	AVE	1935	3D	Picturesque Period Revival Tracts Historic District
1877047	1514	32ND	AVE	1931	3D	Mediterranean Revival Tracts Historic District
1878001C	1515	32ND	AVE	1935	3D	Picturesque Period Revival Tracts Historic District
1877046	1518	32ND	AVE	1931	3B	Mediterranean Revival Tracts Historic District
1878001D	1519	32ND	AVE	1935	3D	Picturesque Period Revival Tracts Historic District
1877045	1522	32ND	AVE	1931	3B	Mediterranean Revival Tracts Historic District
1878001E	1523	32ND	AVE	1935	3B	Picturesque Period Revival Tracts Historic District
1877044	1526	32ND	AVE	1931	3B	Mediterranean Revival Tracts Historic District
1878001F	1527	32ND	AVE	1935	3B	Picturesque Period Revival Tracts Historic District

APN	Street #	Name	Suffix	Built	CHRSC	Historic District
I877043	1530	32ND	AVE	1931	6Z	
I878001G	1531	32ND	AVE	1935	3B	Picturesque Period Revival Tracts Historic District
I877042	1534	32ND	AVE	1931	6Z	
I878001H	1535	32ND	AVE	1935	3D	Picturesque Period Revival Tracts Historic District
I877041	1538	32ND	AVE	1931	6Z	
I878001I	1539	32ND	AVE	1935	3D	Picturesque Period Revival Tracts Historic District
I877040	1542	32ND	AVE	1931	6Z	
I878001J	1543	32ND	AVE	1936	3B	Picturesque Period Revival Tracts Historic District
I877039	1546	32ND	AVE	1931	6Z	
I878001K	1547	32ND	AVE	1936	3B	Picturesque Period Revival Tracts Historic District
I877038	1550	32ND	AVE	1931	6Z	
I878002	1551	32ND	AVE	1937	3D	Picturesque Period Revival Tracts Historic District
I877037	1554	32ND	AVE	1931	3CS	
I878002A	1555	32ND	AVE	1937	6Z	
I877036	1558	32ND	AVE	1931	6Z	
I878002B	1559	32ND	AVE	1937	6Z	
I877035	1562	32ND	AVE	1931	6Z	
I878002C	1563	32ND	AVE	1937	6Z	
I877034	1566	32ND	AVE	1931	6Z	
I878002D	1567	32ND	AVE	1937	6Z	
I877033	1570	32ND	AVE	1931	6Z	
I878002E	1571	32ND	AVE	1938	6Z	
I877032	1574	32ND	AVE	1931	6Z	
I878002F	1575	32ND	AVE	1938	6Z	
I877031	1578	32ND	AVE	1931	6Z	
I878002G	1579	32ND	AVE	1939	6Z	
I877030	1582	32ND	AVE	1931	6Z	
I878002H	1583	32ND	AVE	1939	6Z	
I877029	1586	32ND	AVE	1931	6Z	
I878002I	1587	32ND	AVE	1940	6Z	
I877028	1590	32ND	AVE	1931	3S	
I878002J	1591	32ND	AVE	1940	6Z	
I877027	1594	32ND	AVE	1932	6Z	
I912004B	1606	32ND	AVE	1939	6Z	
I911001A	1607	32ND	AVE	1942	6Z	
I912004A	1610	32ND	AVE	1939	6Z	
I911001B	1611	32ND	AVE	1942	3CS	
I912004	1614	32ND	AVE	1939	6Z	
I911001C	1615	32ND	AVE	1942	6Z	
I912003B	1618	32ND	AVE	1935	6Z	
I911002	1619	32ND	AVE	1941	6Z	
I912003A	1622	32ND	AVE	1935	6Z	
I911003	1623	32ND	AVE	1945	6Z	
I912003	1626	32ND	AVE	1935	3D	Mediterranean Revival Tracts Historic District
I911003F	1627	32ND	AVE	1939	6Z	
I912002M	1630	32ND	AVE	1932	3D	Mediterranean Revival Tracts Historic District
I911003L	1631	32ND	AVE	1939	6Z	
I912002L	1632	32ND	AVE	1932	3D	Mediterranean Revival Tracts Historic District
I911003D	1635	32ND	AVE	1939	6Z	
I912002K	1638	32ND	AVE	1932	3D	Mediterranean Revival Tracts Historic District
I911003M	1639	32ND	AVE	1939	6Z	
I912002J	1642	32ND	AVE	1935	3D	Mediterranean Revival Tracts Historic District

APN	Street #	Name	Suffix	Built	CHRSC	Historic District
1911003E	1643	32ND	AVE	1935	6Z	
1912002I	1646	32ND	AVE	1935	3D	Mediterranean Revival Tracts Historic District
1911003K	1647	32ND	AVE	1935	6Z	
1912002E	1650	32ND	AVE	1935	3B	Mediterranean Revival Tracts Historic District
1911003A	1651	32ND	AVE	1935	6Z	
1912002O	1654	32ND	AVE	1935	3B	Mediterranean Revival Tracts Historic District
1911003B	1655	32ND	AVE	1935	6Z	
1912002D	1658	32ND	AVE	1935	3B	Mediterranean Revival Tracts Historic District
1911003C	1659	32ND	AVE	1939	6Z	
1912002P	1662	32ND	AVE	1936	3B	Mediterranean Revival Tracts Historic District
1911003N	1663	32ND	AVE	1939	6Z	
1912002C	1666	32ND	AVE	1936	3B	Mediterranean Revival Tracts Historic District
1911003G	1667	32ND	AVE	1935	3CS	
1912002Q	1670	32ND	AVE	1936	3B	Mediterranean Revival Tracts Historic District
1911003H	1671	32ND	AVE	1931	6Z	
1912002B	1674	32ND	AVE	1936	6Z	Mediterranean Revival Tracts Historic District
1911003I	1675	32ND	AVE	1931	6Z	
1912002A	1678	32ND	AVE	1935	3D	Mediterranean Revival Tracts Historic District
1911003J	1679	32ND	AVE	1932	6Z	
1912002H	1682	32ND	AVE	1935	3D	Mediterranean Revival Tracts Historic District
1911004	1683	32ND	AVE	1940	6Z	
1912002N	1686	32ND	AVE	1932	6Z	Mediterranean Revival Tracts Historic District
1911004A	1687	32ND	AVE	1940	6Z	
1912002G	1690	32ND	AVE	1937	3B	Mediterranean Revival Tracts Historic District
1911005	1691	32ND	AVE	1940	6Z	
2018014D	1706	32ND	AVE	1940	6Z	
2017002	1707	32ND	AVE	1940	6Z	
2018014C	1710	32ND	AVE	1940	6Z	
2017003	1711	32ND	AVE	1941	6Z	
2018014B	1714	32ND	AVE	1940	6Z	
2017004	1715	32ND	AVE	1941	3CS	
2018014A	1718	32ND	AVE	1940	6Z	
2017005	1719	32ND	AVE	1940	6Z	
2018014	1722	32ND	AVE	1940	6Z	
2017006	1723	32ND	AVE	1940	6Z	
2018013	1726	32ND	AVE	1940	6Z	
2017007	1727	32ND	AVE	1940	6Z	
2018012	1730	32ND	AVE	1940	6Z	
2017008	1731	32ND	AVE	1940	6Z	
2018011	1734	32ND	AVE	1940	6Z	
2017009	1735	32ND	AVE	1940	6Z	
2018010	1738	32ND	AVE	1940	6Z	
2017010	1739	32ND	AVE	1940	6Z	
2018009	1742	32ND	AVE	1940	6Z	
2017011	1743	32ND	AVE	1940	6Z	
2018008	1746	32ND	AVE	1940	6Z	
2017012	1747	32ND	AVE	1940	6Z	
2018007	1750	32ND	AVE	1940	6Z	
2017013	1751	32ND	AVE	1940	6Z	
2018006	1754	32ND	AVE	1940	6Z	
2017014	1755	32ND	AVE	1940	6Z	
2018005	1758	32ND	AVE	1940	6Z	

APN	Street #	Name	Suffix	Built	CHRSC	Historic District
2017015	1759	32ND	AVE	1940	3CS	
2018004E	1762	32ND	AVE	1940	6Z	
2017016	1763	32ND	AVE	1940	6Z	
2018004A	1766	32ND	AVE	1940	6Z	
2017017	1767	32ND	AVE	1948	6Z	
2018004D	1770	32ND	AVE	1940	6Z	
2017018	1771	32ND	AVE	1948	6Z	
2018004C	1774	32ND	AVE	1940	6Z	
2017019	1775	32ND	AVE	1949	6Z	
2018004B	1778	32ND	AVE	1940	6Z	
2017020	1779	32ND	AVE	1950	6Z	
2017049	1787	32ND	AVE	2009		
2018004F	1788	32ND	AVE	1955		
2068046	1814	32ND	AVE	1943	6Z	
2069010	1815	32ND	AVE	1940		
2068045	1818	32ND	AVE	1943	6Z	
2069001A	1819	32ND	AVE	1941	6Z	
2068044	1822	32ND	AVE	1941	6Z	
2069001B	1823	32ND	AVE	1941	6Z	
2068043	1826	32ND	AVE	1942	6Z	
2069001C	1827	32ND	AVE	1941	6Z	
2068042	1830	32ND	AVE	1941	6Z	
2069001D	1831	32ND	AVE	1941	6Z	
2068041	1834	32ND	AVE	1941	6Z	
2069001E	1835	32ND	AVE	1941	6Z	
2068040	1838	32ND	AVE	1941	6Z	
2069001F	1839	32ND	AVE	1941	6Z	
2068039	1842	32ND	AVE	1941	6Z	
2069001G	1843	32ND	AVE	1941	6Z	
2068038	1846	32ND	AVE	1941	6Z	
2069001H	1847	32ND	AVE	1941	6Z	
2068037	1850	32ND	AVE	1941	6Z	
2069001I	1851	32ND	AVE	1941	6Z	
2068036	1854	32ND	AVE	1941	6Z	
2069001J	1855	32ND	AVE	1941	6Z	
2068035	1858	32ND	AVE	1941	6Z	
2069001K	1859	32ND	AVE	1941	6Z	
2068034	1862	32ND	AVE	1941	6Z	
2069001L	1863	32ND	AVE	1941	6Z	
2068033	1866	32ND	AVE	1941	6Z	
2069001M	1867	32ND	AVE	1941	6Z	
2068032	1870	32ND	AVE	1941	6Z	
2069001N	1871	32ND	AVE	1941	6Z	
2068031	1874	32ND	AVE	1941	6Z	
2069001O	1875	32ND	AVE	1941	6Z	
2068030	1878	32ND	AVE	1941	6Z	
2069001P	1879	32ND	AVE	1941	6Z	
2068029	1882	32ND	AVE	1941	6Z	
2069001Q	1883	32ND	AVE	1941	6Z	
2068028	1886	32ND	AVE	1941	6Z	
2069001R	1887	32ND	AVE	1941	6Z	
2068027	1890	32ND	AVE	1941	6Z	

APN	Street #	Name	Suffix	Built	CHRSC	Historic District
2069001S	1891	32ND	AVE	1941	6Z	
2103052	1900	32ND	AVE	1943	6Z	
2102001	1901	32ND	AVE	1942	6Z	
2103051	1906	32ND	AVE	1942	6Z	
2102001A	1907	32ND	AVE	1942	6Z	
2103050	1910	32ND	AVE	1942	6Z	
2102001B	1911	32ND	AVE	1942	6Z	
2103049	1914	32ND	AVE	1942	6Z	
2102001C	1915	32ND	AVE	1942	6Z	
2103048	1918	32ND	AVE	1942	6Z	
2102002	1919	32ND	AVE	1947	6Z	
2103047	1922	32ND	AVE	1942	6Z	
2102002A	1923	32ND	AVE	1947	6Z	
2103046	1926	32ND	AVE	1942	6Z	
2102003	1927	32ND	AVE	1943	6Z	
2103045	1930	32ND	AVE	1942	6Z	
2103044	1934	32ND	AVE	1942	6Z	
2102006	1935	32ND	AVE	1900		
2103043	1938	32ND	AVE	1942	6Z	
2103042	1942	32ND	AVE	1942	6Z	
2103041	1946	32ND	AVE	1942	6Z	
2103040	1950	32ND	AVE	1942	6Z	
2102007	1951	32ND	AVE	1948	6Z	
2103039	1954	32ND	AVE	1942	6Z	
2102008	1955	32ND	AVE	1943	6Z	
2103038	1958	32ND	AVE	1942	6Z	
2102009	1959	32ND	AVE	1946	6Z	
2103037	1962	32ND	AVE	1942	6Z	
2102010	1963	32ND	AVE	1946	6Z	
2103036	1966	32ND	AVE	1942	6Z	
2102011	1967	32ND	AVE	1946	6Z	
2103035	1970	32ND	AVE	1942	6Z	
2102012	1971	32ND	AVE	1946	6Z	
2103034	1974	32ND	AVE	1942	6Z	
2102013	1975	32ND	AVE	1946	6Z	
2103033	1978	32ND	AVE	1942	6Z	
2102014	1979	32ND	AVE	1946	6Z	
2103032	1982	32ND	AVE	1942	6Z	
2102015	1983	32ND	AVE	1942	6Z	
2103031	1986	32ND	AVE	1942	6Z	
2102016	1987	32ND	AVE	1942	6Z	
2103030	1990	32ND	AVE	1942	6Z	
2102017	1991	32ND	AVE	1942	6Z	
2103029	1994	32ND	AVE	1943	6Z	
2102017A	1995	32ND	AVE	1943	6Z	
2151053	2000	32ND	AVE	1943	6Z	
2152001	2001	32ND	AVE	1943	6Z	
2151052	2006	32ND	AVE	1943	6Z	
2152002	2007	32ND	AVE	1943	6Z	
2151051	2010	32ND	AVE	1943	6Z	
2152003	2011	32ND	AVE	1943	6Z	
2151050	2014	32ND	AVE	1943	6Z	

APN	Street #	Name	Suffix	Built	CHRSC	Historic District
2152004	2015	32ND	AVE	1943	6Z	
2151049	2018	32ND	AVE	1943	6Z	
2152005	2019	32ND	AVE	1943	6Z	
2151048	2022	32ND	AVE	1943	6Z	
2152006	2023	32ND	AVE	1943	6Z	
2151047	2026	32ND	AVE	1943	6Z	
2152007	2027	32ND	AVE	1943	6Z	
2151046	2030	32ND	AVE	1943	6Z	
2152008	2031	32ND	AVE	1943	6Z	
2151045	2034	32ND	AVE	1943	6Z	
2152009	2035	32ND	AVE	1943	6Z	
2151044	2038	32ND	AVE	1943	6Z	
2152010	2039	32ND	AVE	1943	6Z	
2151043	2042	32ND	AVE	1943	6Z	
2152011	2043	32ND	AVE	1943	6Z	
2151042	2046	32ND	AVE	1943	6Z	
2152012	2047	32ND	AVE	1943	6Z	
2151041	2050	32ND	AVE	1943	6Z	
2152013	2051	32ND	AVE	1943	6Z	
2151040	2054	32ND	AVE	1943	6Z	
2152014	2055	32ND	AVE	1943	6Z	
2151039	2058	32ND	AVE	1943	6Z	
2152015	2059	32ND	AVE	1943	6Z	
2151038	2062	32ND	AVE	1943	6Z	
2152016	2063	32ND	AVE	1943	6Z	
2151037	2066	32ND	AVE	1946	6Z	
2152017	2067	32ND	AVE	1943	6Z	
2151036	2070	32ND	AVE	1946	6Z	
2152018	2071	32ND	AVE	1943	6Z	
2151035	2074	32ND	AVE	1943	6Z	
2152019	2075	32ND	AVE	1943	6Z	
2151034	2078	32ND	AVE	1943	6Z	
2152020	2079	32ND	AVE	1943	6Z	
2151033	2082	32ND	AVE	1943	6Z	
2152021	2083	32ND	AVE	1946	6Z	
2151032	2086	32ND	AVE	1943	6Z	
2152021A	2087	32ND	AVE	1946	6Z	
2151031	2090	32ND	AVE	1948	6Z	
2152021B	2091	32ND	AVE	1946	6Z	
2151030	2094	32ND	AVE	1948	6Z	
2186050	2100	32ND	AVE	1948	6Z	
2185001	2101	32ND	AVE	1945	6Z	
2186049	2106	32ND	AVE	1939	6Z	
2185001A	2107	32ND	AVE	1940	6Z	
2186048	2110	32ND	AVE	1939	6Z	
2185001B	2111	32ND	AVE	1940	6Z	
2186047	2114	32ND	AVE	1939	6Z	
2185001C	2115	32ND	AVE	1940	6Z	
2185002	2117	32ND	AVE	1940	6Z	
2186046	2118	32ND	AVE	1939	6Z	
2185003	2121	32ND	AVE	1939	6Z	
2186045	2122	32ND	AVE	1939	6Z	

APN	Street #	Name	Suffix	Built	CHRSC	Historic District
2185004	2125	32ND	AVE	1938	6Z	
2186044	2126	32ND	AVE	1939	6Z	
2185005	2129	32ND	AVE	1938	6Z	
2186043	2130	32ND	AVE	1939	6Z	
2185006	2133	32ND	AVE	1938	6Z	
2186042	2134	32ND	AVE	1939	6Z	
2185007	2137	32ND	AVE	1938	3CS	
2186041	2138	32ND	AVE	1939	6Z	
2185008	2141	32ND	AVE	1938	6Z	
2186040	2142	32ND	AVE	1939	6Z	
2185009	2145	32ND	AVE	1939	6Z	
2186039	2146	32ND	AVE	1936	6Z	
2186038	2150	32ND	AVE	1936	3B	Picturesque Period Revival Tracts Historic District
2185010	2151	32ND	AVE	1931	3CS	
2186037	2154	32ND	AVE	1936	3D	Picturesque Period Revival Tracts Historic District
2185011	2155	32ND	AVE	1941	6Z	
2186036	2158	32ND	AVE	1935	3B	Picturesque Period Revival Tracts Historic District
2185012	2159	32ND	AVE	1931	6Z	
2186035	2162	32ND	AVE	1935	3D	Picturesque Period Revival Tracts Historic District
2185013	2163	32ND	AVE	1931	6Z	
2186034	2166	32ND	AVE	1935	3B	Picturesque Period Revival Tracts Historic District
2185014	2167	32ND	AVE	1931	6Z	
2186033	2170	32ND	AVE	1935	3B	Picturesque Period Revival Tracts Historic District
2185015	2171	32ND	AVE	1931	6Z	
2186032	2174	32ND	AVE	1939	6Z	
2185016	2175	32ND	AVE	1931	6Z	
2186031	2178	32ND	AVE	1939	6Z	
2185017	2179	32ND	AVE	1931	6Z	
2186030	2182	32ND	AVE	1939	6Z	
2185018	2183	32ND	AVE	1931	6Z	
2186029	2186	32ND	AVE	1939	6Z	
2185019	2187	32ND	AVE	1934	3B	Picturesque Period Revival Tracts Historic District
2186028	2190	32ND	AVE	1939	6Z	
2185020	2191	32ND	AVE	1933	3B	Picturesque Period Revival Tracts Historic District
2186027	2194	32ND	AVE	1936	3S	
2185021	2195	32ND	AVE	1933	3B	Picturesque Period Revival Tracts Historic District
2318034	2200	32ND	AVE	1931	3D	Mediterranean Revival Tracts Historic District
2318033	2206	32ND	AVE	1931	3D	Mediterranean Revival Tracts Historic District
2317002	2207	32ND	AVE	1939	6Z	
2318032	2210	32ND	AVE	1931	3D	Mediterranean Revival Tracts Historic District
2317003	2211	32ND	AVE	1931	3S	
2318031	2214	32ND	AVE	1931	3D	Mediterranean Revival Tracts Historic District
2317004	2215	32ND	AVE	1938	6Z	
2318030	2218	32ND	AVE	1931	3D	Mediterranean Revival Tracts Historic District
2317005	2219	32ND	AVE	1933	3CS	
2318029	2222	32ND	AVE	1931	3D	Mediterranean Revival Tracts Historic District
2317006	2223	32ND	AVE	1938	6Z	
2318028M	2226	32ND	AVE	1928	6Z	
2317007	2227	32ND	AVE	1931	3S	
2318028L	2230	32ND	AVE	1928	6Z	
2317008	2231	32ND	AVE	1937	6Z	
2318028K	2234	32ND	AVE	1928	6Z	

APN	Street #	Name	Suffix	Built	CHRSC	Historic District
2317008A	2235	32ND	AVE	1937	6Z	
2318028J	2238	32ND	AVE	1928	6Z	
2317009	2239	32ND	AVE	1939	6Z	
2318028I	2242	32ND	AVE	1928	6Z	
2317009A	2243	32ND	AVE	1939	6Z	
2318028H	2246	32ND	AVE	1928	6Z	
2317010	2247	32ND	AVE	1939	6Z	
2318028G	2250	32ND	AVE	1928	6Z	
2317010A	2251	32ND	AVE	1931	6Z	
2318028F	2254	32ND	AVE	1928	6Z	
2317010B	2255	32ND	AVE	1931	6Z	
2318028E	2258	32ND	AVE	1928	6Z	
2317011	2259	32ND	AVE	1939	6Z	
2318028D	2262	32ND	AVE	1928	6Z	
2317012	2263	32ND	AVE	1936	6Z	
2318028C	2266	32ND	AVE	1928	6Z	
2317013	2267	32ND	AVE	1936	6Z	
2318028B	2270	32ND	AVE	1928	6Z	
2317014	2271	32ND	AVE	1931	6Z	
2318028A	2274	32ND	AVE	1928	6Z	
2317015	2275	32ND	AVE	1938	6Z	
2318028	2278	32ND	AVE	1928	6Z	
2317016	2279	32ND	AVE	1928	6Z	
2318027	2282	32ND	AVE	1927	6Z	
2317016A	2283	32ND	AVE	1931	6Z	
2317016B	2295	32ND	AVE	1927	6Z	
1878014	1500	33RD	AVE	1935	3B	Picturesque Period Revival Tracts Historic District
1879001	1501	33RD	AVE	1931	3B	Picturesque Period Revival Tracts Historic District
1878013	1506	33RD	AVE	1935	3B	Picturesque Period Revival Tracts Historic District
1879001A	1507	33RD	AVE	1931	3B	Picturesque Period Revival Tracts Historic District
1878012	1510	33RD	AVE	1935	3D	Picturesque Period Revival Tracts Historic District
1879001B	1511	33RD	AVE	1931	3B	Picturesque Period Revival Tracts Historic District
1878011	1514	33RD	AVE	1935	3B	Picturesque Period Revival Tracts Historic District
1879001C	1515	33RD	AVE	1931	3D	Picturesque Period Revival Tracts Historic District
1878010	1518	33RD	AVE	1935	3D	Picturesque Period Revival Tracts Historic District
1879001D	1519	33RD	AVE	1931	3D	Picturesque Period Revival Tracts Historic District
1878009	1522	33RD	AVE	1935	3B	Picturesque Period Revival Tracts Historic District
1879001E	1523	33RD	AVE	1931	3B	Picturesque Period Revival Tracts Historic District
1878008	1526	33RD	AVE	1935	3B	Picturesque Period Revival Tracts Historic District
1879001F	1527	33RD	AVE	1931	3D	Picturesque Period Revival Tracts Historic District
1878007	1530	33RD	AVE	1935	3B	Picturesque Period Revival Tracts Historic District
1879001G	1531	33RD	AVE	1931	3B	Picturesque Period Revival Tracts Historic District
1878006	1534	33RD	AVE	1935	3B	Picturesque Period Revival Tracts Historic District
1879001H	1535	33RD	AVE	1931	3D	Picturesque Period Revival Tracts Historic District
1878005	1538	33RD	AVE	1935	3B	Picturesque Period Revival Tracts Historic District
1879001I	1539	33RD	AVE	1931	3B	Picturesque Period Revival Tracts Historic District
1878004	1542	33RD	AVE	1935	3B	Picturesque Period Revival Tracts Historic District
1879001J	1543	33RD	AVE	1931	3D	Picturesque Period Revival Tracts Historic District
1878003	1546	33RD	AVE	1935	6Z	
1879001K	1547	33RD	AVE	1911	3D	Picturesque Period Revival Tracts Historic District
1878002Y	1550	33RD	AVE	1937	6Z	
1879001L	1551	33RD	AVE	1931	3D	Picturesque Period Revival Tracts Historic District

APN	Street #	Name	Suffix	Built	CHRSC	Historic District
1878002X	1554	33RD	AVE	1937	6Z	
1879001M	1555	33RD	AVE	1931	3D	Picturesque Period Revival Tracts Historic District
1878002W	1558	33RD	AVE	1937	6Z	
1879001N	1559	33RD	AVE	1931	3B	Picturesque Period Revival Tracts Historic District
1878002V	1562	33RD	AVE	1937	6Z	
1879001O	1563	33RD	AVE	1931	3B	Picturesque Period Revival Tracts Historic District
1878002U	1566	33RD	AVE	1937	6Z	
1879001P	1567	33RD	AVE	1931	3B	Picturesque Period Revival Tracts Historic District
1878002T	1570	33RD	AVE	1940	6Z	
1879001Q	1571	33RD	AVE	1931	3D	Picturesque Period Revival Tracts Historic District
1878002S	1574	33RD	AVE	1939	6Z	
1879001R	1575	33RD	AVE	1931	3D	Picturesque Period Revival Tracts Historic District
1878002R	1578	33RD	AVE	1939	6Z	
1879001S	1579	33RD	AVE	1931	3B	Picturesque Period Revival Tracts Historic District
1878002Q	1582	33RD	AVE	1940	6Z	
1879001T	1583	33RD	AVE	1931	3B	Picturesque Period Revival Tracts Historic District
1878002P	1586	33RD	AVE	1940	6Z	
1879001U	1587	33RD	AVE	1931	3D	Picturesque Period Revival Tracts Historic District
1878002O	1590	33RD	AVE	1940	6Z	
1879001V	1591	33RD	AVE	1931	3D	Picturesque Period Revival Tracts Historic District
1878002N	1594	33RD	AVE	1939	6Z	
1879001W	1595	33RD	AVE	1931	3B	Picturesque Period Revival Tracts Historic District
1911019	1606	33RD	AVE	1941	6Z	
1910002	1607	33RD	AVE	1940	6Z	
1911018	1610	33RD	AVE	1941	6Z	
1910003	1611	33RD	AVE	1940	6Z	
1911017	1614	33RD	AVE	1941	6Z	
1910004	1615	33RD	AVE	1940	6Z	
1911016	1618	33RD	AVE	1939	6Z	
1910005	1619	33RD	AVE	1940	6Z	
1911015	1622	33RD	AVE	1939	6Z	
1910006	1623	33RD	AVE	1940	6Z	
1911014	1626	33RD	AVE	1940	6Z	
1910007	1627	33RD	AVE	1940	6Z	
1911013	1630	33RD	AVE	1940	6Z	
1910008	1631	33RD	AVE	1940	6Z	
1911012C	1634	33RD	AVE	1940	6Z	
1910009	1635	33RD	AVE	1940	6Z	
1911012A	1638	33RD	AVE	1940	6Z	
1910010	1639	33RD	AVE	1940	6Z	
1911012B	1642	33RD	AVE	1940	6Z	
1910011	1643	33RD	AVE	1940	6Z	
1911012	1646	33RD	AVE	1940	6Z	
1910012	1647	33RD	AVE	1940	6Z	
1911011	1650	33RD	AVE	1940	6Z	
1910013	1651	33RD	AVE	1940	6Z	
1911010A	1654	33RD	AVE	1940	6Z	
1910014	1655	33RD	AVE	1940	6Z	
1911010	1658	33RD	AVE	1940	6Z	
1910015	1659	33RD	AVE	1940	6Z	
1911009D	1662	33RD	AVE	1940	6Z	
1910016	1663	33RD	AVE	1940	6Z	

APN	Street #	Name	Suffix	Built	CHRSC	Historic District
1911009C	1666	33RD	AVE	1940	6Z	
1910017	1667	33RD	AVE	1940	6Z	
1911009B	1670	33RD	AVE	1940	6Z	
1910018	1671	33RD	AVE	1940	6Z	
1911009A	1674	33RD	AVE	1940	6Z	
1910019	1675	33RD	AVE	1940	6Z	
1911009	1678	33RD	AVE	1940	6Z	
1910020	1679	33RD	AVE	1940	6Z	
1911008C	1682	33RD	AVE	1941	6Z	
1910021	1683	33RD	AVE	1940	6Z	
1911008B	1686	33RD	AVE	1940	6Z	
1910022	1687	33RD	AVE	1940	6Z	
1911008A	1690	33RD	AVE	1941	6Z	
1910023	1691	33RD	AVE	1940	6Z	
2017040	1706	33RD	AVE	1941	6Z	
2016002	1707	33RD	AVE	1940	6Z	
2017039	1710	33RD	AVE	1940	6Z	
2016003	1711	33RD	AVE	1940	6Z	
2017038	1714	33RD	AVE	1940	6Z	
2016004	1715	33RD	AVE	1940	6Z	
2017037	1718	33RD	AVE	1940	6Z	
2016005	1719	33RD	AVE	1940	3S	
2017036	1722	33RD	AVE	1940	6Z	
2016006	1723	33RD	AVE	1940	6Z	
2017035	1726	33RD	AVE	1940	6Z	
2016007	1727	33RD	AVE	1940	6Z	
2017034	1730	33RD	AVE	1940	6Z	
2016008	1731	33RD	AVE	1940	6Z	
2017033	1734	33RD	AVE	1940	6Z	
2016009	1735	33RD	AVE	1940	6Z	
2017032	1738	33RD	AVE	1940	6Z	
2016010	1739	33RD	AVE	1940	6Z	
2017031	1742	33RD	AVE	1940	6Z	
2016011	1743	33RD	AVE	1940	6Z	
2017030	1746	33RD	AVE	1940	6Z	
2016012	1747	33RD	AVE	1940	6Z	
2017029	1750	33RD	AVE	1940	6Z	
2016013	1751	33RD	AVE	1940	6Z	
2017028	1754	33RD	AVE	1940	6Z	
2016014	1755	33RD	AVE	1940	6Z	
2017027	1758	33RD	AVE	1940	6Z	
2016015	1759	33RD	AVE	1940	6Z	
2017026	1762	33RD	AVE	1940	6Z	
2016016	1763	33RD	AVE	1940	6Z	
2017025	1766	33RD	AVE	1940	6Z	
2016017	1767	33RD	AVE	1940	6Z	
2017024	1770	33RD	AVE	1940	6Z	
2016018	1771	33RD	AVE	1940	6Z	
2017023	1774	33RD	AVE	1940	6Z	
2016019	1775	33RD	AVE	1940	6Z	
2017022	1778	33RD	AVE	1950	6Z	
2016020	1779	33RD	AVE	1940	6Z	

APN	Street #	Name	Suffix	Built	CHRSC	Historic District
2016021	1783	33RD	AVE	1940	6Z	
2016022	1787	33RD	AVE	1940	3CS	
2016023	1791	33RD	AVE	1940	6Z	
2070002	1807	33RD	AVE	1941	6Z	
2070003	1811	33RD	AVE	1941	6Z	
2070004	1815	33RD	AVE	1941	6Z	
2069004C	1818	33RD	AVE	1941	6Z	
2070005	1819	33RD	AVE	1941	6Z	
2069004B	1822	33RD	AVE	1941	6Z	
2070006	1823	33RD	AVE	1941	6Z	
2069004A	1826	33RD	AVE	1941	6Z	
2070007	1827	33RD	AVE	1941	6Z	
2069004	1830	33RD	AVE	1941	6Z	
2070008	1831	33RD	AVE	1941	6Z	
2069003C	1834	33RD	AVE	1941	6Z	
2070009	1835	33RD	AVE	1941	6Z	
2069003B	1838	33RD	AVE	1941	6Z	
2070010	1839	33RD	AVE	1941	6Z	
2069003A	1842	33RD	AVE	1941	6Z	
2070011	1843	33RD	AVE	1941	6Z	
2069003	1846	33RD	AVE	1941	6Z	
2070012	1847	33RD	AVE	1941	6Z	
2069002M	1850	33RD	AVE	1941	6Z	
2070013	1851	33RD	AVE	1919		
2069002L	1854	33RD	AVE	1941	6Z	
2070014	1855	33RD	AVE	1941	6Z	
2069002K	1858	33RD	AVE	1941	6Z	
2070015	1859	33RD	AVE	1941	6Z	
2069002J	1862	33RD	AVE	1941	6Z	
2070016	1863	33RD	AVE	1941	6Z	
2069002I	1866	33RD	AVE	1941	6Z	
2070017	1867	33RD	AVE	1941	6Z	
2069002H	1870	33RD	AVE	1941	3S	
2070018	1871	33RD	AVE	1941	6Z	
2069002G	1874	33RD	AVE	1941	6Z	
2070019	1875	33RD	AVE	1941	6Z	
2069002F	1878	33RD	AVE	1941	6Z	
2070020	1879	33RD	AVE	1941	6Z	
2069002E	1882	33RD	AVE	1941	6Z	
2070021	1883	33RD	AVE	1941	6Z	
2069002D	1886	33RD	AVE	1941	6Z	
2070022	1887	33RD	AVE	1941	6Z	
2069002C	1890	33RD	AVE	1941	6Z	
2070023	1891	33RD	AVE	1941	6Z	
2102034	1900	33RD	AVE	1942	6Z	
2101001	1901	33RD	AVE	1943	6Z	
2102033	1906	33RD	AVE	1942	6Z	
2101002	1907	33RD	AVE	1942	6Z	
2102032	1910	33RD	AVE	1942	6Z	
2101003	1911	33RD	AVE	1942	6Z	
2102031	1914	33RD	AVE	1942	6Z	
2101004	1915	33RD	AVE	1942	6Z	

APN	Street #	Name	Suffix	Built	CHRSC	Historic District
2102030	1918	33RD	AVE	1942	6Z	
2101005	1919	33RD	AVE	1942	6Z	
2102029	1922	33RD	AVE	1942	6Z	
2101006	1923	33RD	AVE	1942	6Z	
2102028	1926	33RD	AVE	1942	6Z	
2101007	1927	33RD	AVE	1942	6Z	
2102027	1930	33RD	AVE	1942	6Z	
2101008	1931	33RD	AVE	1942	6Z	
2102026	1934	33RD	AVE	1945	6Z	
2101009	1935	33RD	AVE	1942	6Z	
2102025	1938	33RD	AVE	1945	6Z	
2101010	1939	33RD	AVE	1942	6Z	
2102024	1942	33RD	AVE	1945	6Z	
2101011	1943	33RD	AVE	1942	6Z	
2102023	1946	33RD	AVE	1942	6Z	
2101012	1947	33RD	AVE	1942	6Z	
2102022	1950	33RD	AVE	1942	6Z	
2101013	1951	33RD	AVE	1942	6Z	
2102021E	1954	33RD	AVE	1942	6Z	
2101014	1955	33RD	AVE	1942	6Z	
2102021D	1958	33RD	AVE	1942	6Z	
2101015	1959	33RD	AVE	1942	6Z	
2102021C	1962	33RD	AVE	1942	6Z	
2101016	1963	33RD	AVE	1942	6Z	
2102021B	1966	33RD	AVE	1942	6Z	
2101017	1967	33RD	AVE	1942	6Z	
2102021A	1970	33RD	AVE	1942	6Z	
2101018	1971	33RD	AVE	1942	6Z	
2102021	1974	33RD	AVE	1942	6Z	
2101019	1975	33RD	AVE	1942	6Z	
2102020	1978	33RD	AVE	1942	6Z	
2101020	1979	33RD	AVE	1942	6Z	
2102019E	1982	33RD	AVE	1942	6Z	
2101021	1983	33RD	AVE	1942	6Z	
2102019D	1986	33RD	AVE	1942	6Z	
2101022	1987	33RD	AVE	1942	6Z	
2102019C	1990	33RD	AVE	1942	6Z	
2101023	1991	33RD	AVE	1942	6Z	
2102019B	1994	33RD	AVE	1943	6Z	
2101024	1995	33RD	AVE	1946	6Z	
2152041	2000	33RD	AVE	1946	6Z	
2152040	2006	33RD	AVE	1946	6Z	
2153002	2007	33RD	AVE	1947	6Z	
2152039	2010	33RD	AVE	1946	6Z	
2153003	2011	33RD	AVE	1947	6Z	
2152038	2014	33RD	AVE	1946	6Z	
2153004	2015	33RD	AVE	1947	6Z	
2152037	2018	33RD	AVE	1946	6Z	
2153005	2019	33RD	AVE	1947	6Z	
2152036	2022	33RD	AVE	1946	6Z	
2153006	2023	33RD	AVE	1947	6Z	
2152035	2026	33RD	AVE	1946	6Z	

APN	Street #	Name	Suffix	Built	CHRSC	Historic District
2153007	2027	33RD	AVE	1947	6Z	
2152034	2030	33RD	AVE	1946	6Z	
2153008	2031	33RD	AVE	1947	6Z	
2152033	2034	33RD	AVE	1946	6Z	
2153009	2035	33RD	AVE	1947	6Z	
2152032	2038	33RD	AVE	1946	6Z	
2153010	2039	33RD	AVE	1947	6Z	
2152031	2042	33RD	AVE	1946	6Z	
2153011	2043	33RD	AVE	1947	6Z	
2152030	2046	33RD	AVE	1946	6Z	
2153012	2047	33RD	AVE	1947	6Z	
2152029	2050	33RD	AVE	1946	6Z	
2153013	2051	33RD	AVE	1954		
2152028	2054	33RD	AVE	1946	6Z	
2153014	2055	33RD	AVE	1954		
2152027	2058	33RD	AVE	1946	6Z	
2153015	2059	33RD	AVE	1954		
2152026	2062	33RD	AVE	1946	6Z	
2153016	2063	33RD	AVE	1954		
2152025	2066	33RD	AVE	1946	6Z	
2153017	2067	33RD	AVE	1954		
2152024	2070	33RD	AVE	1946	6Z	
2153018	2071	33RD	AVE	1954		
2152023	2074	33RD	AVE	1946	6Z	
2153019	2075	33RD	AVE	1954		
2152022	2078	33RD	AVE	1946	6Z	
2153020	2079	33RD	AVE	1954		
2152021L	2082	33RD	AVE	1946	6Z	
2153021	2083	33RD	AVE	1954		
2152021K	2086	33RD	AVE	1946	6Z	
2153022	2087	33RD	AVE	1954		
2152021J	2090	33RD	AVE	1946	6Z	
2153023	2091	33RD	AVE	1954		
2153024	2095	33RD	AVE	1954		
2184001	2101	33RD	AVE	1953		
2185045	2106	33RD	AVE	1937	6Z	
2184001A	2107	33RD	AVE	1945	6Z	
2185044	2110	33RD	AVE	1937	6Z	
2184001B	2111	33RD	AVE	1945	6Z	
2184001C	2115	33RD	AVE	1945	6Z	
2185043	2116	33RD	AVE	1937	6Z	
2185042	2118	33RD	AVE	1937	6Z	
2184002	2119	33RD	AVE	1945	6Z	
2185041	2122	33RD	AVE	1937	6Z	
2184003	2123	33RD	AVE	1945	6Z	
2185040	2126	33RD	AVE	1937	6Z	
2184004	2127	33RD	AVE	1945	6Z	
2185039	2130	33RD	AVE	1937	6Z	
2184005	2131	33RD	AVE	1945	6Z	
2185038	2134	33RD	AVE	1936	3CS	
2184006	2135	33RD	AVE	1945	6Z	
2185037	2138	33RD	AVE	1936	6Z	

APN	Street #	Name	Suffix	Built	CHRSC	Historic District
2184007	2139	33RD	AVE	1945	6Z	
2185036	2142	33RD	AVE	1936	6Z	
2184008	2143	33RD	AVE	1945	6Z	
2185035	2146	33RD	AVE	1936	6Z	
2184009	2147	33RD	AVE	1945	6Z	
2185034	2150	33RD	AVE	1936	6Z	
2184010	2151	33RD	AVE	1949	6Z	
2185033	2154	33RD	AVE	1936	6Z	
2184011	2155	33RD	AVE	1949	6Z	
2185032	2158	33RD	AVE	1936	6Z	
2184011A	2159	33RD	AVE	1949	6Z	
2185031	2162	33RD	AVE	1936	6Z	
2184012	2163	33RD	AVE	1940	6Z	
2185030	2166	33RD	AVE	1936	6Z	
2184013	2167	33RD	AVE	1940	6Z	
2185029	2170	33RD	AVE	1936	3CS	
2184014	2171	33RD	AVE	1939	6Z	
2185028	2174	33RD	AVE	1936	6Z	
2184015	2175	33RD	AVE	1939	6Z	
2185027	2178	33RD	AVE	1936	6Z	
2184016	2179	33RD	AVE	1939	6Z	
2185026A	2182	33RD	AVE	1936	6Z	
2184017	2183	33RD	AVE	1938	6Z	
2185026	2186	33RD	AVE	1936	6Z	
2184018	2187	33RD	AVE	1938	6Z	
2185025	2190	33RD	AVE	1936	6Z	
2184019	2191	33RD	AVE	1939	6Z	
2316001	2201	33RD	AVE	1931	3D	Mediterranean Revival Tracts Historic District
2317033	2206	33RD	AVE	1947	6Z	
2316001A	2207	33RD	AVE	1931	3D	Mediterranean Revival Tracts Historic District
2317032	2210	33RD	AVE	1936	6Z	
2316001B	2211	33RD	AVE	1936	6Z	
2317031	2214	33RD	AVE	1936	6Z	
2316001C	2215	33RD	AVE	1936	6Z	
2317030	2218	33RD	AVE	1936	6Z	
2316001D	2219	33RD	AVE	1936	6Z	
2317029	2222	33RD	AVE	1939	6Z	
2316001E	2223	33RD	AVE	1936	6Z	
2317028	2226	33RD	AVE	1939	6Z	
2316001F	2227	33RD	AVE	1937	6Z	
2317027A	2230	33RD	AVE	1952		
2316001P	2231	33RD	AVE	1936	6Z	
2317027	2234	33RD	AVE	1952		
2316002	2237	33RD	AVE	1938	3S	
2317026	2238	33RD	AVE	1938	6Z	
2316002A	2241	33RD	AVE	1938	6Z	
2317025	2242	33RD	AVE	1939	6Z	
2316002B	2245	33RD	AVE	1938	3S	
2317024	2246	33RD	AVE	1946	6Z	
2316002C	2249	33RD	AVE	1938	6Z	
2317023	2250	33RD	AVE	1946	6Z	
2316002D	2253	33RD	AVE	1939	3S	

APN	Street #	Name	Suffix	Built	CHRSC	Historic District
2317022	2254	33RD	AVE	1940	6Z	
2316002E	2257	33RD	AVE	1938	6Z	
2317021	2258	33RD	AVE	1939	6Z	
2316002F	2261	33RD	AVE	1938	6Z	
2317020	2262	33RD	AVE	1934	6Z	
2316002G	2265	33RD	AVE	1938	6Z	
2317019	2266	33RD	AVE	1935	6Z	
2316002H	2269	33RD	AVE	1947	6Z	
2317018	2270	33RD	AVE	1940	3CS	
2316002I	2273	33RD	AVE	1947	6Z	
2317017	2274	33RD	AVE	1948	6Z	
2316003	2277	33RD	AVE	1948	6Z	
2317016L	2278	33RD	AVE	1928	6Z	
2316004	2281	33RD	AVE	1948	6Z	
2317016K	2282	33RD	AVE	1928	6Z	
2317016J	2294	33RD	AVE	1927	6Z	
1879008E	1500	34TH	AVE	1936	6Z	
1880001	1501	34TH	AVE	1933	3B	Picturesque Period Revival Tracts Historic District
1880002	1505	34TH	AVE	1933	3B	Picturesque Period Revival Tracts Historic District
1879008D	1506	34TH	AVE	1936	6Z	
1879008C	1510	34TH	AVE	1936	6Z	
1880003	1511	34TH	AVE	1933	3B	Picturesque Period Revival Tracts Historic District
1879008B	1514	34TH	AVE	1936	6Z	
1880004	1515	34TH	AVE	1933	3B	Picturesque Period Revival Tracts Historic District
1879008A	1518	34TH	AVE	1935	6Z	
1880005	1519	34TH	AVE	1933	3D	Picturesque Period Revival Tracts Historic District
1879008	1522	34TH	AVE	1935	6Z	
1880006	1525	34TH	AVE	1933	3B	Picturesque Period Revival Tracts Historic District
1879007	1526	34TH	AVE	1941	6Z	
1880007	1529	34TH	AVE	1933	3B	Picturesque Period Revival Tracts Historic District
1879006B	1530	34TH	AVE	1940	6Z	
1880008	1533	34TH	AVE	1933	3B	Picturesque Period Revival Tracts Historic District
1879006C	1534	34TH	AVE	1940	6Z	
1880009	1537	34TH	AVE	1933	3B	Picturesque Period Revival Tracts Historic District
1879006A	1538	34TH	AVE	1940	6Z	
1879006D	1542	34TH	AVE	1941	3CS	
1880010	1543	34TH	AVE	1933	3B	Picturesque Period Revival Tracts Historic District
1879006	1546	34TH	AVE	1940	6Z	
1880011	1547	34TH	AVE	1933	3B	Picturesque Period Revival Tracts Historic District
1879005	1550	34TH	AVE	1940	6Z	
1880012	1551	34TH	AVE	1933	3B	Picturesque Period Revival Tracts Historic District
1879004A	1554	34TH	AVE	1941	6Z	
1880013	1555	34TH	AVE	1933	3B	Picturesque Period Revival Tracts Historic District
1879004	1558	34TH	AVE	1941	6Z	
1880014	1561	34TH	AVE	1933	3B	Picturesque Period Revival Tracts Historic District
1879003	1562	34TH	AVE	1941	6Z	
1880015	1565	34TH	AVE	1933	3B	Picturesque Period Revival Tracts Historic District
1879002C	1566	34TH	AVE	1941	6Z	
1880016	1569	34TH	AVE	1933	3B	Picturesque Period Revival Tracts Historic District
1879002B	1570	34TH	AVE	1941	6Z	
1880017	1573	34TH	AVE	1933	3B	Picturesque Period Revival Tracts Historic District
1879002A	1574	34TH	AVE	1941	6Z	

APN	Street #	Name	Suffix	Built	CHRSC	Historic District
1880018	1577	34TH	AVE	1933	3B	Picturesque Period Revival Tracts Historic District
1879002E	1578	34TH	AVE	1941	6Z	
1880019	1581	34TH	AVE	1933	3B	Picturesque Period Revival Tracts Historic District
1879002D	1582	34TH	AVE	1941	6Z	
1879002F	1586	34TH	AVE	1941	6Z	
1880020	1587	34TH	AVE	1933	3B	Picturesque Period Revival Tracts Historic District
1879002	1590	34TH	AVE	1937	6Z	
1880021	1591	34TH	AVE	1933	3B	Picturesque Period Revival Tracts Historic District
1879002H	1598	34TH	AVE	1933	6Z	
1880022	1599	34TH	AVE	1933	3B	Picturesque Period Revival Tracts Historic District
1909001	1601	34TH	AVE	1941	6Z	
1910050	1606	34TH	AVE	1940	6Z	
1909001A	1607	34TH	AVE	1941	6Z	
1910049	1610	34TH	AVE	1940	6Z	
1909002	1611	34TH	AVE	1941	6Z	
1910048	1614	34TH	AVE	1940	6Z	
1909003	1615	34TH	AVE	1940	6Z	
1910047	1618	34TH	AVE	1940	6Z	
1909004	1619	34TH	AVE	1940	6Z	
1910046	1622	34TH	AVE	1940	6Z	
1909004A	1623	34TH	AVE	1940	6Z	
1910045	1626	34TH	AVE	1940	6Z	
1909005	1627	34TH	AVE	1940	6Z	
1910044	1630	34TH	AVE	1940	6Z	
1909006	1631	34TH	AVE	1940	6Z	
1910043	1634	34TH	AVE	1940	6Z	
1909007	1635	34TH	AVE	1940	6Z	
1910042	1638	34TH	AVE	1940	6Z	
1909008	1639	34TH	AVE	1940	6Z	
1910041	1642	34TH	AVE	1940	6Z	
1909009	1643	34TH	AVE	1940	6Z	
1910040	1646	34TH	AVE	1940	6Z	
1909010	1647	34TH	AVE	1940	6Z	
1910039	1650	34TH	AVE	1940	6Z	
1909011	1651	34TH	AVE	1940	6Z	
1910038	1654	34TH	AVE	1940	6Z	
1909012	1655	34TH	AVE	1940	6Z	
1910037	1658	34TH	AVE	1940	6Z	
1909013	1659	34TH	AVE	1941	6Z	
1910036	1662	34TH	AVE	1940	6Z	
1909014	1663	34TH	AVE	1941	6Z	
1910035	1666	34TH	AVE	1940	3CS	
1909015	1667	34TH	AVE	1940	6Z	
1910034	1670	34TH	AVE	1940	6Z	
1909015A	1671	34TH	AVE	1940	3S	
1910033	1674	34TH	AVE	1940	6Z	
1909015B	1675	34TH	AVE	1940	6Z	
1910032	1678	34TH	AVE	1940	6Z	
1909015C	1679	34TH	AVE	1940	6Z	
1910031	1682	34TH	AVE	1940	6Z	
1909015D	1683	34TH	AVE	1940	6Z	
1910030	1686	34TH	AVE	1940	6Z	

APN	Street #	Name	Suffix	Built	CHRSC	Historic District
1909015E	1687	34TH	AVE	1940	6Z	
1910029	1690	34TH	AVE	1940	6Z	
1909015F	1691	34TH	AVE	1940	6Z	
2015001	1701	34TH	AVE	1940	6Z	
2016050	1706	34TH	AVE	1940	6Z	
2015001A	1709	34TH	AVE	1940	6Z	
2016049	1710	34TH	AVE	1940	6Z	
2016048	1714	34TH	AVE	1940	6Z	
2015001B	1715	34TH	AVE	1940	6Z	
2016047	1718	34TH	AVE	1940	6Z	
2015002	1719	34TH	AVE	1940	6Z	
2016046	1722	34TH	AVE	1940	6Z	
2015003	1723	34TH	AVE	1940	6Z	
2016045	1726	34TH	AVE	1940	6Z	
2015004	1727	34TH	AVE	1940	6Z	
2016044	1730	34TH	AVE	1940	6Z	
2015005	1731	34TH	AVE	1940	6Z	
2016043	1734	34TH	AVE	1940	6Z	
2015006	1735	34TH	AVE	1940	6Z	
2016042	1738	34TH	AVE	1940	6Z	
2015007	1739	34TH	AVE	1941	6Z	
2016041	1742	34TH	AVE	1940	6Z	
2015008	1743	34TH	AVE	1940	6Z	
2016040	1746	34TH	AVE	1940	6Z	
2015009	1747	34TH	AVE	1940	6Z	
2016039	1750	34TH	AVE	1940	6Z	
2015009A	1751	34TH	AVE	1940	6Z	
2016038	1754	34TH	AVE	1940	6Z	
2015010	1755	34TH	AVE	1940	6Z	
2016037	1758	34TH	AVE	1940	6Z	
2015011	1759	34TH	AVE	1940	6Z	
2016036	1762	34TH	AVE	1940	6Z	
2015011A	1763	34TH	AVE	1940	6Z	
2016035	1766	34TH	AVE	1940	6Z	
2015012	1767	34TH	AVE	1949	6Z	
2016034	1770	34TH	AVE	1940	6Z	
2015012A	1771	34TH	AVE	1948	6Z	
2016033	1774	34TH	AVE	1940	6Z	
2015013	1775	34TH	AVE	1948	6Z	
2016032	1778	34TH	AVE	1940	6Z	
2015014	1779	34TH	AVE	1941	6Z	
2016031	1782	34TH	AVE	1940	6Z	
2016030	1786	34TH	AVE	1940	6Z	
2016029	1790	34TH	AVE	1940	6Z	
2070051	1806	34TH	AVE	1941	6Z	
2070050	1810	34TH	AVE	1941	6Z	
2071001	1811	34TH	AVE	1957		
2070049	1814	34TH	AVE	1941	6Z	
2070048	1818	34TH	AVE	1941	6Z	
2071002	1819	34TH	AVE	1941	6Z	
2070047	1822	34TH	AVE	1941	6Z	
2071002A	1823	34TH	AVE	1941	6Z	

APN	Street #	Name	Suffix	Built	CHRSC	Historic District
2070046	1826	34TH	AVE	1941	6Z	
2071002B	1827	34TH	AVE	1941	6Z	
2070045	1830	34TH	AVE	1941	6Z	
2071002C	1831	34TH	AVE	1941	6Z	
2070044	1834	34TH	AVE	1941	6Z	
2071002D	1835	34TH	AVE	1941	6Z	
2070043	1838	34TH	AVE	1941	6Z	
2071002E	1839	34TH	AVE	1941	6Z	
2070042	1842	34TH	AVE	1941	6Z	
2071002F	1843	34TH	AVE	1941	6Z	
2070041	1846	34TH	AVE	1941	6Z	
2071002G	1847	34TH	AVE	1941	6Z	
2070040	1850	34TH	AVE	1941	6Z	
2071003	1851	34TH	AVE	1941	6Z	
2070039	1854	34TH	AVE	1941	6Z	
2071003B	1855	34TH	AVE	1941	6Z	
2070038	1858	34TH	AVE	1941	6Z	
2071003C	1859	34TH	AVE	1941	6Z	
2070037	1862	34TH	AVE	1941	6Z	
2071004	1863	34TH	AVE	1941	6Z	
2070036	1866	34TH	AVE	1941	6Z	
2071005	1867	34TH	AVE	1941	6Z	
2070035	1870	34TH	AVE	1941	6Z	
2071006	1871	34TH	AVE	1941	6Z	
2070034	1874	34TH	AVE	1941	6Z	
2071007	1875	34TH	AVE	1941	6Z	
2070033	1878	34TH	AVE	1941	6Z	
2071008	1879	34TH	AVE	1941	6Z	
2070032	1882	34TH	AVE	1941	6Z	
2071009	1883	34TH	AVE	1941	6Z	
2070031	1886	34TH	AVE	1941	6Z	
2071009A	1887	34TH	AVE	1941	6Z	
2070030	1890	34TH	AVE	1941	6Z	
2071010	1891	34TH	AVE	1941	6Z	
2101052	1900	34TH	AVE	1943	6Z	
2100001	1901	34TH	AVE	1943	6Z	
2101051	1906	34TH	AVE	1942	6Z	
2100001A	1907	34TH	AVE	1943	6Z	
2101050	1910	34TH	AVE	1942	6Z	
2100001B	1911	34TH	AVE	1943	6Z	
2101049	1914	34TH	AVE	1942	6Z	
2100001C	1915	34TH	AVE	1943	6Z	
2101048	1918	34TH	AVE	1942	6Z	
2100002	1919	34TH	AVE	1943	6Z	
2101047	1922	34TH	AVE	1942	6Z	
2100002A	1923	34TH	AVE	1943	6Z	
2101046	1926	34TH	AVE	1942	6Z	
2100002B	1927	34TH	AVE	1943	6Z	
2101045	1930	34TH	AVE	1942	6Z	
2100002C	1931	34TH	AVE	1943	6Z	
2101044	1934	34TH	AVE	1942	6Z	
2100003	1935	34TH	AVE	1943	6Z	

APN	Street #	Name	Suffix	Built	CHRSC	Historic District
2101043	1938	34TH	AVE	1942	6Z	
2100004	1939	34TH	AVE	1943	6Z	
2101042	1942	34TH	AVE	1942	6Z	
2100004A	1943	34TH	AVE	1943	6Z	
2101041	1946	34TH	AVE	1942	6Z	
2100005	1947	34TH	AVE	1943	6Z	
2101040	1950	34TH	AVE	1942	6Z	
2100005A	1951	34TH	AVE	1943	6Z	
2101039	1954	34TH	AVE	1942	6Z	
2100006	1955	34TH	AVE	1943	6Z	
2101038	1958	34TH	AVE	1942	6Z	
2100006A	1959	34TH	AVE	1943	6Z	
2101037	1962	34TH	AVE	1942	6Z	
2100006B	1963	34TH	AVE	1943	6Z	
2101036	1966	34TH	AVE	1942	6Z	
2100006C	1967	34TH	AVE	1943	6Z	
2101035	1970	34TH	AVE	1942	6Z	
2100007	1971	34TH	AVE	1943	6Z	
2101034	1974	34TH	AVE	1942	6Z	
2100008	1975	34TH	AVE	1943	6Z	
2101033	1978	34TH	AVE	1942	6Z	
2100009	1979	34TH	AVE	1943	6Z	
2101032	1982	34TH	AVE	1942	6Z	
2100010	1983	34TH	AVE	1943	6Z	
2101031	1986	34TH	AVE	1942	6Z	
2100010A	1987	34TH	AVE	1943	6Z	
2101030	1990	34TH	AVE	1942	6Z	
2100010B	1991	34TH	AVE	1943	6Z	
2101029	1994	34TH	AVE	1946	6Z	
2100010C	1995	34TH	AVE	1949	6Z	
2153051	2000	34TH	AVE	1947	6Z	
2153050	2006	34TH	AVE	1948	6Z	
2153049	2010	34TH	AVE	1948	6Z	
2153048	2014	34TH	AVE	1948	6Z	
2153047	2018	34TH	AVE	1949	6Z	
2153046	2022	34TH	AVE	1949	6Z	
2153045	2026	34TH	AVE	1949	6Z	
2153044	2030	34TH	AVE	1949	6Z	
2153043	2034	34TH	AVE	1950	6Z	
2153042	2038	34TH	AVE	1950	6Z	
2153041	2042	34TH	AVE	1950	6Z	
2153040	2046	34TH	AVE	1950	6Z	
2153039	2050	34TH	AVE	1950	6Z	
2153038	2054	34TH	AVE	1950	6Z	
2153037	2058	34TH	AVE	1950	6Z	
2153036	2062	34TH	AVE	1950	6Z	
2153035	2066	34TH	AVE	1950	6Z	
2153034	2070	34TH	AVE	1951		
2153033	2074	34TH	AVE	1950	6Z	
2153032	2078	34TH	AVE	1956		
2153031	2082	34TH	AVE	1955		
2153030	2086	34TH	AVE	1956		

APN	Street #	Name	Suffix	Built	CHRSC	Historic District
2153057	2090	34TH	AVE	1957		
2184040A	2100	34TH	AVE	1956		
2184040	2106	34TH	AVE	1943	6Z	
2183001A	2107	34TH	AVE	1940	6Z	
2184039A	2110	34TH	AVE	1943	6Z	
2183001B	2111	34TH	AVE	1940	6Z	
2184039	2114	34TH	AVE	1943	6Z	
2183001C	2115	34TH	AVE	1940	6Z	
2184038A	2118	34TH	AVE	1946	6Z	
2183002	2119	34TH	AVE	1940	6Z	
2184038	2122	34TH	AVE	1941	6Z	
2183002A	2123	34TH	AVE	1940	6Z	
2184037	2126	34TH	AVE	1945	6Z	
2183002B	2127	34TH	AVE	1940	6Z	
2184036	2130	34TH	AVE	1941	6Z	
2183002C	2131	34TH	AVE	1940	6Z	
2184035A	2134	34TH	AVE	1940	6Z	
2183002D	2135	34TH	AVE	1940	6Z	
2184035	2138	34TH	AVE	1940	6Z	
2183002E	2139	34TH	AVE	1940	6Z	
2184034	2142	34TH	AVE	1948	6Z	
2183003	2143	34TH	AVE	1940	6Z	
2184033A	2146	34TH	AVE	1940	6Z	
2183004	2147	34TH	AVE	1941	6Z	
2184033	2150	34TH	AVE	1950	6Z	
2183004A	2151	34TH	AVE	1941	6Z	
2184032	2154	34TH	AVE	1940	6Z	
2183005	2155	34TH	AVE	1946	6Z	
2184031	2158	34TH	AVE	1941	6Z	
2183006	2159	34TH	AVE	1946	6Z	
2184030	2162	34TH	AVE	1940	6Z	
2183006A	2163	34TH	AVE	1946	6Z	
2184029	2166	34TH	AVE	1940	6Z	
2183007	2167	34TH	AVE	1940	6Z	
2184028	2170	34TH	AVE	1940	6Z	
2183008	2171	34TH	AVE	1940	6Z	
2184027	2174	34TH	AVE	1940	6Z	
2183008B	2175	34TH	AVE	1940	6Z	
2184026	2178	34TH	AVE	1948	6Z	
2183008A	2179	34TH	AVE	1940	6Z	
2184025A	2182	34TH	AVE	1948	6Z	
2183009	2183	34TH	AVE	1952		
2184025	2186	34TH	AVE	1948	6Z	
2183009A	2187	34TH	AVE	1952		
2184024	2190	34TH	AVE	1948	6Z	
2183009B	2191	34TH	AVE	1952		
2184023	2194	34TH	AVE	1952		
2183009C	2195	34TH	AVE	1952		
2316001M	2200	34TH	AVE	1938	3D	Picturesque Period Revival Tracts Historic District
2315001	2201	34TH	AVE	1952		
2315001A	2205	34TH	AVE	1939	6Z	
2316001L	2206	34TH	AVE	1938	3D	Picturesque Period Revival Tracts Historic District

APN	Street #	Name	Suffix	Built	CHRSC	Historic District
2315001B	2209	34TH	AVE	1939	6Z	
2316001K	2210	34TH	AVE	1938	3D	Picturesque Period Revival Tracts Historic District
2316001J	2214	34TH	AVE	1938	3B	Picturesque Period Revival Tracts Historic District
2315001C	2215	34TH	AVE	1939	6Z	
2316001I	2218	34TH	AVE	1938	3D	Picturesque Period Revival Tracts Historic District
2315002	2219	34TH	AVE	1939	6Z	
2316001H	2222	34TH	AVE	1938	3D	Picturesque Period Revival Tracts Historic District
2315003	2223	34TH	AVE	1939	6Z	
2316001G	2226	34TH	AVE	1938	3D	Picturesque Period Revival Tracts Historic District
2315004	2227	34TH	AVE	1938	3S	
2316002T	2230	34TH	AVE	1938	3B	Picturesque Period Revival Tracts Historic District
2315005	2231	34TH	AVE	1938	6Z	
2316002S	2234	34TH	AVE	1938	3D	Picturesque Period Revival Tracts Historic District
2315006	2235	34TH	AVE	1938	6Z	
2316002R	2238	34TH	AVE	1938	3D	Picturesque Period Revival Tracts Historic District
2315006A	2239	34TH	AVE	1938	6Z	
2316002Q	2242	34TH	AVE	1938	3B	Picturesque Period Revival Tracts Historic District
2315006B	2243	34TH	AVE	1938	6Z	
2316002P	2246	34TH	AVE	1938	3D	Picturesque Period Revival Tracts Historic District
2315007	2247	34TH	AVE	1938	3S	
2316002O	2250	34TH	AVE	1938	3B	Picturesque Period Revival Tracts Historic District
2315007A	2251	34TH	AVE	1938	6Z	
2316002N	2254	34TH	AVE	1938	3D	Picturesque Period Revival Tracts Historic District
2315008	2255	34TH	AVE	1938	6Z	
2316002M	2258	34TH	AVE	1938	3B	Picturesque Period Revival Tracts Historic District
2315008A	2259	34TH	AVE	1938	6Z	
2316002L	2262	34TH	AVE	1938	3D	Picturesque Period Revival Tracts Historic District
2315009	2263	34TH	AVE	1938	6Z	
2316002K	2266	34TH	AVE	1938	3B	Picturesque Period Revival Tracts Historic District
2315010	2267	34TH	AVE	1937	6Z	
2316002J	2270	34TH	AVE	1949	6Z	
2315011	2271	34TH	AVE	1937	6Z	
2316014	2274	34TH	AVE	1949	6Z	
2315011A	2275	34TH	AVE	1937	6Z	
2316013	2278	34TH	AVE	1949	6Z	
2315011B	2279	34TH	AVE	1937	6Z	
2316012A	2282	34TH	AVE	1949	6Z	
2315012	2283	34TH	AVE	1947	6Z	
2315012A	2287	34TH	AVE	1947	6Z	
2316012	2290	34TH	AVE	1949	6Z	
2315012B	2291	34TH	AVE	1947	6Z	
1880045	1500	35TH	AVE	1933	3B	Picturesque Period Revival Tracts Historic District
1881001	1501	35TH	AVE	1932	6Z	Picturesque Period Revival Tracts Historic District
1880044	1506	35TH	AVE	1933	3B	Picturesque Period Revival Tracts Historic District
1881002	1507	35TH	AVE	1932	3B	Picturesque Period Revival Tracts Historic District
1880043	1510	35TH	AVE	1933	3B	Picturesque Period Revival Tracts Historic District
1881003	1511	35TH	AVE	1932	3B	Picturesque Period Revival Tracts Historic District
1880042	1516	35TH	AVE	1933	6Z	Picturesque Period Revival Tracts Historic District
1881004	1517	35TH	AVE	1932	3B	Picturesque Period Revival Tracts Historic District
1880041	1520	35TH	AVE	1932	3D	Picturesque Period Revival Tracts Historic District
1881005	1521	35TH	AVE	1932	3B	Picturesque Period Revival Tracts Historic District
1880040	1526	35TH	AVE	1932	3B	Picturesque Period Revival Tracts Historic District

APN	Street #	Name	Suffix	Built	CHRSC	Historic District
1881006	1527	35TH	AVE	1932	3D	Picturesque Period Revival Tracts Historic District
1880039	1530	35TH	AVE	1932	3B	Picturesque Period Revival Tracts Historic District
1881007	1531	35TH	AVE	1932	3B	Picturesque Period Revival Tracts Historic District
1880038	1534	35TH	AVE	1932	3B	Picturesque Period Revival Tracts Historic District
1881008	1535	35TH	AVE	1932	3B	Picturesque Period Revival Tracts Historic District
1880037	1538	35TH	AVE	1932	6Z	Picturesque Period Revival Tracts Historic District
1881009	1539	35TH	AVE	1932	3B	Picturesque Period Revival Tracts Historic District
1880036	1544	35TH	AVE	1932	3B	Picturesque Period Revival Tracts Historic District
1881010	1545	35TH	AVE	1932	3B	Picturesque Period Revival Tracts Historic District
1880035	1548	35TH	AVE	1932	3B	Picturesque Period Revival Tracts Historic District
1881011	1549	35TH	AVE	1932	3B	Picturesque Period Revival Tracts Historic District
1880034	1552	35TH	AVE	1932	3B	Picturesque Period Revival Tracts Historic District
1881012	1553	35TH	AVE	1932	3B	Picturesque Period Revival Tracts Historic District
1880033	1556	35TH	AVE	1932	3B	Picturesque Period Revival Tracts Historic District
1881013	1557	35TH	AVE	1932	3B	Picturesque Period Revival Tracts Historic District
1880032	1562	35TH	AVE	1932	3B	Picturesque Period Revival Tracts Historic District
1881014	1563	35TH	AVE	1932	3B	Picturesque Period Revival Tracts Historic District
1880031	1566	35TH	AVE	1932	3D	Picturesque Period Revival Tracts Historic District
1881015	1567	35TH	AVE	1932	3B	Picturesque Period Revival Tracts Historic District
1880030	1570	35TH	AVE	1932	3B	Picturesque Period Revival Tracts Historic District
1881016	1571	35TH	AVE	1932	3B	Picturesque Period Revival Tracts Historic District
1880029	1574	35TH	AVE	1932	3B	Picturesque Period Revival Tracts Historic District
1881017	1575	35TH	AVE	1932	3B	Picturesque Period Revival Tracts Historic District
1880028	1578	35TH	AVE	1932	3B	Picturesque Period Revival Tracts Historic District
1881018	1579	35TH	AVE	1932	3B	Picturesque Period Revival Tracts Historic District
1880027	1582	35TH	AVE	1932	3B	Picturesque Period Revival Tracts Historic District
1881019	1583	35TH	AVE	1932	3B	Picturesque Period Revival Tracts Historic District
1880026	1586	35TH	AVE	1932	3B	Picturesque Period Revival Tracts Historic District
1881020	1587	35TH	AVE	1932	3B	Picturesque Period Revival Tracts Historic District
1880025	1590	35TH	AVE	1932	3B	Picturesque Period Revival Tracts Historic District
1881021	1591	35TH	AVE	1932	3B	Picturesque Period Revival Tracts Historic District
1880024	1594	35TH	AVE	1933	3B	Picturesque Period Revival Tracts Historic District
1881022	1599	35TH	AVE	1932	3B	Picturesque Period Revival Tracts Historic District
1908001	1601	35TH	AVE	1940	6Z	
1909035	1606	35TH	AVE	1940	6Z	
1908002	1607	35TH	AVE	0	6Z	
1909034	1610	35TH	AVE	1940	6Z	
1908003	1611	35TH	AVE	1940	6Z	
1909033	1614	35TH	AVE	1940	6Z	
1908004	1615	35TH	AVE	1940	6Z	
1909032	1618	35TH	AVE	1940	6Z	
1908005	1619	35TH	AVE	1940	3CS	
1909031	1622	35TH	AVE	1940	6Z	
1908006	1623	35TH	AVE	1940	6Z	
1909030	1626	35TH	AVE	1940	6Z	
1908007	1627	35TH	AVE	1940	6Z	
1909029	1630	35TH	AVE	1940	6Z	
1908008	1631	35TH	AVE	1940	6Z	
1909028	1634	35TH	AVE	1940	6Z	
1908009	1635	35TH	AVE	1940	6Z	
1909027	1638	35TH	AVE	1940	6Z	
1908010	1639	35TH	AVE	1940	6Z	

APN	Street #	Name	Suffix	Built	CHRSC	Historic District
1909026	1642	35TH	AVE	1940	6Z	
1908011	1643	35TH	AVE	1940	6Z	
1909025	1646	35TH	AVE	1940	6Z	
1908012	1647	35TH	AVE	1940	6Z	
1909024	1650	35TH	AVE	1940	6Z	
1908013	1651	35TH	AVE	1940	6Z	
1909023	1654	35TH	AVE	1940	6Z	
1908014	1655	35TH	AVE	1940	6Z	
1909022	1658	35TH	AVE	1940	6Z	
1908015	1659	35TH	AVE	1940	6Z	
1909021	1662	35TH	AVE	1940	6Z	
1908016	1663	35TH	AVE	1940	6Z	
1909020	1666	35TH	AVE	1945	6Z	
1908017	1667	35TH	AVE	1940	6Z	
1909019C	1670	35TH	AVE	1946	6Z	
1908018	1671	35TH	AVE	1940	6Z	
1909019B	1674	35TH	AVE	1946	6Z	
1908019	1675	35TH	AVE	1940	6Z	
1909019A	1678	35TH	AVE	1946	6Z	
1908020	1679	35TH	AVE	1940	6Z	
1909019	1682	35TH	AVE	1946	6Z	
1908021	1683	35TH	AVE	1940	6Z	
1909018	1686	35TH	AVE	1940	6Z	
1908022	1687	35TH	AVE	1940	6Z	
1909017	1690	35TH	AVE	1940	6Z	
1908023	1691	35TH	AVE	1940	6Z	
1908024	1695	35TH	AVE	1940	6Z	
2015030	1706	35TH	AVE	1940	6Z	
2014001A	1707	35TH	AVE	1940	6Z	
2015029A	1710	35TH	AVE	1940	6Z	
2014001B	1711	35TH	AVE	1940	6Z	
2015029	1714	35TH	AVE	1940	6Z	
2014001C	1715	35TH	AVE	1940	6Z	
2015028	1718	35TH	AVE	1941	6Z	
2014002	1719	35TH	AVE	1940	6Z	
2015027	1722	35TH	AVE	1941	6Z	
2014002A	1723	35TH	AVE	1940	3CS	
2015026A	1726	35TH	AVE	1941	6Z	
2014002B	1727	35TH	AVE	1940	6Z	
2015026	1730	35TH	AVE	1941	6Z	
2014002C	1731	35TH	AVE	1940	6Z	
2015025A	1734	35TH	AVE	1941	6Z	
2014002D	1735	35TH	AVE	1940	6Z	
2015025	1738	35TH	AVE	1941	6Z	
2014002E	1739	35TH	AVE	1940	6Z	
2015024C	1742	35TH	AVE	1940	6Z	
2014002F	1743	35TH	AVE	1940	6Z	
2015024B	1746	35TH	AVE	1940	6Z	
2014002G	1747	35TH	AVE	1940	6Z	
2015024A	1750	35TH	AVE	1940	6Z	
2014002H	1751	35TH	AVE	1940	6Z	
2015024	1754	35TH	AVE	1940	6Z	

APN	Street #	Name	Suffix	Built	CHRSC	Historic District
2014002I	1755	35TH	AVE	1940	6Z	
2015023A	1758	35TH	AVE	1940	6Z	
2014002J	1759	35TH	AVE	1940	6Z	
2015023	1762	35TH	AVE	1940	6Z	
2014003	1763	35TH	AVE	1940	6Z	
2015022	1766	35TH	AVE	1946	6Z	
2014003A	1767	35TH	AVE	1940	6Z	
2015021A	1770	35TH	AVE	1947	6Z	
2014003B	1771	35TH	AVE	1940	6Z	
2015021	1774	35TH	AVE	1947	6Z	
2014003C	1775	35TH	AVE	1940	6Z	
2015020	1778	35TH	AVE	1941	6Z	
2014003D	1779	35TH	AVE	1940	6Z	
2015019C	1782	35TH	AVE	1940	6Z	
2014003E	1783	35TH	AVE	1940	6Z	
2015019B	1786	35TH	AVE	1940	6Z	
2014003F	1789	35TH	AVE	1940	6Z	
2014003G	1795	35TH	AVE	1940	3S	
2071021B	1800	35TH	AVE	1949	6Z	
2072001	1801	35TH	AVE	1941	3S	
2071021A	1806	35TH	AVE	1949	6Z	
2072001A	1809	35TH	AVE	1941	6Z	
2071021	1812	35TH	AVE	1949	6Z	
2072001B	1815	35TH	AVE	1941	6Z	
2071002O	1818	35TH	AVE	1941	6Z	
2072002	1819	35TH	AVE	1941	6Z	
2071002N	1822	35TH	AVE	1941	6Z	
2072003	1823	35TH	AVE	1941	6Z	
2071002M	1826	35TH	AVE	1941	6Z	
2072004	1827	35TH	AVE	1941	6Z	
2071002L	1830	35TH	AVE	1941	6Z	
2072005	1831	35TH	AVE	1941	6Z	
2071002K	1834	35TH	AVE	1941	6Z	
2072006	1835	35TH	AVE	1941	6Z	
2071002J	1838	35TH	AVE	1941	6Z	
2072007	1839	35TH	AVE	1941	6Z	
2071002I	1842	35TH	AVE	1941	6Z	
2072008	1843	35TH	AVE	1941	6Z	
2071002H	1846	35TH	AVE	1941	6Z	
2072009	1847	35TH	AVE	1941	6Z	
2071003A	1850	35TH	AVE	1941	3CS	
2072010	1851	35TH	AVE	1941	6Z	
2071020A	1854	35TH	AVE	1941	6Z	
2072011	1855	35TH	AVE	1941	6Z	
2071020	1858	35TH	AVE	1941	6Z	
2072012	1859	35TH	AVE	1941	6Z	
2071019	1862	35TH	AVE	1941	6Z	
2072013	1863	35TH	AVE	1941	6Z	
2071018	1866	35TH	AVE	1941	6Z	
2072014	1867	35TH	AVE	1941	6Z	
2071017	1870	35TH	AVE	1941	6Z	
2072015	1871	35TH	AVE	1941	6Z	

APN	Street #	Name	Suffix	Built	CHRSC	Historic District
2071016	1874	35TH	AVE	1941	6Z	
2072016	1875	35TH	AVE	1941	6Z	
2071015	1878	35TH	AVE	1941	6Z	
2072017	1879	35TH	AVE	1941	6Z	
2071014	1882	35TH	AVE	1941	6Z	
2072018	1883	35TH	AVE	1941	6Z	
2071013	1886	35TH	AVE	1941	6Z	
2072019	1887	35TH	AVE	1941	6Z	
2071012C	1890	35TH	AVE	1941	6Z	
2072020	1891	35TH	AVE	1941	6Z	
2100029	1900	35TH	AVE	1943	6Z	
2099001	1901	35TH	AVE	1943	6Z	
2100028	1906	35TH	AVE	1943	6Z	
2099001A	1907	35TH	AVE	1943	6Z	
2100027	1910	35TH	AVE	1943	6Z	
2099001B	1911	35TH	AVE	1943	6Z	
2100026	1914	35TH	AVE	1943	6Z	
2099001C	1915	35TH	AVE	1943	6Z	
2100025	1918	35TH	AVE	1943	6Z	
2099001D	1919	35TH	AVE	1943	6Z	
2100024	1922	35TH	AVE	1943	6Z	
2099001E	1923	35TH	AVE	1943	6Z	
2100023	1926	35TH	AVE	1943	6Z	
2099001F	1927	35TH	AVE	1943	6Z	
2100022	1930	35TH	AVE	1943	6Z	
2099001G	1931	35TH	AVE	1943	6Z	
2100021	1934	35TH	AVE	1948	6Z	
2099001H	1935	35TH	AVE	1943	6Z	
2100020A	1938	35TH	AVE	1943	6Z	
2099001I	1939	35TH	AVE	1943	6Z	
2100020	1942	35TH	AVE	1943	6Z	
2099001J	1943	35TH	AVE	1943	6Z	
2100019A	1946	35TH	AVE	1943	6Z	
2099001K	1947	35TH	AVE	1943	6Z	
2100019	1950	35TH	AVE	1943	6Z	
2099001L	1951	35TH	AVE	1943	6Z	
2100018	1954	35TH	AVE	1943	6Z	
2099001M	1955	35TH	AVE	1943	6Z	
2100017	1958	35TH	AVE	1946	6Z	
2099001N	1959	35TH	AVE	1943	6Z	
2100016A	1962	35TH	AVE	1946	6Z	
2099001O	1963	35TH	AVE	1943	6Z	
2100016	1966	35TH	AVE	1946	6Z	
2099001P	1967	35TH	AVE	1943	6Z	
2100015	1970	35TH	AVE	1943	6Z	
2099001Q	1971	35TH	AVE	1943	6Z	
2100014	1974	35TH	AVE	1943	6Z	
2099001R	1975	35TH	AVE	1943	6Z	
2100013	1978	35TH	AVE	1943	6Z	
2099001S	1979	35TH	AVE	1943	6Z	
2100012C	1982	35TH	AVE	1943	6Z	
2099002	1983	35TH	AVE	1943	6Z	

APN	Street #	Name	Suffix	Built	CHRSC	Historic District
2100012B	1986	35TH	AVE	1943	6Z	
2099002G	1987	35TH	AVE	1943	6Z	
2100012A	1990	35TH	AVE	1943	6Z	
2099002H	1991	35TH	AVE	1943	6Z	
2100012	1994	35TH	AVE	1949	6Z	
2099002I	1995	35TH	AVE	1949	6Z	
1881047	1500	36TH	AVE	1932	3B	Picturesque Period Revival Tracts Historic District
1881046	1508	36TH	AVE	1932	3B	Picturesque Period Revival Tracts Historic District
1881045	1512	36TH	AVE	1932	3B	Picturesque Period Revival Tracts Historic District
1881044	1516	36TH	AVE	1932	3B	Picturesque Period Revival Tracts Historic District
1881043	1520	36TH	AVE	1932	3B	Picturesque Period Revival Tracts Historic District
1881042	1524	36TH	AVE	1932	3B	Picturesque Period Revival Tracts Historic District
1881041	1528	36TH	AVE	1932	3D	Picturesque Period Revival Tracts Historic District
1881040	1534	36TH	AVE	1932	3B	Picturesque Period Revival Tracts Historic District
1881039	1540	36TH	AVE	1932	3B	Picturesque Period Revival Tracts Historic District
1881038	1542	36TH	AVE	1932	3B	Picturesque Period Revival Tracts Historic District
1881037	1544	36TH	AVE	1932	3B	Picturesque Period Revival Tracts Historic District
1881036	1548	36TH	AVE	1932	3B	Picturesque Period Revival Tracts Historic District
1881035	1552	36TH	AVE	1932	3B	Picturesque Period Revival Tracts Historic District
1881034	1556	36TH	AVE	1932	3B	Picturesque Period Revival Tracts Historic District
1881033	1560	36TH	AVE	1932	3B	Picturesque Period Revival Tracts Historic District
1881032	1564	36TH	AVE	1932	3B	Picturesque Period Revival Tracts Historic District
1881031	1568	36TH	AVE	1932	3B	Picturesque Period Revival Tracts Historic District
1881030	1572	36TH	AVE	1932	3B	Picturesque Period Revival Tracts Historic District
1881029	1576	36TH	AVE	1932	3B	Picturesque Period Revival Tracts Historic District
1881028	1580	36TH	AVE	1932	3B	Picturesque Period Revival Tracts Historic District
1881027	1584	36TH	AVE	1932	3B	Picturesque Period Revival Tracts Historic District
1881026	1588	36TH	AVE	1932	3B	Picturesque Period Revival Tracts Historic District
1881025	1598	36TH	AVE	1932	3B	Picturesque Period Revival Tracts Historic District
1908050	1600	36TH	AVE	1939	6Z	
1908049	1606	36TH	AVE	1939	6Z	
1908048	1610	36TH	AVE	1939	6Z	
1908047	1614	36TH	AVE	1939	6Z	
1908046	1618	36TH	AVE	1938	6Z	
1908045	1622	36TH	AVE	1938	6Z	
1908044	1626	36TH	AVE	1938	6Z	
1908043	1630	36TH	AVE	1938	6Z	
1908042	1634	36TH	AVE	1938	6Z	
1908041	1638	36TH	AVE	1938	6Z	
1908040	1642	36TH	AVE	1938	6Z	
1908039	1646	36TH	AVE	1938	6Z	
1908038	1650	36TH	AVE	1938	6Z	
1908037	1654	36TH	AVE	1938	6Z	
1908036	1658	36TH	AVE	1938	6Z	
1908035	1662	36TH	AVE	1938	6Z	
1908034	1666	36TH	AVE	1938	6Z	
1908033	1670	36TH	AVE	1938	6Z	
1908032	1674	36TH	AVE	1938	6Z	
1908031	1678	36TH	AVE	1938	6Z	
1908030	1682	36TH	AVE	1940	6Z	
1908029	1686	36TH	AVE	1940	6Z	
1908028	1690	36TH	AVE	1940	6Z	

APN	Street #	Name	Suffix	Built	CHRSC	Historic District
1908027	1694	36TH	AVE	1940	6Z	
2014011	1706	36TH	AVE	1939	6Z	
2014010	1710	36TH	AVE	1939	6Z	
2014009	1714	36TH	AVE	1939	6Z	
2014008	1718	36TH	AVE	1939	6Z	
2014007	1722	36TH	AVE	1939	6Z	
2014006	1726	36TH	AVE	1939	6Z	
2014005A	1730	36TH	AVE	1939	6Z	
2014005F	1734	36TH	AVE	1941	6Z	
2014005E	1738	36TH	AVE	1941	6Z	
2014005D	1742	36TH	AVE	1941	6Z	
2014005C	1746	36TH	AVE	1941	6Z	
2014005B	1750	36TH	AVE	1941	6Z	
2014005	1754	36TH	AVE	1941	6Z	
2014004F	1758	36TH	AVE	1939	6Z	
2014004E	1762	36TH	AVE	1939	6Z	
2014004D	1766	36TH	AVE	1939	6Z	
2014004C	1770	36TH	AVE	1939	6Z	
2014004B	1774	36TH	AVE	1939	6Z	
2014004A	1778	36TH	AVE	1939	6Z	
2014004J	1782	36TH	AVE	1940	3CS	
2014004I	1786	36TH	AVE	1940	3S	
2072044	1810	36TH	AVE	1947	6Z	
2072043	1818	36TH	AVE	1947	6Z	
2072042	1822	36TH	AVE	1947	6Z	
2072041	1826	36TH	AVE	1947	6Z	
2072040	1830	36TH	AVE	1947	6Z	
2072039	1834	36TH	AVE	1947	6Z	
2072038	1838	36TH	AVE	1947	6Z	
2072037	1842	36TH	AVE	1947	6Z	
2072036	1846	36TH	AVE	1947	6Z	
2072035	1850	36TH	AVE	1947	6Z	
2072034	1854	36TH	AVE	1946	6Z	
2072033	1858	36TH	AVE	1946	6Z	
2072032	1862	36TH	AVE	1946	6Z	
2072031	1866	36TH	AVE	1946	6Z	
2072030	1870	36TH	AVE	1946	6Z	
2072029	1874	36TH	AVE	1946	6Z	
2072028	1878	36TH	AVE	1946	6Z	
2072027	1882	36TH	AVE	1946	6Z	
2072026	1886	36TH	AVE	1946	6Z	
2072025	1890	36TH	AVE	1946	6Z	
2072024	1894	36TH	AVE	1946	6Z	
1876014	2621	KIRKHAM	ST	1929	6Z	
1876013	2627	KIRKHAM	ST	1929	6Z	
1877001	2701	KIRKHAM	ST	1930	3D	Mediterranean Revival Tracts Historic District
1877052	2727	KIRKHAM	ST	1930	3D	Mediterranean Revival Tracts Historic District
1822016	2728	KIRKHAM	ST	1937	6Z	
1877051	2731	KIRKHAM	ST	1930	3D	Mediterranean Revival Tracts Historic District
1822016A	2732	KIRKHAM	ST	1940	6Z	
1877050	2745	KIRKHAM	ST	1931	3CS	
1878001L	2825	KIRKHAM	ST	1936	3D	Picturesque Period Revival Tracts Historic District

APN	Street #	Name	Suffix	Built	CHRSC	Historic District
1878015	2831	KIRKHAM	ST	1935	3B	Picturesque Period Revival Tracts Historic District
1879009	2925	KIRKHAM	ST	1937	6Z	
1879008F	2929	KIRKHAM	ST	1937	6Z	
1880046	3031	KIRKHAM	ST	1933	3B	Picturesque Period Revival Tracts Historic District
1881048	3131	KIRKHAM	ST	1933	3B	Picturesque Period Revival Tracts Historic District
1913040	2453	LAWTON	ST	1935	6Z	
1877024	2500	LAWTON	ST	1931	3D	Mediterranean Revival Tracts Historic District
1877025	2522	LAWTON	ST	1931	6Z	
1912001C	2525	LAWTON	ST	1932	3D	Picturesque Period Revival Tracts Historic District
1877026	2530	LAWTON	ST	1931	6Z	
1912005	2531	LAWTON	ST	1932	3D	Picturesque Period Revival Tracts Historic District
1912004C	2545	LAWTON	ST	1939	6Z	
1878002K	2600	LAWTON	ST	1940	6Z	
1911001	2601	LAWTON	ST	1942	6Z	
1911023	2621	LAWTON	ST	1941	6Z	
1878002L	2622	LAWTON	ST	1940	6Z	
1911022	2627	LAWTON	ST	1941	6Z	
1878002M	2628	LAWTON	ST	1940	6Z	
1911021	2633	LAWTON	ST	1941	6Z	
1911020	2645	LAWTON	ST	1941	6Z	
1910001	2701	LAWTON	ST	1940	3CS	
1910054	2721	LAWTON	ST	1940	6Z	
1879001X	2724	LAWTON	ST	1940	6Z	
1910053	2727	LAWTON	ST	1940	6Z	
1879002G	2730	LAWTON	ST	1936	6Z	
1910052	2733	LAWTON	ST	1940	6Z	
1910051	2745	LAWTON	ST	1940	6Z	
1909039	2819	LAWTON	ST	1941	6Z	
1909038	2825	LAWTON	ST	1941	6Z	
1880023	2830	LAWTON	ST	1932	3B	Picturesque Period Revival Tracts Historic District
1909037	2831	LAWTON	ST	1940	6Z	
1909036	2845	LAWTON	ST	1940	6Z	
1908053	2923	LAWTON	ST	1939	3CS	
1908052	2929	LAWTON	ST	1939	6Z	
1881024	2930	LAWTON	ST	1932	3B	Picturesque Period Revival Tracts Historic District
1908051	2935	LAWTON	ST	1939	6Z	
2023054	2021	MORAGA	ST	1951		
2023053	2027	MORAGA	ST	1931	6Z	
2023052	2033	MORAGA	ST	1936	6Z	
2022001	2101	MORAGA	ST	1939	6Z	
2022041	2121	MORAGA	ST	1939	6Z	
2022040	2127	MORAGA	ST	1939	6Z	
2022039	2133	MORAGA	ST	1939	6Z	
2022038	2145	MORAGA	ST	1939	6Z	
2021001	2201	MORAGA	ST	1940	6Z	
2021033	2209	MORAGA	ST	1941	6Z	
2021032B	2215	MORAGA	ST	1941	6Z	
2021032A	2221	MORAGA	ST	1941	6Z	
2021032	2227	MORAGA	ST	1940	6Z	
2021031A	2233	MORAGA	ST	1936	6Z	
2021031	2239	MORAGA	ST	1948	6Z	
2021030A	2245	MORAGA	ST	1939	3CS	

APN	Street #	Name	Suffix	Built	CHRSC	Historic District
2021030B	2251	MORAGA	ST	1940	6Z	
2020001	2301	MORAGA	ST	1941	6Z	
2020022	2323	MORAGA	ST	1940	6Z	
2020021	2329	MORAGA	ST	1939	6Z	
2020020	2335	MORAGA	ST	1940	6Z	
2020019C	2345	MORAGA	ST	1941	6Z	
2019001	2401	MORAGA	ST	1939	6Z	
2019015	2421	MORAGA	ST	1939	6Z	
2019014	2427	MORAGA	ST	1939	6Z	
2019013	2433	MORAGA	ST	1939	6Z	
1912001T	2500	MORAGA	ST	1939	6Z	
2018001	2501	MORAGA	ST	1940	6Z	
1912001U	2522	MORAGA	ST	1940	6Z	
2018017	2525	MORAGA	ST	1940	6Z	
2018016	2527	MORAGA	ST	1940	6Z	
1912002	2530	MORAGA	ST	1936	6Z	
2018015	2533	MORAGA	ST	1940	6Z	
2018014E	2545	MORAGA	ST	1940	6Z	
1912002F	2550	MORAGA	ST	1941	6Z	
1911006	2600	MORAGA	ST	1940	6Z	
2017001	2601	MORAGA	ST	1941	6Z	
2017044	2619	MORAGA	ST	1941	6Z	
1911006A	2620	MORAGA	ST	1940	6Z	
2017043	2625	MORAGA	ST	1941	6Z	
1911006B	2626	MORAGA	ST	1940	6Z	
2017042	2631	MORAGA	ST	1940	6Z	
1911007	2632	MORAGA	ST	1940	6Z	
2017041A	2637	MORAGA	ST	1940	6Z	
2017041	2645	MORAGA	ST	1940	6Z	
1911008	2650	MORAGA	ST	1941	6Z	
1910024	2700	MORAGA	ST	1940	3S	
2016001	2701	MORAGA	ST	1940	6Z	
2016054	2721	MORAGA	ST	1940	6Z	
1910025	2722	MORAGA	ST	1940	6Z	
2016053	2727	MORAGA	ST	1940	6Z	
1910026	2728	MORAGA	ST	1940	6Z	
2016052	2733	MORAGA	ST	1940	6Z	
1910027	2734	MORAGA	ST	1940	6Z	
2016051	2745	MORAGA	ST	1940	6Z	
1910028	2750	MORAGA	ST	1940	6Z	
1909015G	2800	MORAGA	ST	1940	6Z	
2015034	2815	MORAGA	ST	1940	3S	
2015033A	2821	MORAGA	ST	1940	6Z	
1909015H	2822	MORAGA	ST	1940	6Z	
2015033	2827	MORAGA	ST	1940	6Z	
1909015I	2828	MORAGA	ST	1940	6Z	
2015032	2833	MORAGA	ST	1940	6Z	
1909015J	2834	MORAGA	ST	1940	3CS	
2015031	2845	MORAGA	ST	1940	6Z	
1909016	2850	MORAGA	ST	1940	6Z	
2014001	2901	MORAGA	ST	1940	6Z	
2014015	2921	MORAGA	ST	1939	6Z	

APN	Street #	Name	Suffix	Built	CHRSC	Historic District
1908025	2922	MORAGA	ST	1940	6Z	
2014014	2927	MORAGA	ST	1939	6Z	
1908026	2928	MORAGA	ST	1940	6Z	
2014013	2933	MORAGA	ST	1939	6Z	
1908026A	2938	MORAGA	ST	1940	6Z	
2014012	2945	MORAGA	ST	1939	6Z	
2024029	1848	NORIEGA	ST	1935		
2023027	1900	NORIEGA	ST	0	6Z	
2023021	1900	NORIEGA	ST	1975		
2022018G	2000	NORIEGA	ST	1940	6Z	
2022018H	2018	NORIEGA	ST	1940	6Z	
2022018I	2024	NORIEGA	ST	1940	6Z	
2022018J	2030	NORIEGA	ST	1941	6Z	
2022018A	2036	NORIEGA	ST	1941	6Z	
2022018B	2050	NORIEGA	ST	1939	6Z	
2021015B	2100	NORIEGA	ST	1939	6Z	
2021016	2118	NORIEGA	ST	1954		
2021016A	2124	NORIEGA	ST	1954		
2021017	2130	NORIEGA	ST	1957		
2021018	2136	NORIEGA	ST	1957		
2020010B	2208	NORIEGA	ST	1940	6Z	
2020010C	2214	NORIEGA	ST	1940	6Z	
2066001B	2219	NORIEGA	ST	1939	3CS	
2020010D	2220	NORIEGA	ST	1940	6Z	
2066001A	2225	NORIEGA	ST	1939	6Z	
2020011	2226	NORIEGA	ST	1948	6Z	
2066028	2231	NORIEGA	ST	1939	6Z	
2020012	2232	NORIEGA	ST	1940	6Z	
2066027	2237	NORIEGA	ST	1939	6Z	
2020012A	2238	NORIEGA	ST	1940	6Z	
2020012B	2244	NORIEGA	ST	1940	6Z	
2066026A	2245	NORIEGA	ST	1938	6Z	
2067059	2301	NORIEGA	ST	1991		
2067006	2325	NORIEGA	ST	1956		
2067050	2339	NORIEGA	ST	1942		
2067049	2345	NORIEGA	ST	1951		
2019016	2350	NORIEGA	ST	1986		
2018003	2400	NORIEGA	ST	1975		
2068001	2401	NORIEGA	ST	1950		
2068050	2415	NORIEGA	ST	1950		
2068051	2431	NORIEGA	ST	1950		
2018004	2434	NORIEGA	ST	1956		
2068048	2445	NORIEGA	ST	1950		
2068047	2455	NORIEGA	ST	1950		
2017021	2500	NORIEGA	ST	1951		
2069012	2505	NORIEGA	ST	1942		
2069011	2515	NORIEGA	ST	1942		
2017021A	2526	NORIEGA	ST	1945		
2017045	2532	NORIEGA	ST	1986		
2017046	2540	NORIEGA	ST	1986		
2017047	2542	NORIEGA	ST	1986		
2017048	2588	NORIEGA	ST	1987		

APN	Street #	Name	Suffix	Built	CHRSC	Historic District
2016024	2600	NORIEGA	ST	1940	6Z	
2070001	2601	NORIEGA	ST	1941	6Z	
2070056	2619	NORIEGA	ST	1941	6Z	
2016025	2620	NORIEGA	ST	1940	6Z	
2070055	2625	NORIEGA	ST	1941	6Z	
2016026	2626	NORIEGA	ST	1940	6Z	
2070054	2631	NORIEGA	ST	1941	6Z	
2016027	2632	NORIEGA	ST	1940	6Z	
2070053	2637	NORIEGA	ST	1941	6Z	
2070052	2645	NORIEGA	ST	1941	6Z	
2016028	2650	NORIEGA	ST	1940	6Z	
2015015	2700	NORIEGA	ST	1976		
2015037	2708	NORIEGA	ST	1963		
2015038	2714	NORIEGA	ST	1963		
2015035	2720	NORIEGA	ST	1959		
2071022C	2721	NORIEGA	ST	1949	6Z	
2015036	2726	NORIEGA	ST	1959		
2071022A	2727	NORIEGA	ST	1949	6Z	
2015018	2732	NORIEGA	ST	1941	6Z	
2071022B	2733	NORIEGA	ST	1949	6Z	
2071022	2739	NORIEGA	ST	1949	6Z	
2015019	2740	NORIEGA	ST	1941	6Z	
2015019A	2750	NORIEGA	ST	1941	6Z	
2072050	2815	NORIEGA	ST	1949	6Z	
2014003H	2816	NORIEGA	ST	1940	6Z	
2072049	2821	NORIEGA	ST	1949	6Z	
2014003I	2822	NORIEGA	ST	1940	6Z	
2072048	2827	NORIEGA	ST	1949	6Z	
2014003J	2828	NORIEGA	ST	1940	6Z	
2072047	2833	NORIEGA	ST	1948	6Z	
2014004	2834	NORIEGA	ST	1940	6Z	
2072046	2839	NORIEGA	ST	1948	6Z	
2014004G	2840	NORIEGA	ST	1940	6Z	
2072045	2845	NORIEGA	ST	1947	6Z	
2014004H	2850	NORIEGA	ST	1940	6Z	
2065008C	2150	ORTEGA	ST	1938	6Z	
2066022	2200	ORTEGA	ST	1938	6Z	
2066023	2218	ORTEGA	ST	1939	6Z	
2105002	2219	ORTEGA	ST	1939	6Z	
2066023A	2224	ORTEGA	ST	1939	6Z	
2105001	2225	ORTEGA	ST	1939	6Z	
2066024	2226	ORTEGA	ST	1939	6Z	
2105056	2231	ORTEGA	ST	1940	6Z	
2066024I	2232	ORTEGA	ST	1939	6Z	
2105055	2237	ORTEGA	ST	1940	6Z	
2105054	2245	ORTEGA	ST	1940	6Z	
2066024J	2250	ORTEGA	ST	1939	6Z	
2067002S	2300	ORTEGA	ST	1941	6Z	
2104001	2301	ORTEGA	ST	1941	6Z	
2104056	2319	ORTEGA	ST	1941	6Z	
2067002T	2320	ORTEGA	ST	1941	6Z	
2104055	2325	ORTEGA	ST	1941	6Z	

APN	Street #	Name	Suffix	Built	CHRSC	Historic District
2067002U	2326	ORTEGA	ST	1941	6Z	
2104054	2331	ORTEGA	ST	1942	6Z	
2067026	2332	ORTEGA	ST	1945	6Z	
2104053	2337	ORTEGA	ST	1942	6Z	
2067027	2338	ORTEGA	ST	1945	6Z	
2104052	2345	ORTEGA	ST	1942	6Z	
2103001	2401	ORTEGA	ST	1942	6Z	
2068022	2418	ORTEGA	ST	1942	6Z	
2103056	2419	ORTEGA	ST	1942	3S	
2068023	2424	ORTEGA	ST	1942	6Z	
2103055	2425	ORTEGA	ST	1942	6Z	
2068024	2430	ORTEGA	ST	1941	6Z	
2103054	2431	ORTEGA	ST	1942	6Z	
2068025	2436	ORTEGA	ST	1941	6Z	
2103053	2437	ORTEGA	ST	1942	6Z	
2068026	2450	ORTEGA	ST	1941	6Z	
2069001T	2500	ORTEGA	ST	1941	6Z	
2102039	2515	ORTEGA	ST	1942	6Z	
2069001U	2518	ORTEGA	ST	1941	6Z	
2102038	2521	ORTEGA	ST	1943	6Z	
2069001V	2524	ORTEGA	ST	1941	6Z	
2102037	2527	ORTEGA	ST	1942	6Z	
2069002	2530	ORTEGA	ST	1941	6Z	
2102036	2533	ORTEGA	ST	1942	6Z	
2069002A	2536	ORTEGA	ST	1941	6Z	
2102035	2539	ORTEGA	ST	1942	6Z	
2069002B	2550	ORTEGA	ST	1941	6Z	
2070024	2600	ORTEGA	ST	1941	6Z	
2070025	2618	ORTEGA	ST	1941	6Z	
2101056	2619	ORTEGA	ST	1942	6Z	
2070026	2624	ORTEGA	ST	1941	6Z	
2101055	2625	ORTEGA	ST	1942	6Z	
2070027	2630	ORTEGA	ST	1941	6Z	
2101054	2631	ORTEGA	ST	1942	6Z	
2070028	2636	ORTEGA	ST	1941	6Z	
2101053	2637	ORTEGA	ST	1942	6Z	
2070029	2650	ORTEGA	ST	1941	6Z	
2071010A	2700	ORTEGA	ST	1941	6Z	
2100034	2715	ORTEGA	ST	1943	6Z	
2071011	2718	ORTEGA	ST	1941	6Z	
2100033	2721	ORTEGA	ST	1943	6Z	
2071011A	2724	ORTEGA	ST	1941	6Z	
2100032	2727	ORTEGA	ST	1943	6Z	
2071012	2730	ORTEGA	ST	1941	6Z	
2100031	2733	ORTEGA	ST	1943	6Z	
2071012A	2736	ORTEGA	ST	1941	6Z	
2100030	2739	ORTEGA	ST	1943	6Z	
2071012B	2750	ORTEGA	ST	1941	6Z	
2072021	2800	ORTEGA	ST	1941	6Z	
2072021A	2818	ORTEGA	ST	1941	6Z	
2099056	2819	ORTEGA	ST	1943	6Z	
2072022	2824	ORTEGA	ST	1941	6Z	

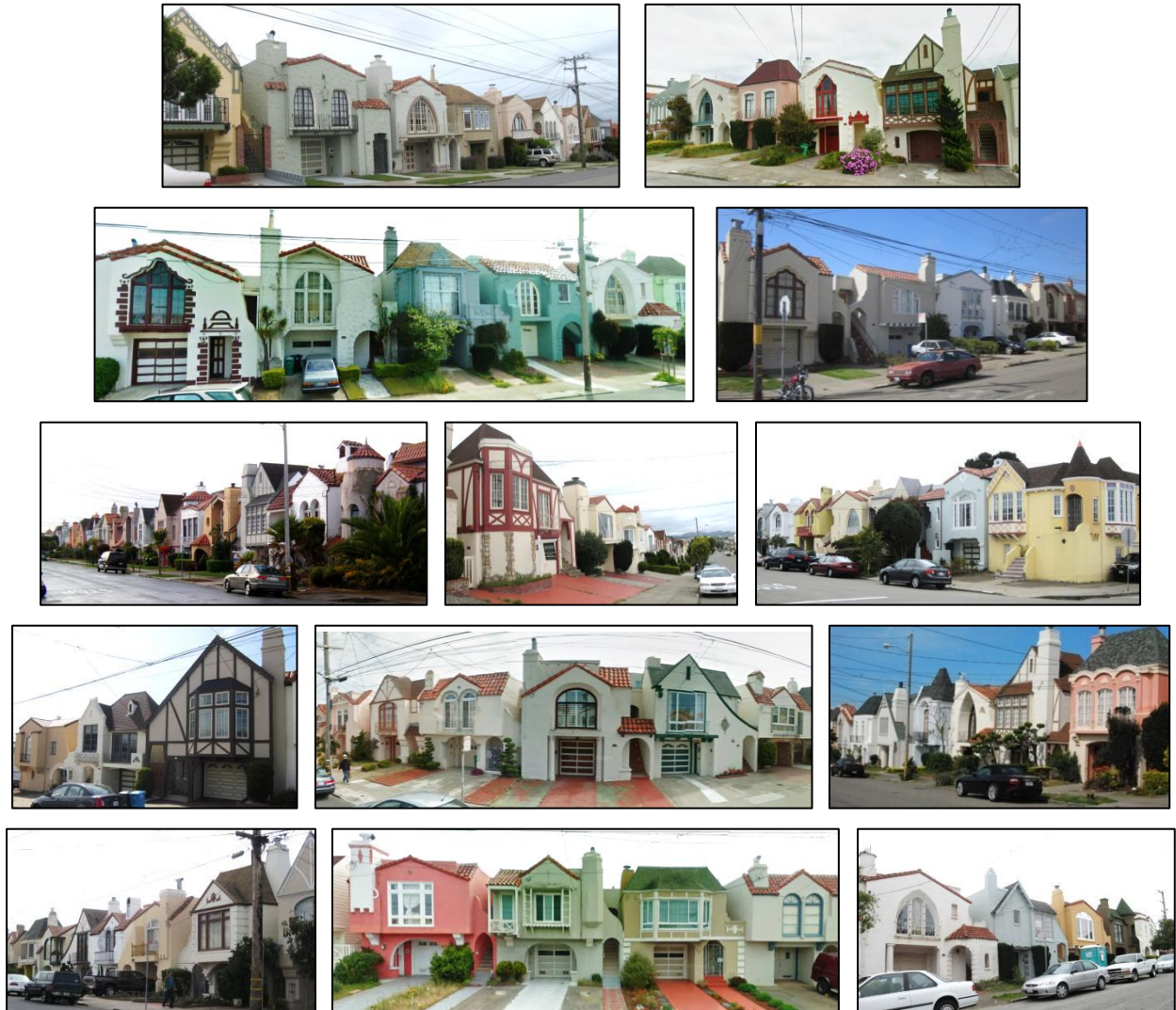
APN	Street #	Name	Suffix	Built	CHRSC	Historic District
2099055	2825	ORTEGA	ST	1943	6Z	
2072023	2830	ORTEGA	ST	1941	6Z	
2099054	2831	ORTEGA	ST	1943	6Z	
2099073	2837	ORTEGA	ST	1943	6Z	
2105026	2500	PACHECO	ST	1940	6Z	
2149001	2501	PACHECO	ST	1941	6Z	
2105027	2518	PACHECO	ST	1940	6Z	
2149019	2519	PACHECO	ST	1941	6Z	
2105028	2524	PACHECO	ST	1940	6Z	
2149018	2525	PACHECO	ST	1941	6Z	
2105029	2530	PACHECO	ST	1940	6Z	
2149017	2531	PACHECO	ST	1941	6Z	
2105030	2536	PACHECO	ST	1940	6Z	
2149016	2537	PACHECO	ST	1941	3CS	
2149015	2543	PACHECO	ST	1941	6Z	
2105031	2550	PACHECO	ST	1940	6Z	
2104025	2618	PACHECO	ST	1942	6Z	
2150022	2621	PACHECO	ST	1943	6Z	
2104026	2624	PACHECO	ST	1942	6Z	
2150021	2627	PACHECO	ST	1943	6Z	
2104027	2630	PACHECO	ST	1942	3CS	
2150020	2633	PACHECO	ST	1943	6Z	
2104028	2636	PACHECO	ST	1942	6Z	
2151001	2701	PACHECO	ST	1945	6Z	
2103025	2718	PACHECO	ST	1942	6Z	
2151057	2719	PACHECO	ST	1943	6Z	
2103026	2724	PACHECO	ST	1913		
2151056	2725	PACHECO	ST	1943	6Z	
2103027	2730	PACHECO	ST	1942	6Z	
2151055	2731	PACHECO	ST	1943	6Z	
2103028	2736	PACHECO	ST	1942	6Z	
2151054	2737	PACHECO	ST	1943	6Z	
2102017B	2816	PACHECO	ST	1942	6Z	
2152046	2817	PACHECO	ST	1943	6Z	
2152045	2819	PACHECO	ST	1943	6Z	
2102018	2822	PACHECO	ST	1942	6Z	
2152044	2825	PACHECO	ST	1943	6Z	
2102018A	2828	PACHECO	ST	1942	6Z	
2152043	2831	PACHECO	ST	1943	6Z	
2102019	2834	PACHECO	ST	1942	6Z	
2152042	2837	PACHECO	ST	1943	6Z	
2102019A	2840	PACHECO	ST	1942	6Z	
2153001	2901	PACHECO	ST	1947	6Z	
2101025	2918	PACHECO	ST	1946	6Z	
2153055	2919	PACHECO	ST	1947	6Z	
2101026	2924	PACHECO	ST	1946	6Z	
2153054	2925	PACHECO	ST	1947	6Z	
2101027	2930	PACHECO	ST	1946	6Z	
2153053	2931	PACHECO	ST	1947	6Z	
2153052	2935	PACHECO	ST	1947	6Z	
2101028	2936	PACHECO	ST	1946	6Z	
2100010D	3014	PACHECO	ST	1949	6Z	

APN	Street #	Name	Suffix	Built	CHRSC	Historic District
2100010E	3020	PACHECO	ST	1949	6Z	
2100010F	3026	PACHECO	ST	1949	6Z	
2100010G	3032	PACHECO	ST	1949	6Z	
2100011	3038	PACHECO	ST	1949	6Z	
2099002P	3118	PACHECO	ST	1949	6Z	
2099002J	3124	PACHECO	ST	1949	6Z	
2099002K	3130	PACHECO	ST	1949	6Z	
2188001	2001	QUINTARA	ST	1941	3CS	
2149003D	2024	QUINTARA	ST	1948	6Z	
2188052	2025	QUINTARA	ST	1943	6Z	
2149003E	2030	QUINTARA	ST	1943	6Z	
2188051	2031	QUINTARA	ST	1943	6Z	
2149003F	2038	QUINTARA	ST	1943	6Z	
2188050	2045	QUINTARA	ST	1940	6Z	
2149003G	2050	QUINTARA	ST	1941	6Z	
2150008	2120	QUINTARA	ST	1953		
2187030	2125	QUINTARA	ST	1951		
2150009	2126	QUINTARA	ST	1950	6Z	
2187029	2131	QUINTARA	ST	1951		
2150009A	2132	QUINTARA	ST	1950	6Z	
2151024	2200	QUINTARA	ST	1945	6Z	
2151026	2218	QUINTARA	ST	1948	6Z	
2151027	2224	QUINTARA	ST	1948	6Z	
2186052	2225	QUINTARA	ST	1948	6Z	
2151028	2230	QUINTARA	ST	1948	6Z	
2186051	2231	QUINTARA	ST	1948	6Z	
2151029	2236	QUINTARA	ST	1948	6Z	
2152021C	2300	QUINTARA	ST	1946	6Z	
2152021D	2318	QUINTARA	ST	1946	6Z	
2152021E	2324	QUINTARA	ST	1946	6Z	
2185048	2325	QUINTARA	ST	1945	6Z	
2152021F	2330	QUINTARA	ST	1946	6Z	
2185047	2331	QUINTARA	ST	1945	6Z	
2152021G	2336	QUINTARA	ST	1946	6Z	
2185046	2345	QUINTARA	ST	1945	6Z	
2152021H	2350	QUINTARA	ST	1946	6Z	
2153025	2414	QUINTARA	ST	1954		
2153026	2418	QUINTARA	ST	1954		
2184044	2421	QUINTARA	ST	1950	6Z	
2153027	2424	QUINTARA	ST	1956		
2184043	2427	QUINTARA	ST	1950	6Z	
2184042	2433	QUINTARA	ST	1945	6Z	
2184041	2439	QUINTARA	ST	1956		
2153056	2450	QUINTARA	ST	1957		
2183001	2501	QUINTARA	ST	1950	6Z	
2321027A	1845	RIVERA	ST	1939	6Z	
2189007	1850	RIVERA	ST	1949	6Z	
2320015	1909	RIVERA	ST	1931	6Z	
2320014	1915	RIVERA	ST	1947	6Z	
2320013	1921	RIVERA	ST	1931	6Z	
2188025	1922	RIVERA	ST	1936	3CD	Rivera Heights Historic District
2320012	1927	RIVERA	ST	1952		

APN	Street #	Name	Suffix	Built	CHRSC	Historic District
2188026	1930	RIVERA	ST	1936	3CD	Rivera Heights Historic District
2320011	1933	RIVERA	ST	1947	6Z	
2320010	1939	RIVERA	ST	1946	6Z	
2320009	1945	RIVERA	ST	1948	6Z	
2188027	1950	RIVERA	ST	1940	3CD	Rivera Heights Historic District
2319001	2001	RIVERA	ST	1953		
2187012	2024	RIVERA	ST	1936	6Z	
2319020	2025	RIVERA	ST	1940	6Z	
2187013	2030	RIVERA	ST	1936	3CS	
2319019	2031	RIVERA	ST	1940	6Z	
2319018D	2037	RIVERA	ST	1938	6Z	
2186024	2100	RIVERA	ST	1948	6Z	
2318001	2101	RIVERA	ST	1941	6Z	
2186025	2124	RIVERA	ST	1947	6Z	
2318036	2125	RIVERA	ST	1931	3D	Mediterranean Revival Tracts Historic District
2186026	2130	RIVERA	ST	1947	6Z	
2318035	2131	RIVERA	ST	1931	3B	Mediterranean Revival Tracts Historic District
2317001	2215	RIVERA	ST	1954		
2185022	2224	RIVERA	ST	1933	3D	Picturesque Period Revival Tracts Historic District
2317036	2225	RIVERA	ST	1939	6Z	
2185023	2230	RIVERA	ST	1933	3D	Picturesque Period Revival Tracts Historic District
2317035	2231	RIVERA	ST	1951		
2317034	2245	RIVERA	ST	1947	6Z	
2185024	2250	RIVERA	ST	1950	6Z	
2184019A	2300	RIVERA	ST	1939	6Z	
2184020	2322	RIVERA	ST	1951		
2316001O	2325	RIVERA	ST	1931	3D	Mediterranean Revival Tracts Historic District
2184021	2328	RIVERA	ST	1939	6Z	
2316001N	2331	RIVERA	ST	1931	3D	Mediterranean Revival Tracts Historic District
2184022	2334	RIVERA	ST	1939	6Z	
2320004	1800	SANTIAGO	ST	1927	6Z	
2320004A	1806	SANTIAGO	ST	1927	6Z	
2320004B	1812	SANTIAGO	ST	1927	6Z	
2320004C	1818	SANTIAGO	ST	1926	6Z	
2320004D	1824	SANTIAGO	ST	1926	6Z	
2320004E	1830	SANTIAGO	ST	1926	6Z	
2320004F	1836	SANTIAGO	ST	1927	6Z	
2320004G	1842	SANTIAGO	ST	1927	6Z	
2320004H	1848	SANTIAGO	ST	1927	6Z	
2319013	1900	SANTIAGO	ST	1926	3CS	
2319013D	1906	SANTIAGO	ST	1926	6Z	
2319013E	1912	SANTIAGO	ST	1926	6Z	
2319013F	1920	SANTIAGO	ST	1926	6Z	
2319013G	1928	SANTIAGO	ST	1926	6Z	
2318022	2024	SANTIAGO	ST	1928	6Z	
2318023	2030	SANTIAGO	ST	1928	6Z	
2318024	2036	SANTIAGO	ST	1927	6Z	
2318025	2042	SANTIAGO	ST	1927	6Z	
2318026	2048	SANTIAGO	ST	1927	6Z	
2317016C	2106	SANTIAGO	ST	1927	6Z	
2317016D	2112	SANTIAGO	ST	1927	6Z	
2317016E	2118	SANTIAGO	ST	1927	6Z	

APN	Street #	Name	Suffix	Built	CHRSC	Historic District
2317016F	2124	SANTIAGO	ST	1927	6Z	
2317016G	2130	SANTIAGO	ST	1927	6Z	
2317016H	2136	SANTIAGO	ST	1927	6Z	
2317016I	2142	SANTIAGO	ST	1927	6Z	
2316005	2200	SANTIAGO	ST	1951		
2316006	2214	SANTIAGO	ST	1947	6Z	
2316007	2220	SANTIAGO	ST	1949	6Z	
2316008	2226	SANTIAGO	ST	1949	6Z	
2316009	2232	SANTIAGO	ST	1949	6Z	
2316010	2238	SANTIAGO	ST	1949	6Z	
2316011	2244	SANTIAGO	ST	1949	6Z	
2315012C	2300	SANTIAGO	ST	1947	6Z	

Sunset Picturesque Period Revival Tracts Historic District



Identified-Eligible for Listing in the National Register of Historic Places

Historic District Summary
Prepared by the San Francisco Planning Department
July 2013

Sunset Picturesque Period Revival Tracts Historic District

This historic district summary was prepared as part of the *Sunset District Residential Builders (1925-1950) Historic Context Statement* (context statement) and Sunset District Historic Resource Survey. Refer to the context statement for additional contextual information focused on the social, architectural, and development history of the neighborhood, the role of builders and architects, and the associated framework for evaluation.

Boundary: The identified-eligible Sunset Picturesque Period Revival Tracts Historic (District) is a thematic district located in San Francisco’s Sunset District neighborhood. The District comprises 253 buildings contained in 13 discontinuous residential tracts.¹ See map.

Period of Significance: The Period of Significance 1931-1938 is limited to the years of construction for each tract

Historical Resource Status Code: 3D, Eligible for the National Register as a Historic District.

District Eligibility: Architecture (National Register Criterion C)

District Contributors: 247 contributing buildings (98%) and 6 non-contributing buildings (2%)

Summary of Significance

The identified-eligible District is significant as an example of a short-lived (c.1931–1938) period of highly picturesque Period Revival tract house design in San Francisco’s Sunset District, characterized by well-articulated houses designed in a profusion of fully expressed architectural styles. The District represents a clear shift from tracts of homogenous single-style buildings to tracts that express a unique composition of varied styles and forms. Each building is designed in a different interpretation of the Spanish Colonial Revival, Mediterranean Revival, Tudor Revival, French Provincial, and Storybook style, with notable design elements influenced by Pueblo, Mission Revival, and Monterey Revival. Variety is likewise displayed in the buildings’ massing, entryway configurations, window openings, and roof forms. Though highly individualized at the exterior facade, the tracts are unified by materials, setback, cladding, and form. Several of the District’s tracts feature examples of the transitional side stair configuration, a distinctive yet short-lived design notable for its enclosed entry alcove at the base of the stairway. The District also contains the first tract built with the much-emulated “Patio Plan” second story interior courtyard configuration (Rousseau’s Boulevard tract) as well as several early examples influenced by this popular courtyard plan. District buildings are distinctive and display a profusion of design elements not found on the typical Sunset District tract house, including machicolations, embossed detailing, richly applied Tudoresque stick work, widow walks, Churrigueresque detailing, dormers, niches, verge board, and ornamented entryways. District buildings are

¹ The National Park Service’s National Register Bulletin No. 15, “How to Apply the Criteria of Evaluation,” states that discontinuous districts are justified when two or more definable significant areas are separated by nonsignificant areas. Such districts are “most appropriate where elements are spatially discrete; space between the elements is not related to the significance of the district; and visual continuity is not a factor in the significance.”

muscular, with distinctive forms that include steeply pitched mansard roof forms, side gabled roof forms, quoined arched openings, bulky towers, recessed and projecting bays, and deeply recessed window openings.

District buildings reflect the unusual plan and massing of tract houses that emerged in the Sunset District beginning in the 1920s. Due to the narrow width of lots, tracts were tightly packed, with no visual separation between houses. Likewise, automobile garages were integrated into the ground story of houses, rather than constructed as a separate detached garage that was typical of other San Francisco Bay Area residential tracts. Living areas were located above the combined ground story garage and basement space. This early merging of automobile and living spaces was unusual for the time and resulted in a uniquely San Franciscan landscape of nearly attached single-family houses with prominent ground-story garages.

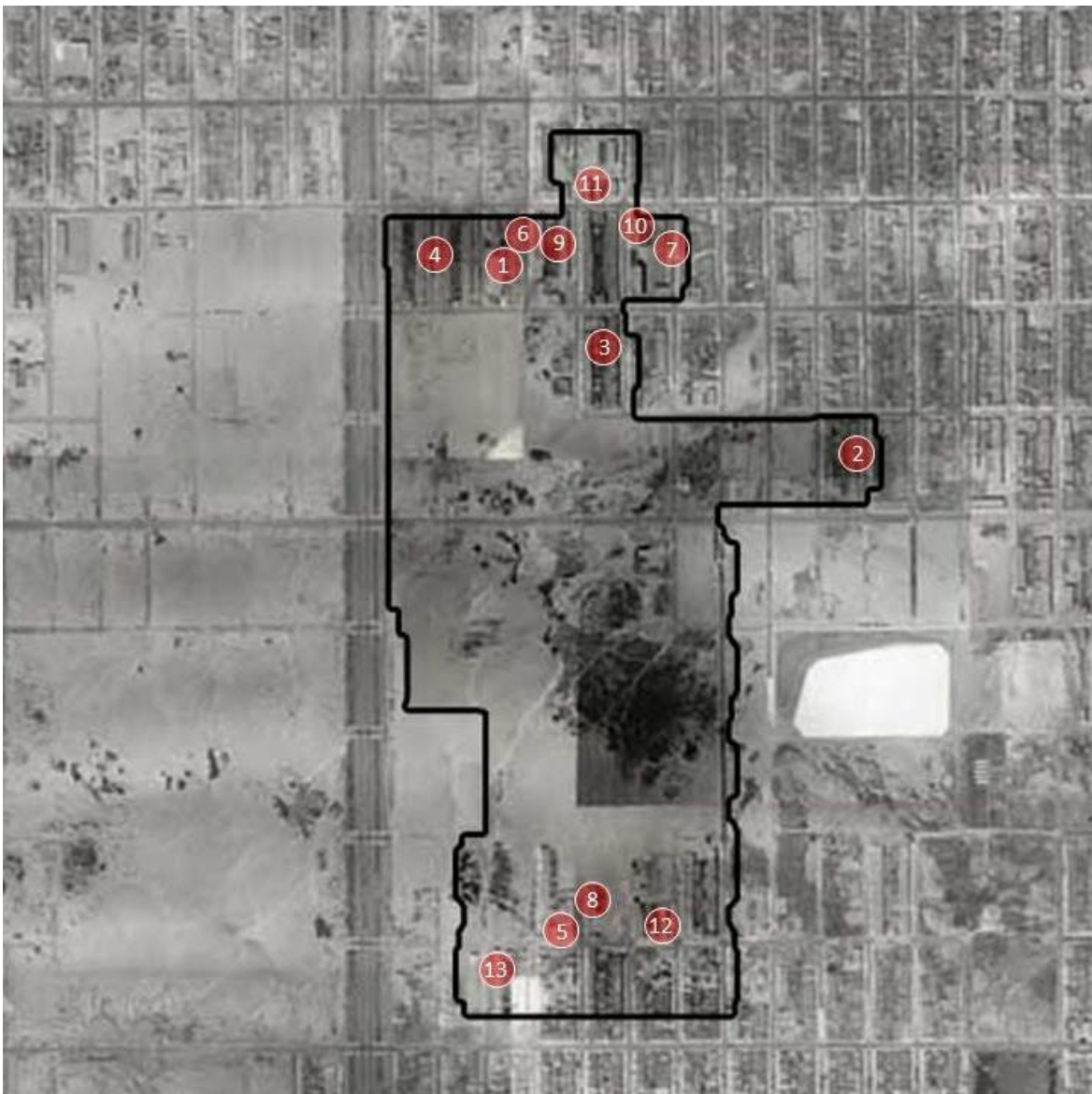
District buildings are markedly more exuberant in design, massing, and ornamentation than most Sunset District tracts constructed from the 1920s to 1940s. The District's overtly expressive designs are a result, in part, of builders' Depression-era efforts to market and sell houses constructed in a remote, windswept, and sand covered nascent neighborhood. In 1931, when the first tracts were under construction, there were few residential developments located within the emerging central Sunset District neighborhood. The District's tracts were constructed along the north and south margins of vast impassable sand dunes that largely covered the area between 25th and 44th Avenues. Many of the District's early tracts were constructed on blocks that terminated into sand dunes. North of the sand dunes, tracts were located in relatively close proximity to the neighborhood's existing streetcar lines on Irving Street, 20th Street, and, by 1938, a spur line on 25th Avenue.² Tracts to the south were served by streetcars that served the Parkside neighborhood. North-south automobile passage through the sand dunes was provided by the recently constructed Sunset Boulevard. Marketing materials and newspaper advertisements often emphasized the proximity of transit lines, view of the Ocean, and easy access to Golden Gate Park, as well as the buildings' "old world charm" and "picturesque" design inspired by medieval buildings of European origin. District designs likewise reflect builders' attempts to offer an affordable alternative to the upscale residence parks—such as St. Francis Wood, Forest Hill, Balboa Terrace, and Westwood Highlands—developed in the 1910s and 1920s that feature large, detached houses designed in a variety of period revival styles.

The District's Period of Significance of 1931 to 1938 marks the beginning and end of the picturesque-era of Period Revival tract construction. The earliest tracts designed by brothers Oliver and Arthur Rousseau in exuberant Period Revival styles influenced subsequent designs by small- and large-scale builders alike. By 1938, the end date of the District's Period of Significance, the picturesque-era had peaked, though the several tracts built from 1936 to 1938 contain the final pulse of exuberant Period Revival design applied to well-articulated facades. By then, most Sunset District houses were characterized by restrained expressions of Period Revival styles, with less articulation, differentiation, and ornamentation. These restrained designs were a result of the mass construction of the late-1930s and 1940s facilitated by Federal Housing Administration (FHA) mortgage financing changes. With mass construction, came mass standardization and designs that were less costly (in terms of labor and materials) to build. The scale and pace of construction activity beginning in the late 1930s was astounding. According to an analysis of construction dates within the Sunset District Historic Resource Survey area, there was a three-fold increase in residential tract construction from the period 1936 to 1940 (909 houses) as compared to the previous five years (279 houses). Most buildings in the Sunset District Historic Resource Survey area were constructed during a period of just three years—from 1939 to 1941 (1,183 houses).

² McClintock, Miller. *Report on San Francisco Citywide Traffic Survey*. W.P.A Project 6108-5863. Prepared for San Francisco City and County Department of Public Works. Published 1937.

The District contains 13 discontinuous tracts, with a total of 253 buildings, designed and developed by master builders and architects including Oliver and Arthur Rousseau, Henry Doelger, the Standard Building Company, and Charles O. Clausen. In addition, several tracts were built by smaller-scale builders including the Golden Gate Investment Company and the Bay Cities Building Company. Several of the District's tracts are quite small—five of the 13 tracts contain fewer than 10 buildings—while the largest tract contains 93 buildings set on two full city blocks.

Refer to the *Sunset District Residential Builders 1925-1950 Historic Context Statement* for detailed contextual information regarding the neighborhood's development history, builder and architect biographies, stair and entrance typologies, the evolution of Period Revival styles, and related character-defining features.



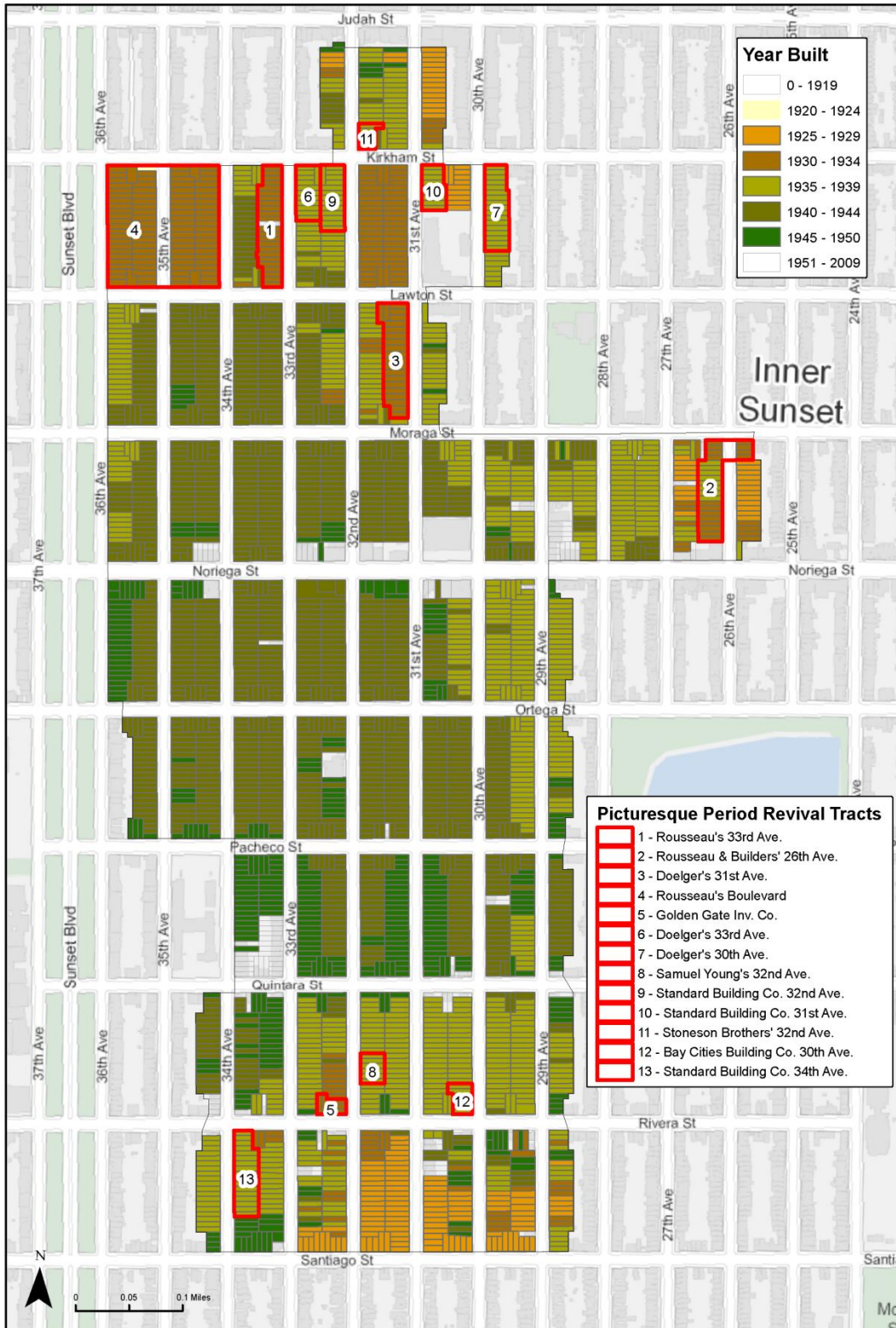
Composite of aerial views taken 1937-1938 showing the location of 13 tracts that contribute to the Sunset Picturesque Period Revival Historic District. Clustered to the north (towards Golden Gate Park) and the south (toward the Parkside District), the tracts are separated by vast, scrubby sand dunes that extend west to the ocean. The Sunset District Historic Resource Survey Area is outlined in black. Source: David Rumsey Historical Map Collection.

District Tracts

The following section provides a brief development overview for each of the District's 13 discontinuous tracts.

Tract	Builder	Year Built	# Buildings	Location
1	Rousseau, Oliver & Arthur	1931	24	33 rd Avenue (Kirkham/Lawton)
2	Rousseau, Oliver & Arthur / Various builders	1931-1936	24	26 th Avenue (Moraga/Noriega)
3	Henry Doelger	1932	21	31 st Avenue (Lawton/Moraga)
4	Rousseau, Oliver & Arthur	1932-1933	93	34 th ,35 th ,36 th Avenue (Kirkham/Lawton)
5	Golden Gate Investment Co. (with architect C.O. Clausen)	1933-1934	5	32 nd Avenue / Rivera Street
6	Henry Doelger	1935	12	33 rd Avenue (Kirkham/Lawton)
7	Henry Doelger	1935-1936	17	30 th Avenue (Kirkham/Lawton)
8	Samuel Young (with architect, C.O. Clausen)	1935-1936	6	32 nd Avenue (Quintara/Rivera)
9	Standard Building Co.	1935-1936	14	32 nd Avenue (Kirkham / Lawton)
10	Standard Building Co.	1936	9	31 st Avenue (Kirkham/Lawton)
11	Stoneson, Ellis & Henry	1936-1937	5	32 nd Avenue (Judah/Kirkham)
12	Bay Cities Building Co. (with architect C.O. Clausen)	1936-1937	6	30 th Avenue (Quintara/Rivera)
13	Standard Building Co.	1938	17	34 th Avenue (Rivera/Santiago)

Picturesque Period Revival Tracts Historic District



Tract 1:

Rousseaus' 33rd Avenue Tract

Year Built: 1931

This contributing tract to the identified-eligible Sunset Picturesque Period Revival Tracts Historic District contains 24 buildings located on the west side of 33rd Avenue between Kirkham and Lawton Streets.

Contributors: 24

Non-Contributors: 0



View looking northwest on 33rd Avenue. Source: SF Planning

In 1931, the Marian Realty Company, a prominent development firm led by architects Oliver and Arthur Rousseau, developed their first Sunset District residential tract. The Rousseau brothers introduced a new level of exuberance and expressive styles not yet seen in Sunset District and likely influenced subsequent merchant builders to adopt similarly picturesque Period Revival styles. The 33rd Avenue tract embodies a diverse range of fully expressed Period Revival styles, each house displaying distinctive building features and ornamentation. A 1931 *San Francisco Chronicle* article described these buildings as being “unusual in exterior treatment, the architecture having been copied from England, Normandy, Spain, and Mediterranean ideas.”⁴ Detailing expressed on individual buildings includes turrets, towers and dovecotes, full-length balconies, muscular chimney stacks, finials, niches and punched openings, red Spanish clay tile roofs or coping, half-timbering and the appearance of wattle and daub, machicolations, quoins, bulky turned wood mullions, slender muntins, and decorative glazed tile. Wood sash windows are often recessed, with chamfered, arched, or squared window openings, some topped with transoms or set in shallow projecting bays. Roof parapet forms are varied based on style and include shallow-pitched forward and side-facing gables; mansard forms and hipped forms; and steeply pitched, asymmetrical cat-slide roof forms. Several buildings display the earliest known expressions of Storybook-influenced design in the Sunset District. The tract is bound at each corner by extravagant Spanish Colonial buildings featuring towered entrances.

Although the Rousseau brothers developed properties in the Sunset District during a span of only a few years (1931 to 1933) the stylistic impact of these houses on the emergent neighborhood is pronounced. Rousseau-designed houses are notable for their high level of architectural expression, Storybook-inspired design, inventive fenestration, and often-whimsical entry configuration. Although it is estimated that the Rousseaus built fewer than 200 houses in the

⁴ “Twenty Sunset District Homes Snapped up Before Completion,” *San Francisco Chronicle*. December 26, 1931.

Sunset District, later builders and designers—including developer Henry Doelger and architect Charles O. Clausen—often directly incorporated signature design elements from Rousseau buildings. The Rousseau tracts embodied a dramatic shift from near-identical houses designed in a single style (Mediterranean Revival) to houses designed in a profuse array of architectural styles—Storybook, Tudor Revival, Spanish Colonial Revival, French Provincial, and Mediterranean Revival—united by common setback, form, and massing.



Left: 1563, 1559, and 1555 33rd Avenue. Right: 1543 33rd Avenue.
Source: *San Francisco Chronicle*, December 12th and 26th, 1931.

Refer to the *Sunset District Residential Builders 1925-1950 Historic Context Statement* for additional contextual information regarding the neighborhood's development history, the role of the Marian Realty Company and the Rousseau Brothers, the evolution of Period Revival styles, and related character-defining features.

Tract 2:

Rousseau & Builders' 26th Avenue Tract

Year Built: 1931-1936

This contributing tract to the identified-eligible Sunset Picturesque Period Revival Tracts Historic District contains 24 buildings located on the east and west side of 26th Avenue between Moraga and Noriega Streets.

Contributors: 24

Non-Contributors: 0



View looking southwest on 26th Avenue. Source: SF Planning

The 26th Avenue tract contains the second grouping of single family houses in the Sunset District developed by the brothers Oliver and Arthur Rousseau.⁵ The tract represents an affordable version of the high-style Rousseau house, but with construction costs near 25% less than the firm's first development picturesque Period Revival development on 33rd Avenue. Despite the scaled-back costs, the tract nonetheless embodies a diverse range of fully expressed Period Revival styles, each house displaying distinctively unique building features and ornamentation. Detailing expressed on individual buildings includes stepped or curved stairway cheek walls, towers, balconettes, muscular chimney stacks, exaggerated arches, angled stairs with decorative polychromatic tiles, weathervanes, red Spanish clay tile roofs or coping, machicolated overhangs, applied Tudoresque stick work, bulky turned wood mullions, slender muntins, weathervanes, and thickly applied "jazz stucco." Wood sash windows are often recessed, with chamfered, arched (some with Gothic, ogee, or cusped arch forms), or squared window openings. Roof parapet forms are varied based on style and include forward- or cross-gabled, mansard, or hipped forms. The four corner properties at 26th Avenue at Moraga Street were designed by Rousseau and feature muscular, curved cheek walls, towers, turrets, and thickly applied "jazz" stucco.⁶ Though touted as affordable, the houses offered middle-class buyers' fairly luxurious interior features, including a three-car garage, laundry room, and "a finished social room, with buffet and corner fireplace."⁷ One advertisement extolls the Depression-era affordability and value, "What a 'dream house' - but how easily the dream can come true! Only \$5,500 to \$5,700, and on terms to fit the family budget. The thrifty,

⁵ The first known Rousseau tract, on 33rd Avenue, was completed several months prior to construction of the 26th Avenue tract.

⁶ Because two of the corner properties are located just outside the boundary of the Sunset District Historic Resource Survey area, they are not included as contributors to the identified-eligible Picturesque Period Revival Historic District.

⁷ "Startling New Homes at Unbelievably Low Prices!" *San Francisco Chronicle*. December 12, 1931.

close buyer and the Veteran looking for a home investment will recognize what a remarkable home purchasing opportunity this is.”⁸



A Rousseau-designed house at 1715 26th Avenue, as advertised in the San Francisco Chronicle in 1931, (left) and as it appears in 2012 (right).

The Rousseaus built 16 of the tract’s 24 houses in 1931 and the remaining houses were constructed in 1935-1936 by the Standard Building Company (four houses), builder Claude Lindsay (two houses) and builder P.E. Vukicevich (two houses). These eight mid-block houses likewise display exuberant interpretations of Period Revival styles. The buildings developed by the Standard Building Company, a prolific merchant building firm better known for more restrained designs, feature distinctive detailing and expressive massing. The small-scale builder P.E. Vukicevich commissioned architect R.R. Irvine to design his two buildings, and builder Claude Lindsay erected his signature towered Mediterranean Revival houses.

Refer to the *Sunset District Residential Builders 1925-1950 Historic Context Statement* for additional contextual information regarding the neighborhood’s development history, stairway and entry typologies, the evolution of Period Revival styles, related character-defining features, and the role of the Marian Realty Company, the Rousseau brothers, Claude Lindsay, the Standard Building Company, and small-scale builders.

⁸ “Startling New Homes at Unbelievably Low Prices!” *San Francisco Chronicle*. December 12, 1931.

Tract 3:

Henry Doelger's 31st Avenue Tract

Year Built: 1932

This contributing tract to the identified-eligible Sunset Picturesque Period Revival Tracts Historic District contains 21 buildings located on the west side of 31st Avenue between Lawton and Moraga Streets and two additional buildings located on Lawton Street.

Contributors: 20

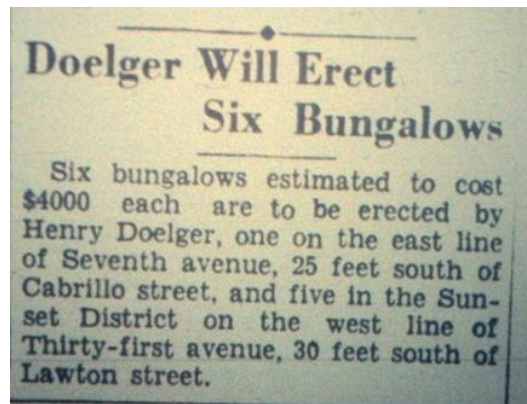
Non-Contributors: 1



View looking northwest on 31st Avenue. Source: SF Planning

Henry's Doelger's 31st Avenue tract is an early, full expression of the master builder's Period Revival and Storybook styles architecture. The tract was designed and constructed during an important, albeit brief, stage in Doelger's career that is characterized by highly picturesque, articulated, houses designed in a profusion of architectural styles. Each building is designed in a different interpretation of the Tudor Revival, Spanish Colonial Revival, Mediterranean Revival, and Storybook styles. Variety is likewise displayed in the buildings' massing, window openings, and roof forms. Unlike the vast majority of Doelger's tracts, and Sunset District tracts generally, the tract features fully detached buildings, with a clear visual separation between houses. Tract buildings are muscular, with articulated facades, projecting and recessed bays, and a profusion of design elements not found on the typical Sunset District tract house, including towers, niches, verge board, embossed detailing, finials, weathervanes, Storybook rubble accents, cross hatch detailing, deeply recessed window openings, full width projecting balconies, and Monterey Revival style full-height balconies. A few buildings feature the new transitional side stair entry configuration, though the dominant stair typology within the tract is the straight side stair.

Henry Doelger was a master builder, marketer and salesman. His firm dominated the home-building industry in San Francisco in the 1930s and early 1940s. An admirer of Henry Ford, Henry Doelger applied the “Fordist” principles of mass production to the home building industry with impressive results. During his 30-year career, Doelger’s firm constructed approximately 11,000 buildings in San Francisco, primarily in the Sunset District.⁹ From 1934 to 1941, he was the largest home builder in the United States, constructing an average of two houses a day and employing 500 people. His specialty was a semi-attached, one-story over garage, single-family house, though he also built a limited number of duplexes and apartments in the Sunset District. Doelger’s architecturally significant buildings—designed in exuberant expressions of Period Revival and Mediterranean Revival styles—were constructed in the early- to mid-1930s. His picturesque phase occurred just prior to the mass-production and standardization that characterized the FHA-facilitated construction boom of the late-1930s.



Newspaper notice mentioning the initial construction of tract buildings on 31st Avenue. Source: San Francisco Chronicle, December 19, 1931

Refer to the *Sunset District Residential Builders 1925-1950 Historic Context Statement* for additional contextual information regarding the neighborhood’s development history, the role of Henry Doelger and the development of Doelger City, stairway and entry typologies, the evolution of Period Revival styles, and related character-defining features.

⁹ Rob Keil, *Little Boxes: The Architecture of a Classic Midcentury Suburb* (Daly City, California: Advection Media, 2006). Note, because Doelger destroyed his business records, the exact number of Doelger-built houses in San Francisco is unknown. The 11,000 figure quoted in various publications may overstate his building activity, though it is within the realm of possibility. Doelger assigned a serial number to each of his houses (and possibly, dwelling units). The serial numbers for his Westlake development begin in the 13,000-range, lending some weight to the argument for 11,000 San Francisco houses.

Tract 4:

Rousseaus' Boulevard Tract

Year Built: 1932-1933

This contributing tract to the identified-eligible Sunset Picturesque Period Revival Tracts Historic District contains 93 buildings on the blocks bounded by the east side of 36th Avenue, the east and west sides of 35th Avenue, the west side of 34th Avenue, the south side of Kirkham Street, and the north side of Lawton Street.

Contributors: 90

Non-Contributors: 3



View looking southwest at 35th Avenue. Source: SF Planning

The largest tract within the identified-eligible Picturesque Period Revival Historic District, this two-block development also represents the largest and most ambitious collection of houses in the Sunset District developed by the Marian Realty Company, which was headed by prominent architects Oliver and Arthur Rousseau. The cohesive tract's architectural expression is exceptional. It was designed with extraordinary attention to architectural detail, displays high artistic value, and invokes what was then-described as picturesque Old World charm. Buildings display unusually expressive styles, massing, and ornament and represent rare expressions of Storybook-influenced design in San Francisco.

Drawing from a range of Period Revival styles, the Rousseaus designed highly stylized and individualized facades that are unified by materials, setback, massing, and form. Buildings designed in the Mediterranean Revival and Spanish Colonial Revival style feature semi-enclosed ground level entry alcoves, thickly textured stucco exterior walls, arched window and door openings, low pitched forward or side gable parapet, deeply recessed window openings, machicolations, bulky turned wood mullions, and red Spanish clay tile roofs or coping. Many also feature prominent towers and dovecote-inspired forms, and turned wood balconies. Tudor Revival buildings feature steeply pitched (often asymmetrical) gable parapets, half-timbering and the appearance of wattle and daub, wood-sash windows (typically rectangular casements with transoms and divided lights) and smooth stucco cladding. Occasionally, Tudor Revival houses feature barge boards and Storybook-influenced rubble accents. The fully expressed French Provincial style houses feature ogee arched window openings; wood-sash casement windows with slender muntins topped with transoms; decorative quoins on exterior walls; and are capped with mansard roof forms. Additional ornamental features found on many styles include balconettes, weathervanes, finials, decorative vents, muscular chimney stacks and elaborately detailed chimney tops. Despite the myriad styles and profuse

ornament, the houses—described at the time as “individual and harmonious”—are unified by form, massing, setbacks, and uniform design features such as stucco cladding.¹⁰

The first of the tract’s houses, constructed on 36th Avenue, were dubbed “Boulevard Homes” due to their location along the newly constructed 300’ wide Sunset Boulevard and greenway.¹¹ The new boulevard provided much-needed north-south access through the vast sand dunes that characterized much of the Sunset District at that time. It officially opened to the public on October 18, 1931 and Rousseaus’ adjacent tract buildings on 36th Avenue were constructed soon thereafter.¹² Potential homeowners were promised the luxury of a private house situated only blocks away from Golden Gate Park, the newly built Sunset Boulevard, the N-Judah streetcar, the 66 motor-bus¹³, and the commercial corridor on nearby Irving Street.¹⁴ The area was promoted as the beginning of an “entire new residential district of San Francisco.”¹⁵ An advertisement in the Real Estate section of the April 30th, 1932 *San Francisco Chronicle* described the amenities and investment potential for the Rousseaus’ tract:

Smart 5 and 6 room homes in several styles of distinctive architecture - some built on the charming new patio plan. Each home has a delightful social hall and a two-car garage. Many refinements and conveniences. Fascinating new decorative schemes. These homes are priced astonishingly low, from \$6,995 up, on liberal terms. Besides the tremendous value of the homes themselves, the land values have great possibilities - the land values are bound to increase – simply because the number of lots facing Sunset Boulevard (a 300-foot Parkway) is limited.¹⁶

The Boulevard tract was also the first to feature Oliver Rousseau’s innovative “Patio Plan” layout, an open-air courtyard set in the second story, which provided additional light and air to the living spaces of nearly attached tract houses. The courtyard separated living and sleeping areas and was typically accessible from several rooms. It was described at the time as “revolutionary in character” and was widely adopted by Sunset District builders in the 1930s.¹⁷ Tract buildings featured integrated design and functionality elements that were considered new to San Francisco at that time, such as the two-car and three-car garage, water heaters, laundry machines, and triangle-shaped sinks.¹⁸ The buildings also featured hardwood floors, described at the time as a first for “homes constructed in the moderate class.”¹⁹ Oliver Rousseau’s innovative plan and significant role during the Depression is later noted in the *San Francisco Examiner*.²⁰

Rousseau has been identified with the building of some of San Francisco's largest and finest apartment buildings and hotels since 1911, but in later years he has made the most conspicuous success of any builder in the city, originating and directing the construction and the sale of the famous "inside patio" homes built in the

10 “Sunset House Marks Era in Construction.” *San Francisco Chronicle*. April 9, 1932.

11 “Boulevard Homes.” *San Francisco Chronicle*. April 30, 1932.

12 “New Boulevard to Be Opened By Ceremony.” *San Francisco Chronicle*. October 17, 1931.

13 McClintock, Miller. *Report on San Francisco Citywide Traffic Survey*. W.P.A Project 6108-5863. Prepared for San Francisco City and County Department of Public Works. Published 1937.

14 “Marian Realty Homes Offered at Low Prices.” *San Francisco Chronicle*. April 23, 1932.

15 “New ‘Surprise’ Home Opened.” *San Francisco Examiner*. January 28, 1933.

16 “Boulevard Homes.” *San Francisco Chronicle*. April 30, 1932.

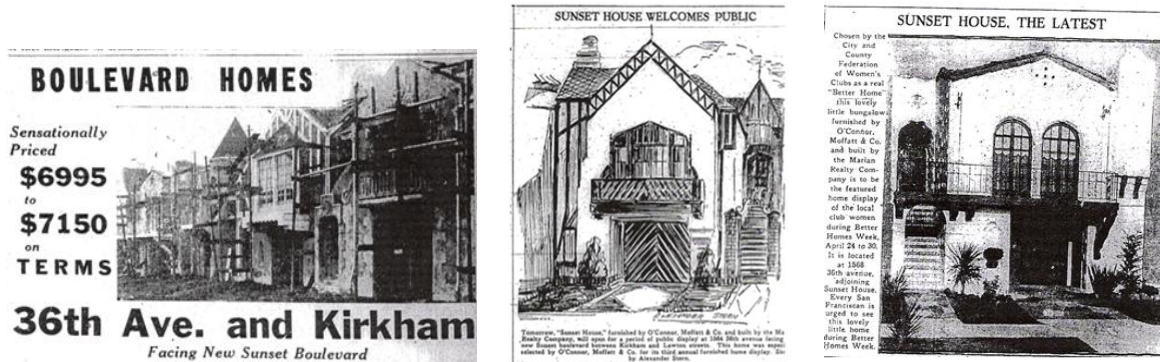
17 “6,000 See New Patio Plan,” *San Francisco Examiner*, February 4, 1933.

18 Ibid.

19 Ibid.

20 “Rousseau Starts New Real Estate Brokerage Firm.” *San Francisco Examiner*. April 7, 1934.

vicinity of Sunset Boulevard and Kirkham and Lawton streets, as well as other homes in the Richmond district. Other builders throughout the city universally have acknowledged that his pace setting leadership kept interest alive all during the depression period.²¹



Left: Construction along 36th Avenue between Kirkham and Lawton Streets. Center: 1564 36th Avenue. Right: 1568 36th Avenue. (Source: *San Francisco Chronicle*, April 9th, 29th, and 30th, 1932.)

The Rousseaus embraced the relatively new marketing strategy of staging fully furnished “model homes.” A least 18 of the tract’s 94 houses were displayed as model homes in 1932 and 1933 and are credited with contributing to rapid sales.²³ The first model homes—described in advertisements as the “Sunset House”—at 1564 and 1568 36th Avenue were decorated and furnished by O’Connor Moffat & Co., a local furniture store.²⁵ Both houses featured identical interior plans, including the new interior “Patio Plan” courtyard, though each featured markedly different styles (Tudor Revival and Mediterranean Revival) at the primary façade. Articles and advertisements in the Real Estate section of the *San Francisco Chronicle* widely covered and promoted model home events within the tract.

The Boulevard tract is also significant for its close association with the Rousseau brothers, who occupied sprawling corner buildings within the tract. A third Rousseau (Annie), of unknown relationship to the brothers, resided at 1573 34th Avenue. Despite strong sales, the Marian Realty Company declared bankruptcy at the close of 1933.²⁶

Refer to the *Sunset District Residential Builders 1925-1950 Historic Context Statement* for additional contextual information regarding the neighborhood’s development history, the role of the Marian Realty Company and the Rousseau Brothers, stairway and entry typologies, the evolution of Period Revival styles, and related character-defining features.

21 “Rousseau Starts New Real Estate Brokerage Firm.” *San Francisco Examiner*. April 7, 1934.

23 “Low Cost Era Nears End in Sunset Tract.” *San Francisco Examiner*. 10/14/33. It should be noted that the exact locations of these 18 model homes is unknown. Archival research was only able to find the locations of those mentioned in the text.

25 “Sunset House Welcomes Public.” *San Francisco Chronicle*. April 9, 1932.

26 “Marian Realty Firm Declares Bankruptcy.” *San Francisco Examiner*, December 29, 1933.



*Left: 1500 36th Avenue, Arthur Rousseau's residence, 1933 to 1937.
Right: 1598 36th Avenue, Oliver and Elsie Rousseau's residence, 1933 to 1937. Photos: SF Planning*

Tract 5:

Golden Gate Investment Company Tract

Year Built: 1933-1934

This contributing tract to the identified-eligible Sunset Picturesque Period Revival Historic Tracts District contains three buildings located on the west side of 32nd Avenue between Quintara and Rivera Streets and two houses located on the north side of Rivera Street.

Contributors: 5

Non-Contributors: 0



View looking southwest on 32nd Avenue. Source: Google Maps

The Golden Gate Investment Company tract was designed by Charles O. Clausen in exuberant Period Revival styles. Each building is designed in a markedly different interpretation of the Tudor Revival, French Provincial and Spanish Colonial Revival styles. Variety is likewise displayed in the buildings' massing, roof forms, and entry typology. The buildings are muscular, with well-articulated facades, projecting and recessed bays, and a profusion of design elements not found on the typical Sunset District tract house, including Churrigueresque detailing, finials, niches, verge board, curlicues, robust brackets, dormers, and half-timbering. The tract represents the shift from tracts of homogenous single-style buildings to tracts that emphasize a variety of architectural styles and forms.

Golden Gate Investment was a real estate development firm active in San Francisco from 1918 until the late 1930s.²⁷ Unlike other Sunset District firms, the Golden Gate Investment's sales office was located in downtown rather than the Sunset District. E.A. and F.G. McFarland are listed as the firm's owners in 1922.²⁸ Although little is known about the firm's early years, building permits and deed records indicate that the firm was particularly active in the Sunset District during the 1930s.²⁹ Unlike many builder firms, Golden Gate Investment hired outside contractors and architects to design and build their tracts. This tract was designed by Charles O. Clausen and constructed by Oscar Swanson, a building contractor.

²⁷ The Golden Gate Investment Company is only listed in the San Francisco City Directory from 1918 until 1929. They are, however, also listed in sales ledgers as the builders and sellers of houses in the Sunset District from 1933 until 1938.

²⁸ State Real Estate Department. *California Real Estate Directory Bulletin*, (Sacramento, California: February 14, 1922).

²⁹ A search of San Francisco City Directories failed to yield information regarding the firm's ownership.

Charles O. Clausen, a prolific master architect, is also credited with the design of the small tract across the street developed by Samuel Young in 1935-1936. Both small tracts display similarly exuberant iterations of Spanish Colonial, Tudor Revival and French Provincial styles.

Clausen was raised in San Francisco, apprenticed with the architecture firm Meyer and O'Brien at 18,³⁰ earned his architect's certificate by age 23, and opened his own office by age 24, working in the Phelan and Hearst Buildings.³¹ His commissions include Larkspur's Mission Revival style City Hall (1913, extant)³² and numerous grand apartment buildings in neighborhoods throughout San Francisco in the 1910s-1920s. In the early 1930s, possibly correlating to the downturn in building activities as a result of the Great Depression, Clausen shifted his focus to the design of smaller-scale, single-family houses. From his home office in the Richmond District, Clausen accepted commissions from small-scale builder developers to design houses for modest-income home buyers. A review of building permits indicates that Clausen was one of only a handful of outside architects commissioned by Sunset District builders. In addition to Golden Gate Investment, Clausen is known to have worked for the following Sunset District builders: Bay Cities Building Company, Samuel Young, Herman Christensen, and E.W. Perkins.

Refer to the *Sunset District Residential Builders 1925-1950 Historic Context Statement* for additional contextual information regarding the neighborhood's development history, the role of the Golden Gate Investment Company and other small-scale builders, the career and influence of architect Charles O. Clausen, the evolution of Period Revival styles, and related character-defining features.

30 Dennis McCarthy, "Charles O. Clausen, Architect." July 1926 column, unnamed newspaper. Also noted in <http://www.classicsfproperties.com/Nav.aspx/Page=/PageManager/Default.aspx/PageID=2175615>

31 United States Census, 1910, and San Francisco City Directories.

32 www.marinhistory.org (Accessed August 2012).

Tract 6:

Henry Doelger's 33rd Avenue Tract

Year Built: 1935

This contributing tract to the identified-eligible Sunset Picturesque Period Revival Tracts Historic District contains 11 buildings located directly south of Kirkham Street on the east block face of 33rd Avenue and one mid-block building located on Kirkham Street (2831 Kirkham Street).

Contributors: 12

Non-Contributors: 0



View looking northeast on 33rd Avenue. Source: SF Planning

Henry Doelger's 33rd Avenue tract is representative of his most expressive Period Revival design phase. Buildings in this tract are markedly more exuberant in design and ornamentation than Doelger's earlier and later house designs and bear a strong resemblance to the pioneering Storybook and Period Revival expressions by Oliver Rousseau, located directly across the street. Like Rousseau, Doelger drew inspiration from Tudor, Mediterranean, Spanish Colonial and French Provincial styles to create highly individualized facades that are unified by materials, setback, massing and form. Variety is likewise displayed in the buildings' massing, window openings, and roof forms. Several of the tract's buildings feature the new transitional side stair entry configuration, with a projecting entry alcove at the base of the stairway. Tract buildings are designed in the "Patio Plan" layout, an Oliver Rousseau innovation, with a second story courtyard atrium.

The 33rd Avenue tract is located within a larger area known as "Doelger City," an area bounded by 26th and 30th Avenues and Noriega and Ortega Streets.³³ It is one of just two small tracts within "Doelger City" that are considered architecturally significant. Most buildings within the larger Doelger City area were constructed between 1935 and 1944. It should be noted that numerous other builders also constructed buildings within the areas commonly attributed to Henry Doelger.

³³ "Only 39.50 monthly payments really less than rent..." *San Francisco Chronicle*. September 16, 1939.

Henry Doelger was a master builder, marketer and salesman. His firm dominated the home-building industry in San Francisco in the 1930s and early 1940s. An admirer of Henry Ford, Henry Doelger applied the “Fordist” principles of mass production to the home building industry with impressive results. During his 30-year career, Doelger’s firm constructed approximately 11,000 buildings in San Francisco, primarily in the Sunset District.³⁴ From 1934 to 1941, he was the largest home builder in the United States, constructing an average of two houses a day and employing 500 people. His specialty was a semi-attached, one-story over garage, single-family house, though he also built a limited number of duplexes and apartments in the Sunset District. Doelger’s architecturally significant buildings—designed in exuberant expressions of Period Revival and Mediterranean Revival styles—were constructed in the early- to mid-1930s. His picturesque phase occurred just prior to the mass-production and standardization that characterized the FHA-facilitated construction boom of the late-1930s.

Refer to the *Sunset District Residential Builders 1925-1950 Historic Context Statement* for additional contextual information regarding the neighborhood’s development history, the role of Henry Doelger and development of Doelger City, stairway and entry typologies, the evolution of Period Revival styles, and related character-defining features.

³⁴ Rob Keil, *Little Boxes*. (Note, because Doelger destroyed his business records, the exact number of Doelger-built houses in San Francisco is unknown. The 11,000 figure quoted in various publications may overstate his building activity, though it is within the realm of possibility. Doelger assigned a serial number to each of his houses (and possibly, dwelling units). The serial numbers for his Westlake development begin in the 13,000-range, lending some weight to the argument for 11,000 San Francisco houses.

Tract 7:

Henry Doelger's 30th Avenue Tract

Year Built: 1935–1936

This contributing tract to the identified-eligible Sunset Picturesque Period Revival Tracts Historic District contains 17 buildings located on the east side of 30th Avenue between Kirkham and Lawton Streets.

Contributors: 15

Non-Contributors: 2



View looking east on 30th Avenue Source: Google Maps

Henry Doelger's 30th Avenue tract is a full expression of the master builder's Period Revival tract houses. The tract was designed and constructed toward the end of a significant phase in Doelger's career that is characterized by highly picturesque, well-articulated, houses designed in a profusion of architectural styles. Each of the tract's buildings is designed in a different interpretation of the Spanish Colonial Revival, Mediterranean Revival, and French Provincial styles. Variety is likewise displayed in the buildings' massing, window openings, and roof forms. Many of the District's buildings feature the new transition side stair entry configuration, with a projecting entry alcove at the base of the stairway. District buildings possess strongly articulated facades, projecting and recessed bays, and a profusion of design elements not found on the typical Sunset District tract house, including machicolations, embossed detailing, towers, finials, Churrigueresque detailing, dormers, niches, verge board, and ornamented entryways. Later residential tracts by Doelger and other builders in the Sunset District exhibit restrained versions of Period Revival styles, with less façade articulation, differentiation, and ornamentation.

Henry Doelger was a master builder, marketer and salesman. His firm dominated the home-building industry in San Francisco in the 1930s and early 1940s. An admirer of Henry Ford, Henry Doelger applied the "Fordist" principles of mass production to the home building industry with impressive results. During his 30-year career, Doelger's firm constructed approximately 11,000 buildings in San Francisco, primarily in the Sunset District.³⁵ From 1934 to 1941, he was the largest home builder in the United States, constructing an average of two houses a day and employing 500 people. His specialty was a semi-attached, one-story over garage, single-family house, though he also built a limited

³⁵ Rob Keil, *Little Boxes*. Note, because Doelger destroyed his business records, the exact number of Doelger-built houses in San Francisco is unknown. The 11,000 figure quoted in various publications may overstate his building activity, though it is within the realm of possibility. Doelger assigned a serial number to each of his houses (and possibly, dwelling units). The serial numbers for his Westlake development begin in the 13,000-range, lending some weight to the argument for 11,000 San Francisco houses.

number of duplexes and apartments in the Sunset District. Doelger’s architecturally significant buildings—designed in exuberant expressions of Period Revival and Mediterranean Revival styles—were constructed in the early- to mid-1930s. His picturesque phase occurred just prior to the mass-production and standardization that characterized the FHA-facilitated construction boom of the late-1930s.

Refer to the *Sunset District Residential Builders 1925-1950 Historic Context Statement* for additional contextual information regarding the neighborhood’s development history, the role of Henry Doelger and the development of Doelger City, stairway and entry typologies, the evolution of Period Revival styles, and related character-defining features.

Tract 8:

Samuel Young's 32nd Avenue Tract

Year Built: 1935–1936

This contributing tract to the identified-eligible Sunset Picturesque Period Revival Tracts Historic District contains six buildings located on the east side of 32nd Avenue between Quintara and Rivera Streets.

Contributors: 6

Non-Contributors: 0



View looking northeast on 32nd Avenue. Source: Google Maps

Samuel Young's 32nd Avenue tract contains six buildings designed in a markedly different interpretation of the Tudor Revival, French Provincial and Spanish Colonial Revival styles. Variety is likewise displayed in the buildings' massing, roof forms, and entry typology. The buildings are muscular, with articulated facades, projecting bays, and a profusion of design elements not found on the typical Sunset District tract house, including chamfered portholes and edges, Churrigueresque detailing, niches, prominent chimneys, projecting bays, deeply recessed window openings, half-timbering, and several entryway configurations. Later residential tracts in the Sunset District exhibit restrained versions of Period Revival styles, with less façade articulation, differentiation, and ornamentation. When constructed in 1935-1936, District buildings were located directly adjacent to a vast sand dune that still covered a large portion of the emerging neighborhood. At that time, the subject block on 32nd Avenue terminated in sand.

Samuel Young was one of the many small-scale builders who constructed small tracts in the emerging Sunset District neighborhood. Unlike many builders, however, Young commissioned an architect to design his tract. Charles O. Clausen, a prolific master architect, is also credited with the design of the small tract across the street developed by the Golden Gate Investment Company in 1933-1934. Both small tracts display similarly exuberant iterations of Spanish Colonial, Tudor Revival and French Provincial styles. Clausen was raised in San Francisco, apprenticed with the architecture firm Meyer and O'Brien at 18,³⁶ earned his architect's certificate by age 23, and opened his own office by age 24, working in the Phelan and Hearst Buildings.³⁷ His commissions include Larkspur's Mission Revival style

³⁶ Dennis McCarthy, "Charles O. Clausen, Architect." July 1926 column, unnamed newspaper. Also noted in <http://www.classicsfproperties.com/Nav.aspx/Page=/PageManager/Default.aspx/PageID=2175615>

³⁷ United States Census, 1910, and San Francisco City Directories.

City Hall (1913, extant)³⁸ and numerous grand apartment buildings in neighborhoods throughout San Francisco in the 1910s-1920s. In the early 1930s, possibly correlating to the downturn in building activities as a result of the Great Depression, Clausen shifted his focus to the design of smaller-scale, single-family houses. From his home office in the Richmond District, Clausen accepted commissions from small-scale builder developers to design houses for modest-income home buyers. A review of building permits indicate that Clausen was one of only a handful of outside architects commissioned by Sunset District builders. In addition to Young, Clausen is known to have worked for the following Sunset District builders: the Golden Gate Investment Company, the Bay Cities Building Company, Herman Christiansen, and E.W. Perkins.

Refer to the *Sunset District Residential Builders 1925-1950 Historic Context Statement* for additional contextual information regarding the neighborhood's development history, the role of small-scale builders, the career and influence of architect Charles O. Clausen, the evolution of Period Revival styles, and related character-defining features.

³⁸ www.marinhistory.org (Accessed August 2012).

Tract 9:

Standard Building Company's 32nd Avenue Tract

Year Built: 1935–1936

This contributing tract to the identified-eligible Sunset Picturesque Period Revival Tracts Historic District contains 13 buildings located on the west side of 32nd Avenue between Kirkham and Lawton Streets and one building on Kirkham Street (2825 Kirkham Street).

Contributors: 14

Non-Contributors: 0



View looking southwest on 32nd Avenue

Built by the Standard Building Company in 1935-1936, this tract displays the unusually expressive styles, massing, and ornament that characterized the early work of this prolific building firm. The tract was built just a few years after the founding of the Standard Building Company in 1932 by brothers Carl and Fred Gellert. Represented styles include Tudor Revival, Mediterranean Revival, French Provincial, and Monterey Revival. The highly individualized façades—which display articulated massing, recessed bays, complexity of design, and expressive ornamentation—are unified by materials, setback, and form. Detailing expressed on individual buildings includes weathervanes, balconettes, finials, half-timbering (the appearance of wattle and daub), prominent chimney stacks and elaborately detailed chimney tops, miniature bell towers, wood balconies, niches and geometric punched openings, and applied ornamentation including cartouches and decorative quoins. Wood sash windows are often recessed, with arched and squared window openings, some topped with transoms. Roof forms are varied and include gabled, cross-gabled, and mansard forms, in addition to the rare cat slide roof associated with the Tudor Revival style. The fully expressed Period Revival façade styles and “Patio Plan” typology—an interior courtyard configuration introduced by the Rousseau brothers in 1932—helped these buildings stand out during a flat period of construction and house sales. The tract contains buildings remarkably similar to the equally expressive Standard Building Company tract located one block away on 31st Avenue (see Tract 10).

The Standard Building Company was an extraordinarily prolific building firm, with strong ties to the Sunset District.

The tract represents an unusually expressive design for the Standard Building Company, which is better known for its restrained, mass-produced residential tracts developed in the late-1930s through the 1960s. The tract was constructed on the eve of the building boom precipitated by Federal Housing Administration (FHA) policies that encouraged home ownership and mass production. By the late 1930s, the liberally applied ornamentation and well-articulated facades that characterized this tract were abandoned in favor of restrained house designs—marketed under the Sunstream brand—that were quicker and less expensive to construct. The Gellert brothers later emerged as among the largest and most successful merchant builders in San Francisco’s history and are credited with construction of approximately 25,000 housing units in the San Francisco Bay Area. Later Sunset District tracts developed by the Standard Building Company (and other builders) in the late 1930s and postwar era exhibit restrained versions of Period Revival styles, with less façade articulation, differentiation, and ornamentation.

Refer to the *Sunset District Residential Builders 1925-1950 Historic Context Statement* for additional contextual information regarding the neighborhood’s development history, the influential role of the Standard Building Company, the evolution of Period Revival styles, and related character-defining features.

Tract 10:

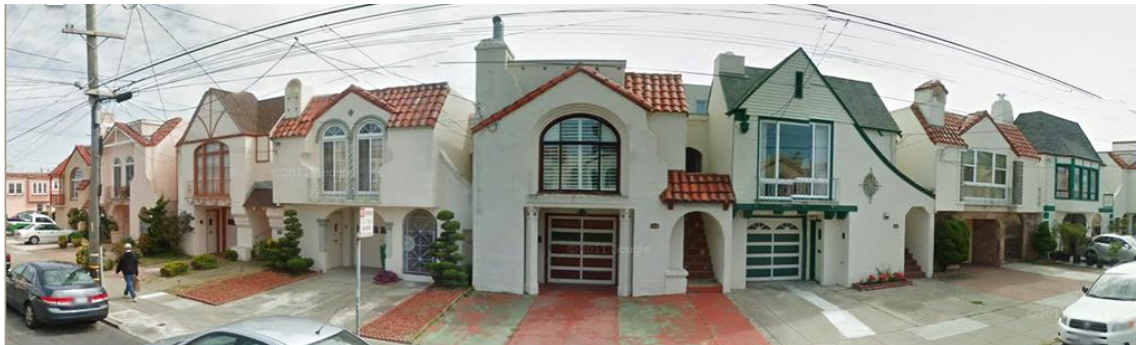
Standard Building Company's 31st Avenue Tract

Year Built: 1936

This contributing tract to the identified-eligible Sunset Picturesque Period Revival Tracts Historic District contains nine buildings located on the east side of 31st Avenue between Kirkham and Lawton Streets (1500-1534 31st Avenue).

Contributors: 9

Non-Contributors: 0



View looking east on 31st Avenue. Source: Google Maps

Built by the Standard Building Company in 1936, this tract displays the unusually expressive styles, massing, and ornament that characterized the early work of this prolific building firm. The tract was built four years after the founding of the Standard Building Company in 1932 by brothers Carl and Fred Gellert. Represented styles include Tudor Revival, Mediterranean Revival, French Provincial, and Monterey Revival. The highly individualized façades—which display articulated massing, recessed bays, complexity of design, and expressive ornamentation—are unified by materials, setback, and form. Detailing expressed on individual buildings includes distinctive thick, shaped wall projections flanking the windows, thickly textured stucco walls, projecting bay windows, muscular chimney stacks, miniature bell towers, wood balconies, transitional side stairways, polychromatic tiles, punched openings, Tudoresque applied stick work, brackets, Spanish clay tiles, and applied ornamentation including cartouches and decorative quoins. Wood sash windows feature divided lights, are often recessed, with arched and squared window openings, some topped with arched transoms. Roof forms are varied and include gabled, cross-gabled, and bulky mansard forms, in addition to the steeply pitched cat slide roof form. The fully expressed Period Revival façade styles and “Patio Plan” typology—an interior courtyard configuration introduced by the Rousseau brothers in 1932—helped these buildings stand out during a flat period of construction and house sales. The tract contains buildings remarkably similar to the equally expressive Standard Building Company tract located one block away on 32nd Avenue (see Tract 9).

The Standard Building Company was an extraordinarily prolific building firm, with strong ties to the Sunset District. The tract represents an unusually expressive design for the Standard Building Company, which is better known for its restrained, mass-produced residential tracts developed in the late-1930s through the 1960s. The tract was constructed on the eve of the building boom precipitated by Federal Housing Administration (FHA) policies that encouraged home ownership and mass production. By the late 1930s, the liberally applied ornamentation and well-articulated facades that characterized this tract were abandoned in favor of restrained house designs—marketed

under the Sunstream brand—that were quicker and less expensive to construct. The Gellert brothers later emerged as among the largest and most successful merchant builders in San Francisco’s history and are credited with construction of approximately 25,000 housing units in the San Francisco Bay Area. Later Sunset District tracts developed by the Standard Building Company (and other builders) in the late 1930s and postwar era, exhibit restrained versions of Period Revival styles, with less façade articulation, differentiation, and ornamentation.

Refer to the *Sunset District Residential Builders 1925-1950 Historic Context Statement* for additional contextual information regarding the neighborhood’s development history, the influential role of the Standard Building Company, the evolution of Period Revival styles, and related character-defining features.

Tract 11:

Stoneson Brothers' 32nd Avenue Tract

Year Built: 1936–1937

This contributing tract to the identified-eligible Sunset Picturesque Period Revival Tracts Historic District contains five buildings located on the east side of 32nd Avenue between Judah and Kirkham Streets (1478-1494 32nd Avenue).

Contributors: 5

Non-Contributors: 0



View looking southeast on 32nd Avenue

The Stoneson Brothers' 32nd Avenue tract is an excellent example of an early small-scale in-fill picturesque Period Revival construction by the Stoneson Brothers Development Corporation, a prolific building firm that later developed the large-scale multi-unit residential/commercial complex of Stonestown. Drawing from a range of Period Revival styles—Tudor, Mediterranean, and Spanish Colonial—this small, but cohesive cluster features individualized facades that are unified by materials, setback, massing, and form. The tract displays expressive ornamentation, muscular massing, and façade articulation that set it apart from the standard mass-produced buildings of its era. Detailing expressed on individual buildings includes entry arches, gabled and cross-gabled roof forms, applied Tudoresque stickwork, punched openings, the transitional side stair with entry alcove configuration, recessed chamfered window openings and a turreted tower. The Stoneson brothers (Henry and Ellis) purchased the tract's five lots in 1936, quickly constructed the houses, and sold all five by 1937.⁴⁰ The tract was constructed at the cusp of the building boom precipitated by Federal Housing Administration (FHA) policies that encouraged home ownership and mass production. When constructed, the subject block was still largely undeveloped although nearby blocks were already completely built out. The houses were constructed in the innovative "Patio Plan" configuration, introduced several years earlier by the influential Rousseau brothers, which featured an open-air courtyard atrium on the second story.⁴¹

40 San Francisco Assessor's Office. Sales ledgers, Block Number 1822. 1914-1937

41 1938 aerial views indicate the presence of these open-air atriums.

Henry and Ellis Stoneson headed the Stoneson Brothers Development Corporation, a merchant builder firm that constructed hundreds of single-family residential houses as well as a large-scale multi-unit planned neighborhood development in San Francisco. The Stoneson brothers, along with Henry Doelger, were known as being among the largest of the nation's housing developers. They are credited with building close to 15,000 houses and apartment units in San Francisco, primarily in St. Mary's Park, Lake Merced, Stonestown, and Lakeside neighborhoods, and an additional 10,000 more in the larger Bay Area.⁴³ Their best-known development is the Stonestown planned neighborhood and shopping center just to the south of the Sunset District. Stoneson brothers' projects in the wider San Francisco Bay Area include Broadmoor Village, Hillside Manor, and College City.⁴⁴ The prolific and influential brothers served as presidents and directors of various local and national homebuilder and contractor associations.

Refer to the *Sunset District Residential Builders 1925-1950 Historic Context Statement* for additional contextual information regarding the neighborhood's development history, the role of the Stoneson brothers, the evolution of Period Revival styles, and related character-defining features.

43 "Home builder Ellis Stoneson Dies at 59." *San Francisco Chronicle*, August 25, 1952.

44 Western Neighborhoods Project, "Stoneson Brothers," <http://www.outsidelands.org/stonesons.php>

Tract 12:

Bay Cities Building Company's 30th Avenue Tract

Year Built: 1936–1937

This contributing tract to the identified-eligible Sunset Picturesque Period Revival Tracts Historic District contains six buildings located on the west side of 30th Avenue between Quintara and Rivera Streets (2175–2195 30th Avenue).

Contributors: 6

Non-Contributors: 0



View looking northwest on 30th Avenue. Source: SF Planning

The Bay Cities Building Company's 30th Avenue tract was designed by master architect Charles O. Clausen in exuberant iterations of the Mediterranean Revival, French Provincial, and Spanish Colonial Revival styles. Buildings in this small tract are muscular, well-articulated, and display a profusion of design elements not found on the typical Sunset District tract house. Detailing expressed on individual buildings includes red tile stairs with decorative polychromatic tiles, quoins, a machicolated garage opening, balconettes, entry arches, finials, a blind niche, and recessed chamfered window openings. The district is representative of the shift from tracts of single-style buildings to tracts that share similar massing, set-backs, and form, yet exhibit a heterogeneous display of markedly different architectural styles. It was constructed at the cusp of a late-1930s construction boom in the Sunset District. Aided by new federal loan guarantees, which stimulated the construction industry and increased the accessibility of home ownership to households of modest incomes, builders increasingly constructed large tracts of houses on the previously inaccessible dunes of the central Sunset District. The Bay Cities Building Co.'s tract, however, stands out for its full expressions of Period Revival styles, even during the trend toward restrained designs. Many houses on the same block were under construction in 1936, when the Bay Cities Building Company developed the six lots comprising the tract.

The Bay Cities Building Company and its owner, Elmer Spinden, are representative of the small-scale builders who constructed single houses and small groupings of houses in the Sunset District. Like many small-scale builders, Spinden's background was wholly unrelated to the construction and real estate industry. In 1934, a few years prior to developing the tract, Spinden resided in the Mission District (2651B Mission Street) and was listed in City

Directories as the owner of a bakery.⁴⁵ Unlike most builders, however, Spinden commissioned an architect—the prolific Charles O. Clausen—to design his tract. Clausen was one of the few consulting architects to work with Sunset District builders, and he designed several other small tracts included in the identified-eligible Picturesque Period Revival Historic District. All three of Clausen’s tracts display similarly exuberant iterations of Spanish Colonial, Tudor Revival and French Provincial styles. Clausen was raised in San Francisco, apprenticed with the architecture firm Meyer and O’Brien at 18,⁴⁶ earned his architect’s certificate by age 23, and opened his own office by age 24, working in the Phelan and Hearst Buildings.⁴⁷ His commissions include Larkspur’s Mission Revival style City Hall (1913, extant)⁴⁸ and numerous grand apartment buildings in neighborhoods throughout San Francisco in the 1910s-1920s. In the early 1930s, possibly correlating to the downturn in building activities as a result of the Great Depression, Clausen shifted his focus to the design of smaller-scale, single-family houses. From his home office in the Richmond District, Clausen accepted commissions from small-scale builder developers to design houses for modest-income home buyers. A review of building permits indicate that Clausen was one of only a handful of outside architects commissioned by Sunset District builders. In addition to the Bay Cities Building Company, Clausen is known to have worked for the following Sunset District builders: Golden Gate Investment Company, Samuel Young, Herman Christiansen, and E.W. Perkins.

Refer to the *Sunset District Residential Builders 1925-1950 Historic Context Statement* for additional contextual information regarding the neighborhood’s development history, the role of the Bay Cities Building Company and other small-scale builders, the career and influence of architect Charles O. Clausen, the evolution of Period Revival styles, and related character-defining features.

45 California Voter Registration, 1934. No other mention of Elmer Spinden was found in a search of San Francisco City Directories and U.S. Census records.

46 Dennis McCarthy, “Charles O. Clausen, Architect.” July 1926 column, unnamed newspaper. Also noted in <http://www.classicsfproperties.com/Nav.aspx/Page=/PageManager/Default.aspx/PageID=2175615>

47 United States Census, 1910 and San Francisco City Directories.

48 www.marinhistory.org (Accessed August 2012).

Tract 13:

Standard Building Company's 34th Avenue Tract

Year Built: 1938

This contributing tract to the identified-eligible Sunset Picturesque Period Revival Tracts Historic District contains 17 buildings located on the east side of 34th Avenue between Rivera and Santiago Streets.

Contributors: 17

Non-Contributors: 0



View looking east on 34th Avenue. Source: Google Maps.

Built by the Standard Building Company in 1938, this tract displays the unusually expressive styles, massing, and ornament that characterized the early work of this prolific building firm. The tract was built six years after the founding of the Standard Building Company in 1932 by brothers Carl and Fred Gellert. Represented styles include, Mediterranean Revival, French Provincial, and Monterey Revival. The highly individualized façades—which display articulated massing, recessed bays, complexity of design, and expressive ornamentation—are unified by materials, setback, and form. Detailing expressed on individual buildings includes distinctive thick, sculpted wall projections flanking the windows, textured stucco walls, projecting bay windows, prominent chimney stacks, miniature bell towers, wood balconies, a single slender support post, transitional side stairways with entry alcoves, polychromatic tile accents, punched openings, oversize brackets, Spanish clay tiles, and applied ornamentation including cartouches, niches, scalloped trim and decorative quoins. Wood sash windows featured divided lights, are often recessed, with arched and squared window openings, some topped with arched transoms. Roof forms are varied and include gabled, cross-gabled, and squat mansard forms. The fully expressed Period Revival façade styles and “Patio Plan” typology—an interior courtyard configuration introduced by the Rousseau brothers in 1932—helped these buildings stand out amidst a sea of competitors during the mass construction of the late 1930s and 1940s.

Four of the tract's 17 buildings are examples of the Standard Building Company's unusual interpretation of the Mediterranean Revival Style which features two arched windows set within a recessed opening flanked by sculpted forms. The wood sash windows contain horizontal muntins and are topped with arched transoms with muntins set in a fanlight configuration. The windows are typically separated by applied roped columns, which occasionally extend to form an eyebrow topping the transoms. Other elements associated with this interpretation include the transitional side stair entryway, cross-gabled roof form topped with Spanish clay tile, a slender supporting column,

punched openings, projecting niches, and polychromatic tiles. It is the only firm associated with this distinctive interpretation the Mediterranean Revival style.



Detail of distinctive recessed windows and flanking sculpted wall projections at 2258 34th Avenue. The building retains original fenestration and horizontal muntin pattern.

Photo: SF Planning Department.

The tract represents an unusually expressive design for a late-1930s tract by the Standard Building Company, an extraordinarily prolific building firm with strong ties to the Sunset District. The Standard Building Company is better known for its restrained, mass-produced residential tracts developed in the late-1930s through the 1960s. The tract was constructed during the first phase of the building boom precipitated by Federal Housing Administration (FHA) policies that encouraged home ownership and mass production. In 1938, the Standard Building Company developed several groupings of buildings in the immediate vicinity of this tract, including houses directly across the street, but none retain the cohesion, expression, and integrity represented in this tract on the east side of 34th Avenue. By the late 1930s, the liberally applied ornamentation and well-articulated facades that characterized this tract had largely been abandoned in favor of restrained house designs—marketed under the Sunstream brand beginning in 1939—that were quicker and less expensive to construct. The Gellert brothers later emerged as among the largest and most successful merchant builders in San Francisco’s history and are credited with construction of approximately 25,000 housing units in the San Francisco Bay Area.

Refer to the *Sunset District Residential Builders 1925-1950 Historic Context Statement* for additional contextual information regarding the neighborhood’s development history, the influential role of the Standard Building Company, the evolution of Period Revival styles, and related character-defining features.

Character-Defining Features

The 13 tracts that comprise the identified-eligible Sunset Picturesque Period Revival Tracts Historic District (District) display massing, articulation, fenestration, styles, and architectural details distinctive to each tract. The thematic District's significance is reflected through the cohesive massing, articulation, form, setback, and stylistic elements of the tract set within a Period Revival design vocabulary. The following section details the District's character-defining features as a whole. Refer to the tract summary for an overview of character-defining features associated with a specific tract.

Character-Defining Features

- One-story over garage massing with deeply recessed garage openings
- Articulated façade massing with projecting and recessed bays
- Transitional side stair typology
- A variety of stair and entry configurations
 - Straight side stair typology, some with entry arch
 - Transitional side stair typology
- Patio Plan typology with interior courtyard
- A variety of roof forms that typically correlated to specific styles
 - Side-gabled, forward-gabled and cross-gabled forms
 - Mansard, hipped, and steeply pitched mansard forms
 - Steeply pitched cat slide roof forms
- A variety of wood-sash windows and openings that typically correlated to specific styles
 - Multi-lite casement windows set in arched surrounds, occasionally in deeply recessed openings
 - Multi-lite casement windows set in squared surrounds and topped with transoms
 - Secondary double-hung, fixed, or casement windows
- Prominent, muscular side chimney stacks, occasionally with elaborately detailed chimney caps
- Double-hinged wood garage doors, often with paneling or applied ornament
- Wood paneled tradesmen door located within the garage opening
- Smooth and textured stucco exterior cladding
- Design elements associated with specific styles (see below)
- Design elements associated with specific tracts and individual buildings (see listing of tracts above)
- Siting and landscape features
 - Uniform front yard setbacks of approximately 10' to 15'
 - Prominent buildings often anchor the corners of larger tracts
 - Concrete driveways and walkways are often scored in a diamond or freeform pattern
 - Many tracts featured strips of lawns and landscaping adjacent to the house

Architectural Styles: Character-Defining Features

This section documents the character-defining features associated with specific Period Revival styles as expressed in the District. Examples of various builder interpretations of a style are included to show the range of expression associated with each style.

Mediterranean & Spanish Colonial Revival

Character-defining features may include red Spanish clay tile roofs and coping, thickly textured stucco exterior walls, towers, turrets, or dove-cote-inspired massing, arched window and door openings, low pitched forward or side gabled parapet, deeply recessed window openings, bulky turned wood mullions, and decorative quoins around entrance arch. These styles often feature the transitional side stair, straight side stair, or arched side stair entry configuration.



Left: Doelger's 33rd Avenue tract / 1530 33rd Avenue
Center: Bay Cities Building Company's tract / 2195 30th Avenue
Right: Doelger's 31st Avenue tract / 1617 31st Avenue

Tudor Revival

Character-defining features may include steeply pitched (often asymmetrical) gabled or cat slide roof form, half-timbering, the appearance of wattle and daub, rectangular casement windows, smooth stucco cladding, finials, and applied masonry accents.



Left: Samuel Young's tract (designed by C.O. Clausen) / 2170 32nd Avenue
Center: Standard Building Company's 32nd Avenue tract / 1531 32nd Avenue
Right: Doelger's 33rd Avenue tract / 1522 33rd Avenue

French Provincial

Character-defining features of the style may include mansard roof forms (some are steeply pitched), symmetrical building features, paired or tripartite windows with one or two balconettes, and ornament such as applied cartouches, decorative quoins on exterior walls (particularly at the corners and ground story), urns, pendants, and widow walks. Stairway configurations are typically the straight side stair or straight side stair with arch typology.



Left: Rousseau's Boulevard tract / 1563 35th Avenue
Center: Rousseau's 33rd Avenue tract / 1511 33rd Avenue
Right: Bay Cities Building Company tract / 2183 30th Avenue

Integrity

The District retains sufficient integrity with which to convey its significance. District contributors possess integrity in terms of material, design and workmanship, particularly when compared to buildings found outside of the District. The majority of District buildings retain a high level of original building features such as stucco exterior cladding, stair and entry configuration, historic divided light wood-sash windows, recessed garage openings, roof form, and expressive ornamentation. Most of the historic double-hinged garage doors have been replaced with contemporary roll-up garage doors, though the deeply recessed garage openings are maintained. Few horizontal or vertical additions are visible from the public right-of-way. District contributors also retain integrity of feeling, setting, location, and association. Contributors remain single-family, are sited on their original location, and are surrounded by tracts of similarly scaled single-family houses.

Recommendations

As part of the *Sunset District Residential Builders Historic Context Statement, 1925-1950* and Sunset District Historic Resource Survey project, the thematic Picturesque Period Revival Tracts Historic District (District) was identified as eligible for listing in the National Register. As such, the District is considered an eligible historic district for the purpose of the California Environmental Quality Act (CEQA). In the future, property owners and/or the Historic Preservation Commission may choose to consider pursuing local landmark district designation for specific tracts within the District. Although many of these tracts are worthy of local landmark district designation, the Department has identified three tracts that are exceptionally significant based on architectural expression and innovative design features and that represent a significant phase of the careers of master builders. These include Rousseau's Boulevard tract, Rousseau's 33rd Avenue tract, and Henry Doelger's 33rd Avenue tract. The Department recommends prioritizing these three tracts if future local landmark district designations are pursued in this area.

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Appendix

Tract Maps and Photographs



Rousseau's 33rd Avenue Tract
 Identified Eligible Sunset District Picturesque
 Period Revival Historic District

 Contributor - 24

Rousseau's 33rd Avenue Tract
Picturesque Period Revival Tracts Historic District

APN	Address	Photograph	Notes
1879001	1501 33rd Ave.		3B
1879001A	1507 33rd Ave.		3B
1879001B	1511 33rd Ave.		3B
1879001C	1515 33rd Ave.		3D
1879001D	1519 33rd Ave.		3D

Rousseau's 33rd Avenue Tract
Picturesque Period Revival Tracts Historic District

APN	Address	Photograph	Notes
1879001E	1523 33rd Ave.		3B
1879001F	1527 33rd Ave.		3D
1879001G	1531 33rd Ave.		3B
1879001H	1535 33rd Ave.		3D
1879001I	1539 33rd Ave.		3B

Rousseau's 33rd Avenue Tract
Picturesque Period Revival Tracts Historic District

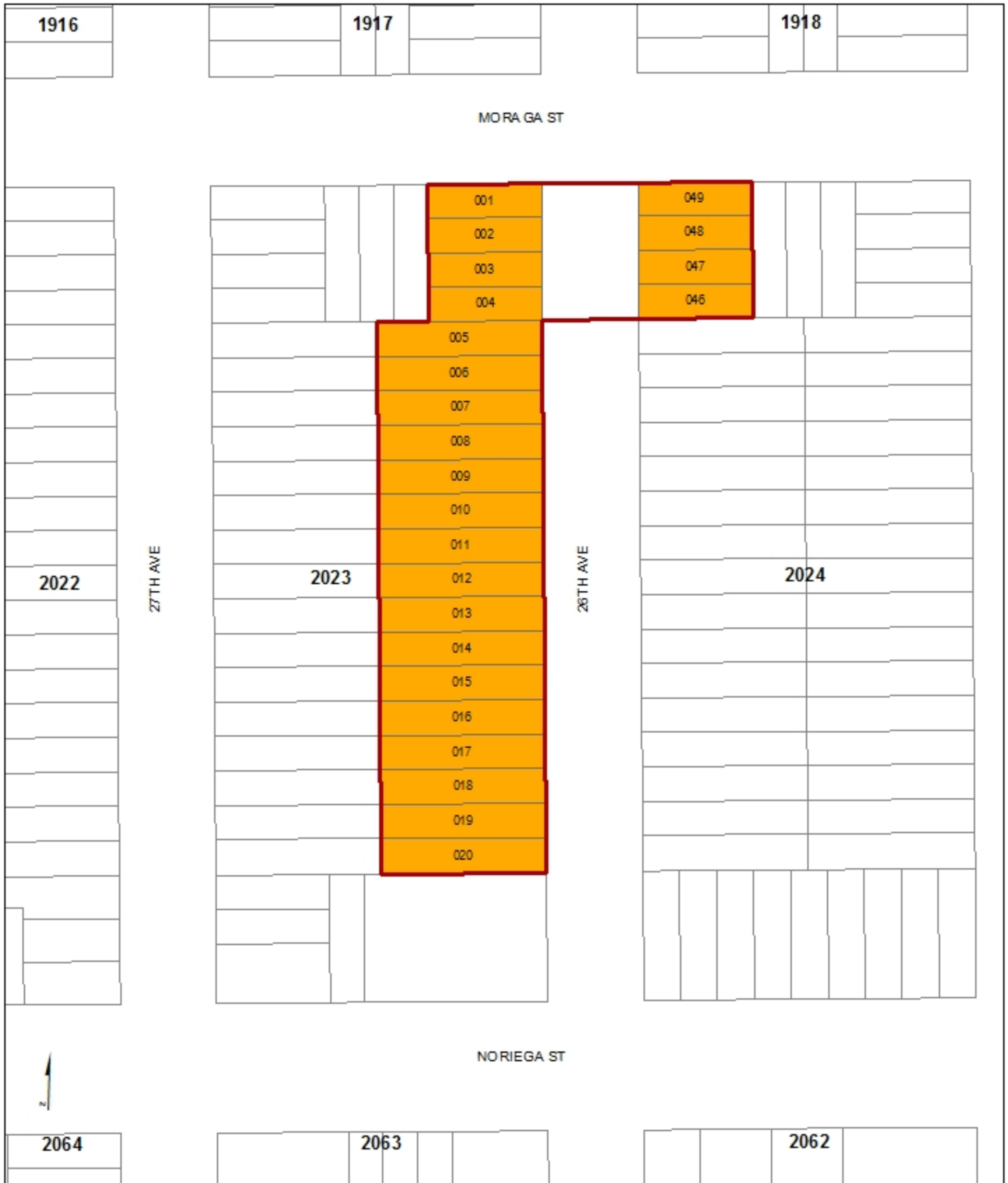
APN	Address	Photograph	Notes
1879001J	1543 33rd Ave.		3D
1879001K	1547 33rd Ave.		3D
1879001L	1551 33rd Ave.		3D
1879001M	1555 33rd Ave.		3D
1879001N	1559 33rd Ave.		3B

Rousseau's 33rd Avenue Tract
Picturesque Period Revival Tracts Historic District

APN	Address	Photograph	Notes
1879001O	1563 33rd Ave.		3B
1879001P	1567 33rd Ave.		3B
1879001Q	1571 33rd Ave.		3D
1879001R	1575 33rd Ave.		3D
1879001S	1579 33rd Ave.		3B

Rousseau's 33rd Avenue Tract
Picturesque Period Revival Tracts Historic District

APN	Address	Photograph	Notes
1879001T	1583 33rd Ave.		3B
1879001U	1587 33rd Ave.		3D
1879001V	1591 33rd Ave.		3D
1879001W	1595 33rd Ave.		3B



Rousseau & Builder's 26th Avenue Tract
 Identified Eligible Sunset District Picturesque
 Period Revival Historic District

 Contributor - 24



Rousseau and Builders' 26th Avenue Tract
Picturesque Period Revival Tracts Historic District

APN	Address	Photograph	Notes
2023001	1701 26th Ave.		3B
2023002	1707 26th Ave.		3B
2023003	1711 26th Ave.		3D
2023004	1715 26th Ave.		3B
2023005	1719 26th Ave.		3B

Rousseau and Builders' 26th Avenue Tract
Picturesque Period Revival Tracts Historic District

APN	Address	Photograph	Notes
2023006	1723 26th Ave.		3B
2023007	1727 26th Ave.		3D
2023008	1731 26th Ave.		3B
2023009	1735 26th Ave.		3D
2023010	1739 26th Ave.		3B

Rousseau and Builders' 26th Avenue Tract
Picturesque Period Revival Tracts Historic District

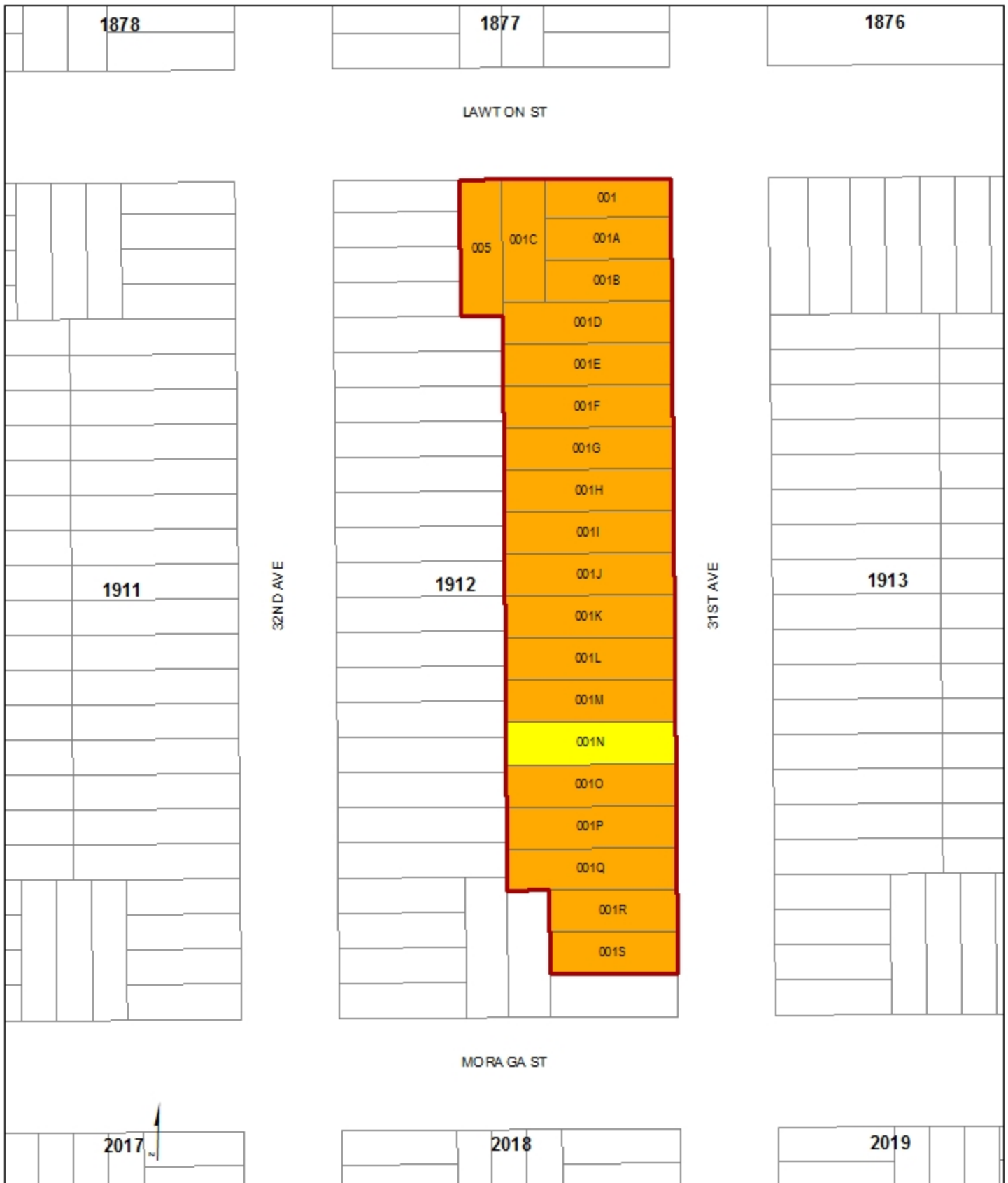
APN	Address	Photograph	Notes
2023011	1743 26th Ave.		3D
2023012	1747 26th Ave.		3D
2023013	1751 26th Ave.		3B
2023014	1755 26th Ave.		3D
2023015	1759 26th Ave.		3B

Rousseau and Builders' 26th Avenue Tract
Picturesque Period Revival Tracts Historic District

APN	Address	Photograph	Notes
2023016	1763 26th Ave.		3D
2023017	1767 26th Ave.		3B
2023018	1771 26th Ave.		3B
2023019	1775 26th Ave.		3B
2023020	1779 26th Ave.		3B

Rousseau and Builders' 26th Avenue Tract
Picturesque Period Revival Tracts Historic District





APN	Address	Photograph	Notes
2024046	1714 26th Ave.		3B
2024047	1710 26th Ave.		3B
2024048	1706 26th Ave.		3B
2024049	1700 26th Ave.		3B








Doelger's 31st Avenue Tract
 Identified Eligible Sunset District Picturesque
 Period Revival Historic District

- Contributor - 20
- Non-Contributor - 1

Henry Doelger's 31st Avenue Tract
Picturesque Period Revival Tracts Historic District

APN	Address	Photograph	CHRSC
1912005	2531 Lawton St.		3D
1912001C	2525 Lawton St.		3D
1912001	1601 31st Ave.		3B
1912001A	1607 31st Ave.		3B
1912001B	1611 31st Ave.		3D

**Henry Doelger's 31st Avenue Tract
Picturesque Period Revival Tracts Historic District**

APN	Address	Photograph	CHRSC
1912001D	1617 31st Ave.		3D
1912001E	1621 31st Ave.		3B
1912001F	1627 31st Ave.		3D
1912001G	1631 31st Ave.		3B
1912001H	1637 31st Ave.		3D

**Henry Doelger's 31st Avenue Tract
Picturesque Period Revival Tracts Historic District**

APN	Address	Photograph	CHRSC
1912001I	1641 31st Ave.		3B
1912001J	1647 31st Ave.		3B
1912001K	1651 31st Ave.		3B
1912001L	1657 31st Ave.		3D
1912001M	1661 31st Ave.		3B

**Henry Doelger's 31st Avenue Tract
Picturesque Period Revival Tracts Historic District**

APN	Address	Photograph	CHRSC
1912001N	1667 31st Ave.		6Z
1912001O	1671 31st Ave.		3D
1912001P	1677 31st Ave.		3D
1912001Q	1681 31st Ave.		3B
1912001R	1687 31st Ave.		3B

Henry Doelger's 31st Avenue Tract
Picturesque Period Revival Tracts Historic District


APN	Address	Photograph	CHRSC
1912001S	1691 31st Ave.		3D



Rousseau's Boulevard Tract
 Identified Eligible Sunset District Picturesque
 Period Revival Historic District

- Contributor - 90
- Non-Contributor - 3

Rousseau's Boulevard Tract
Picturesque Period Revival Historic District

APN	Address	Photograph	CHRSC
1881047	1500 36th Ave.		3B
1881046	1508 36th Ave.		3B
1881045	1512 36th Ave.		3B
1881044	1516 36th Ave.		3B
1881043	1520 36th Ave.		3B

Rousseau's Boulevard Tract
Picturesque Period Revival Historic District

APN	Address	Photograph	CHRSC
1881042	1524 36th Ave.		3B
1881041	1528 36th Ave.		3D
1881040	1534 36th Ave.		3B
1881039	1540 36th Ave.		3B
1881038	1542 36th Ave.		3B





Rousseau's Boulevard Tract
Picturesque Period Revival Historic District

APN	Address	Photograph	CHRSC
1881037	1544 36th Ave.		3B
1881036	1548 36th Ave.		3B
1881035	1552 36th Ave.		3B
1881034	1556 36th Ave.		3B
1881033	1560 36th Ave.		3B

Rousseau's Boulevard Tract
Picturesque Period Revival Historic District

APN	Address	Photograph	CHRSC
1881032	1564 36th Ave.		3B
1881031	1568 36th Ave.		3B
1881030	1572 36th Ave.		3B
1881029	1576 36th Ave.		3B
1881028	1580 36th Ave.		3B

Rousseau's Boulevard Tract
Picturesque Period Revival Historic District

APN	Address	Photograph	CHRSC
1881027	1584 36th Ave.		3B
1881026	1588 36th Ave.		3B
1881025	1598 36th Ave.		3B
1881001	1501 35th Ave.		6Z
1881002	1507 35th Ave.		3B

Rousseau's Boulevard Tract
Picturesque Period Revival Historic District

APN	Address	Photograph	CHRSC
1881003	1511 35th Ave.		3B
1881004	1517 35th Ave.		3B
1881005	1521 35th Ave.		3B
1881006	1527 35th Ave.		3D
1881007	1531 35th Ave.		3B

Rousseau's Boulevard Tract
Picturesque Period Revival Historic District

APN	Address	Photograph	CHRSC
1881008	1535 35th Ave.		3B
1881009	1539 35th Ave.		3B
1881010	1545 35th Ave.		3B
1881011	1549 35th Ave.		3B
1881012	1553 35th Ave.		3B

Rousseau's Boulevard Tract
Picturesque Period Revival Historic District

APN	Address	Photograph	CHRSC
1881013	1557 35th Ave.		3B
1881014	1563 35th Ave.		3B
1881015	1567 35th Ave.		3B
1881016	1571 35th Ave.		3B
1881017	1575 35th Ave.		3B

Rousseau's Boulevard Tract
Picturesque Period Revival Historic District

APN	Address	Photograph	CHRSC
1881018	1579 35th Ave.		3B
1881019	1583 35th Ave.		3B
1881020	1587 35th Ave.		3B
1881021	1591 35th Ave.		3B
1881022	1599 35th Ave.		3B

Rousseau's Boulevard Tract
Picturesque Period Revival Historic District

APN	Address	Photograph	CHRSC
1880045	1500 35th Ave.		3B
1880044	1506 35th Ave.		3B
1880043	1510 35th Ave.		3B
1880042	1516 35th Ave.		3D
1880041	1520 35th Ave.		3D

Rousseau's Boulevard Tract
Picturesque Period Revival Historic District

APN	Address	Photograph	CHRSC
1880040	1526 35th Ave.		3B
1880039	1530 35th Ave.		3B
1880038	1534 35th Ave.		3B
1880035	1548 35th Ave.		6Z
1880036	1544 35th Ave.		3B

Rousseau's Boulevard Tract
Picturesque Period Revival Historic District

APN	Address	Photograph	CHRSC
1880035	1548 35th Ave.		3B
1880034	1552 35th Ave.		3B
1880033	1556 35th Ave.		3B
1880032	1562 35th Ave.		3B
1880031	1566 35th Ave.		3D

Rousseau's Boulevard Tract
Picturesque Period Revival Historic District

APN	Address	Photograph	CHRSC
1880030	1570 35th Ave.		3B
1880029	1574 35th Ave.		3B
1880028	1578 35th Ave.		3B
1880027	1582 35th Ave.		3B
1880026	1586 35th Ave.		3B

Rousseau's Boulevard Tract
Picturesque Period Revival Historic District

APN	Address	Photograph	CHRSC
1880025	1590 35th Ave.		3B
1880024	1594 35th Ave.		3B
1880001	1501 34th Ave.		3B
1880002	1505 34th Ave.		3B
1880003	1511 34th Ave.		3B

Rousseau's Boulevard Tract
Picturesque Period Revival Historic District

APN	Address	Photograph	CHRSC
1880004	1515 34th Ave.		3B
1880005	1519 34th Ave.		3D
1880006	1525 34th Ave.		3B
1880007	1529 34th Ave.		3B
1880008	1533 34th Ave.		3B





Rousseau's Boulevard Tract
Picturesque Period Revival Historic District

APN	Address	Photograph	CHRSC
1880009	1537 34th Ave.		3B
1880010	1543 34th Ave.		3B
1880011	1547 34th Ave.		3B
1880012	1551 34th Ave.		3B
1880013	1555 34th Ave.		3B

Rousseau's Boulevard Tract
Picturesque Period Revival Historic District

APN	Address	Photograph	CHRSC
1880014	1561 34th Ave.		3B
1880015	1565 34th Ave.		3B
1880016	1569 34th Ave.		3B
1880017	1573 34th Ave.		3B
1880018	1577 34th Ave.		3B

Rousseau's Boulevard Tract
Picturesque Period Revival Historic District


APN	Address	Photograph	CHRSC
1880019	1581 34th Ave.		3B
1880020	1587 34th Ave.		3B
1880021	1591 34th Ave.		3B
1880022	1599 34th Ave.		3B
1881048	3131 Kirkham St.		3B

Rousseau's Boulevard Tract
Picturesque Period Revival Historic District

APN	Address	Photograph	CHRSC
1880046	3031 Kirkham St.		3B
1881024	2930 Lawton St.		3B
1880023	2830 Lawton St.		3B

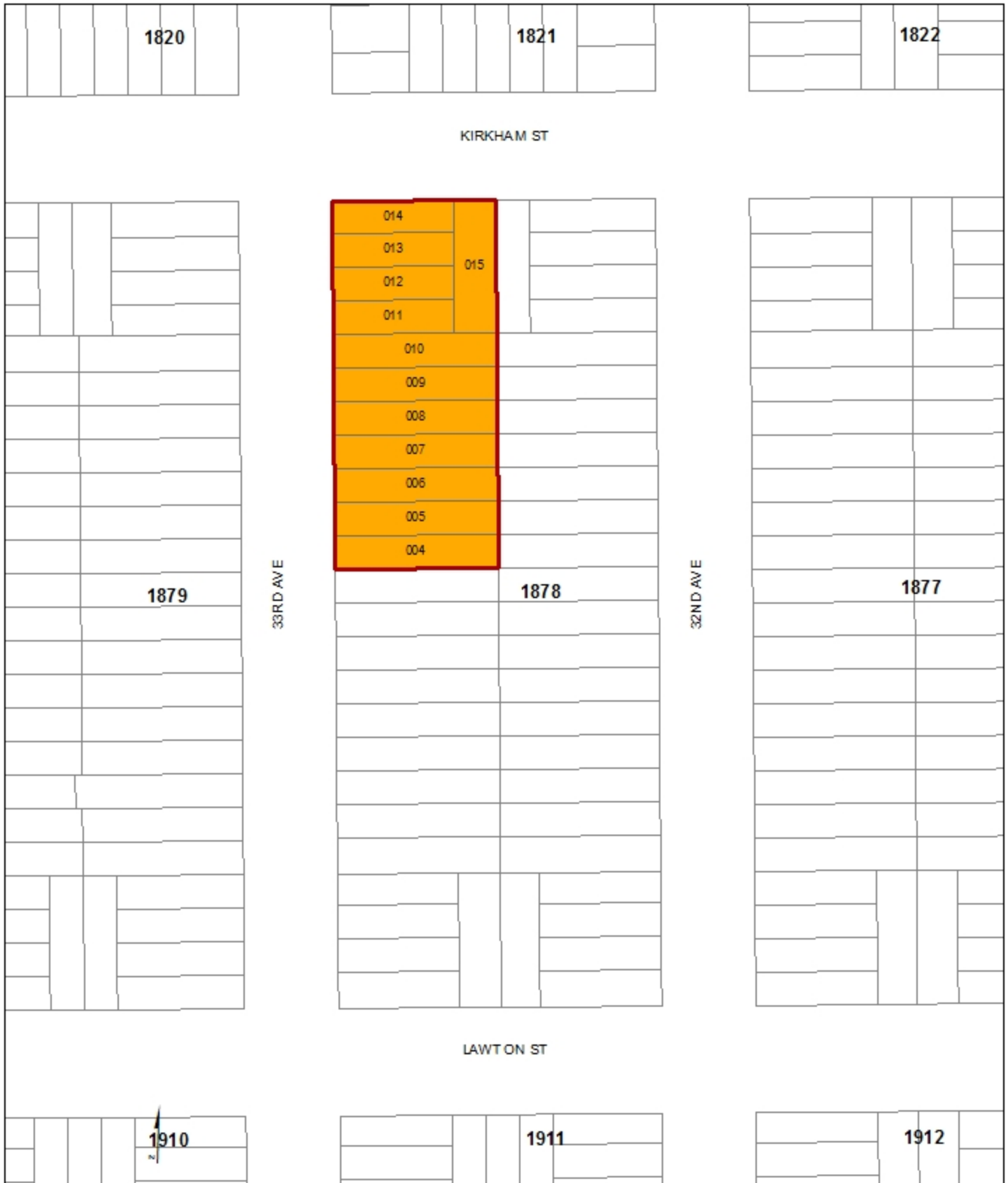


Golden Gate Investment Company Tract
 Identified Eligible Sunset District Picturesque
 Period Revival Historic District


 Contributor - 5

**Golden Gate Investment Company's 32nd Avenue Tract
Picturesque Period Revival Tracts Historic District**

APN	Address	Photograph	CHRSC
2185019	2187 32nd Ave.		3B
2185020	2191 32nd Ave.		3B
2185021	2195 32nd Ave.		3B
2185022	2224 Rivera St.		3D
2185023	2230 Rivera St.		3D



Doelger's 33rd Avenue Tract
 Identified Eligible Sunset District Picturesque
 Period Revival Historic District

 Contributor - 12

Henry Doelger's 33rd Avenue Tract
Picturesque Period Revival Tracts Historic District

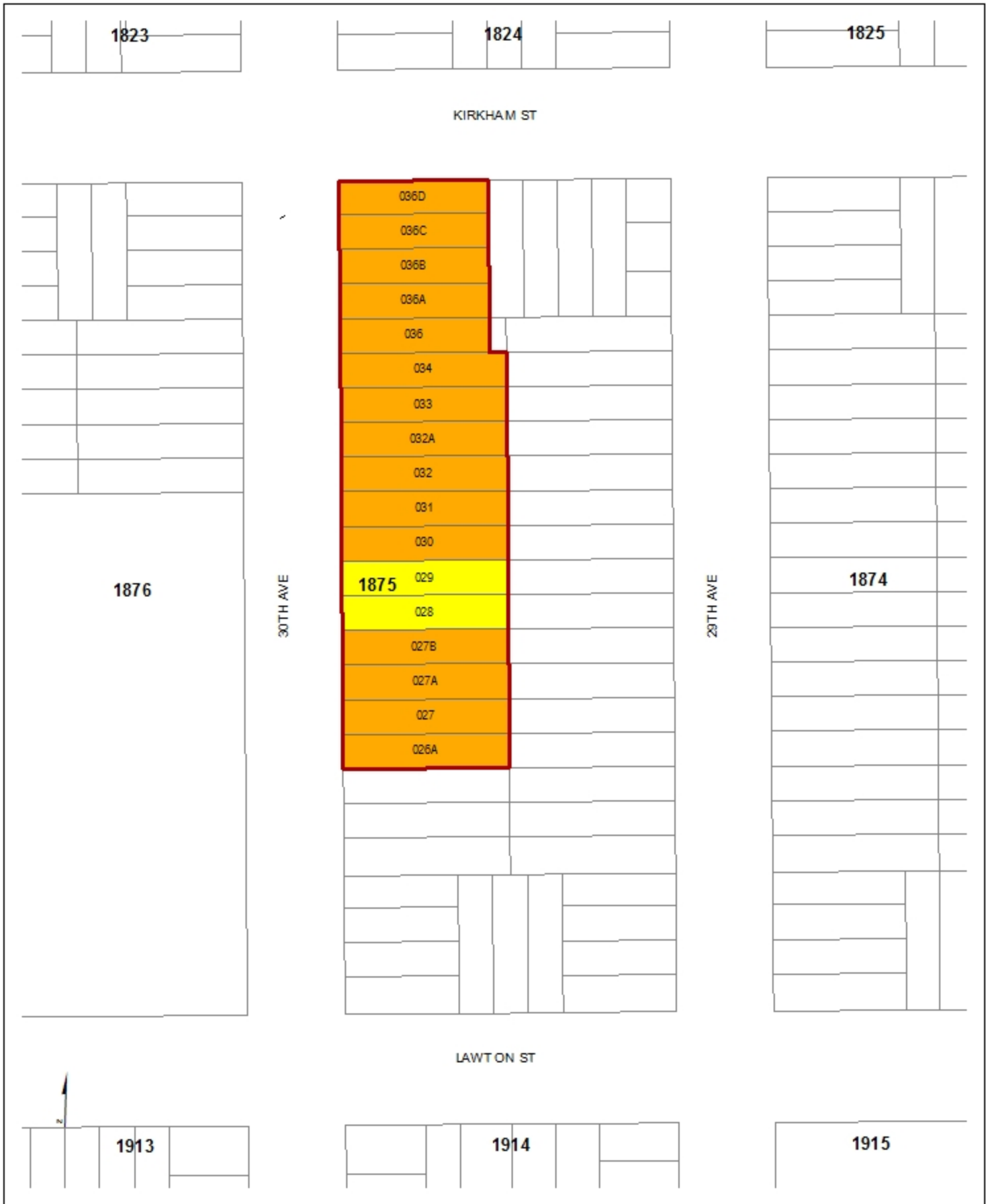
APN	Address	Photograph	CHRSC
1878015	2831 Kirkham St.		3B
1878014	1500 33rd Ave.		3B
1878013	1506 33rd Ave.		3B
1878012	1510 33rd Ave.		3D
1878011	1514 33rd Ave.		3B

Henry Doelger's 33rd Avenue Tract
Picturesque Period Revival Tracts Historic District

APN	Address	Photograph	CHRSC
1878010	1518 33rd Ave.		3D
1878009	1522 33rd Ave.		3B
1878008	1526 33rd Ave.		3B
1878007	1530 33rd Ave.		3B
1878006	1534 33rd Ave.		3B

Henry Doelger's 33rd Avenue Tract
Picturesque Period Revival Tracts Historic District

APN	Address	Photograph	CHRSC
1878005	1538 33rd Ave.		3B
1878004	1542 33rd Ave.		3B



Doelger's 30th Avenue Tract
 Identified Eligible Sunset District Picturesque
 Period Revival Historic District

- Contributor - 15
- Non-Contributor - 2

**Henry Doelger's 30th Avenue Tract
Picturesque Period Revival Tracts Historic District**

APN	Address	Photo	CHRSC
1875036D	1500 30th Ave.		3B
1875036C	1506 30th Ave.		3B
1875036B	1510 30th Ave.		3D
1875036A	1514 30th Ave.		3B
1875036	1518 30th Ave.		3B


**Henry Doelger's 30th Avenue Tract
Picturesque Period Revival Tracts Historic District**

APN	Address	Photo	CHRSC
1875034	1522 30th Ave.		3D
1875033	1526 30th Ave.		3D
1875032A	1530 30th Ave.		3B
1875032	1534 30th Ave.		3D
1875031	1538 30th Ave.		3D

**Henry Doelger's 30th Avenue Tract
Picturesque Period Revival Tracts Historic District**


APN	Address	Photo	CHRSC
1875030	1542 30th Ave.		3B
1875029	1546 30th Ave.		6Z
1875028	1550 30th Ave.		6Z
1875027B	1554 30th Ave.		3B
1875027A	1558 30th Ave.		3D

Henry Doelger's 30th Avenue Tract
Picturesque Period Revival Tracts Historic District

APN	Address	Photo	CHRSC
1875027	1562 30th Ave.		3B
1875026A	1566 30th Ave.		3D



Samuel Young's 32nd Avenue Tract
 Identified Eligible Sunset District Picturesque
 Period Revival Historic District

 Contributor - 6

Samuel Young's 32nd Avenue Tract
Picturesque Period Revival Tracts Historic District

APN	Address	Photo	CHRSC
2186038	2150 32nd Ave.		3B
2186037	2154 32nd Ave.		3D
2186036	2158 32nd Ave.		3B
2186035	2162 32nd Ave.		3D
2186034	2166 32nd Ave.		3B

Samuel Young's 32nd Avenue Tract
Picturesque Period Revival Tracts Historic District

APN	Address	Photo	CHRSC
2186033	2170 32nd Ave.		3B



Standard Building Co. 32nd Avenue Tract
 Identified Eligible Sunset District Picturesque
 Period Revival Historic District

 Contributor - 14


**Standard Building Company's 32nd Avenue Tract
Picturesque Period Revival Tracts Historic District**

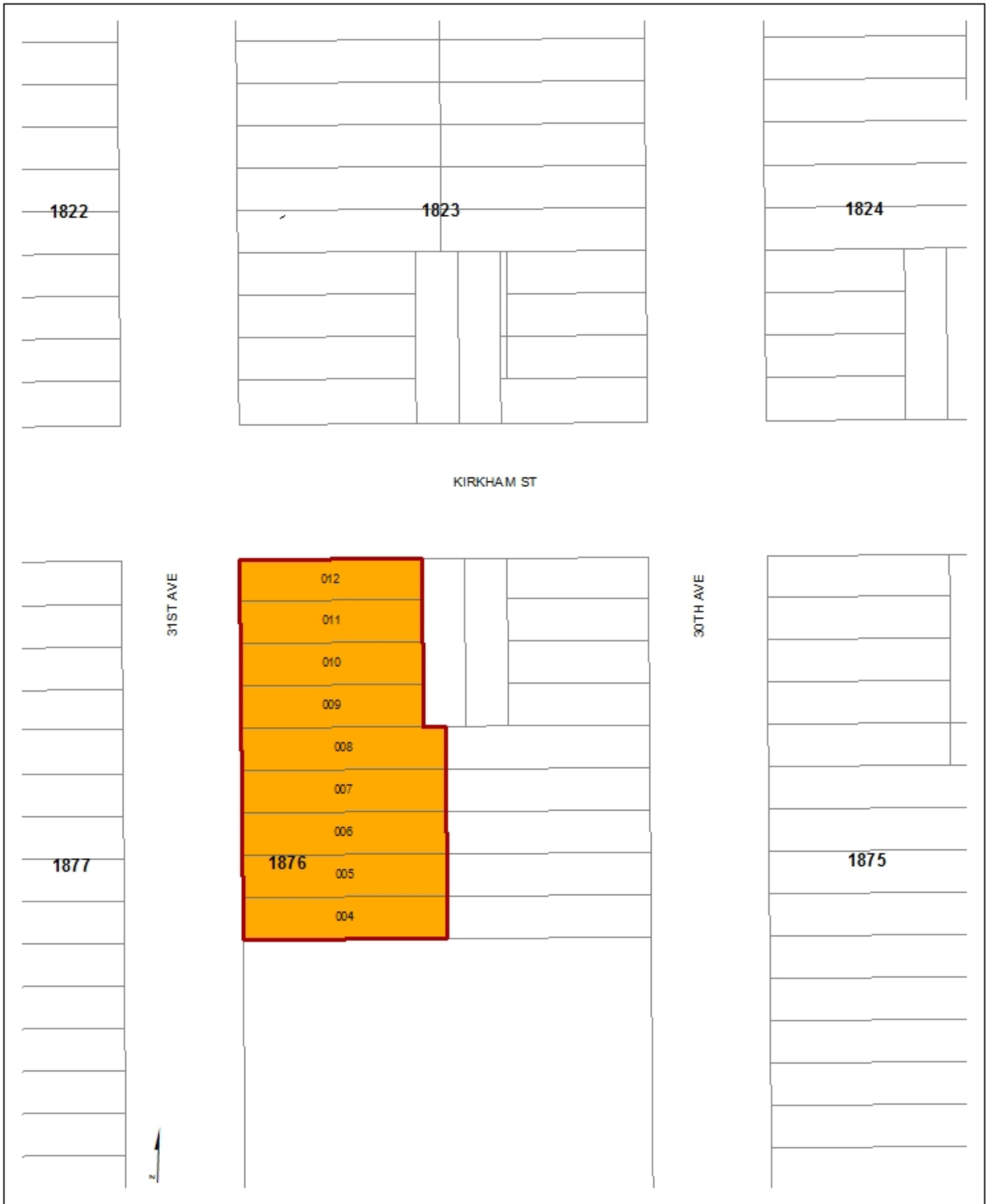
APN	Address	Photograph	CHRSC
1878001L	2825 Kirkham St.		3D
1878001	1501 32nd Ave.		3D
1878001A	1507 32nd Ave.		3B
1878001B	1511 32nd Ave.		3D
1878001C	1515 32nd Ave.		3D

**Standard Building Company's 32nd Avenue Tract
Picturesque Period Revival Tracts Historic District**

APN	Address	Photograph	CHRSC
1878001D	1519 32nd Ave.		3D
1878001E	1523 32nd Ave.		3B
1878001F	1527 32nd Ave.		3B
1878001G	1531 32nd Ave.		3B
1878001H	1535 32nd Ave.		3D

**Standard Building Company's 32nd Avenue Tract
Picturesque Period Revival Tracts Historic District**

APN	Address	Photograph	CHRSC
1878001I	1539 32nd Ave.		3D
1878001J	1543 32nd Ave.		3B
1878001K	1547 32nd Ave.		3B
1878002	1551 32nd Ave.		3D



Standard Building Co. 31st Avenue Tract
 Identified Eligible Sunset District Picturesque
 Period Revival Historic District

 Contributor - 9

**Standard Building Company's 31st Avenue Tract
Picturesque Period Revival Tracts Historic District**

APN	Address	Photo	CHRSC
1876004	1534 31st Ave		3D
1876005	1530 31st Ave		3D
1876006	1526 31st Ave		3D
1876007	1522 31st Ave		3D

**Standard Building Company's 31st Avenue Tract
Picturesque Period Revival Tracts Historic District**


APN	Address	Photo	CHRSC
1876008	1518 31st Ave		3D
1876009	1514 31st Ave		3D
1876010	1510 31st Ave		3B
1876011	1506 31st Ave		3D

Standard Building Company's 31st Avenue Tract
Picturesque Period Revival Tracts Historic District




APN	Address	Photo	CHRSC
1876012	1500 31st Ave		3D



Stoneson Brother's 32nd Avenue Tract
 Identified Eligible Sunset District Picturesque
 Period Revival Historic District

 Contributor - 5

Stoneson's 32nd Avenue Tract
Picturesque Period Revival Tracts Historic District

APN	Address	Photograph	CHRSC
1822017	1494 32nd Ave.		3B
1822017A	1490 32nd Ave.		3B
1822017B	1486 32nd Ave.		3D
1822017C	1482 32nd Ave.		3D
1822018	1478 32nd Ave.		3B



Bay Cities Building Co. 30th Avenue Tract Contributor - 6
 Identified Eligible Sunset District Picturesque
 Period Revival Historic District

**Bay Cities Building Company's 30th Avenue Tract
Picturesque Period Revival Tracts Historic District**

APN	Address	Photo	CHRSC
2187006	2175 30th Ave.		3D
2187007	2179 30th Ave.		3B
2187008	2183 30th Ave.		3D
2187009	2187 30th Ave.		3D
2187010	2191 30th Ave.		3D

Bay Cities Building Company's 30th Avenue Tract
Picturesque Period Revival Tracts Historic District

APN	Address	Photo	CHRSC
2187011	2195 30th Ave.		3D

2183

2184

2185

RIVERA ST

001M

001L

001K

001J

001I

001H

001G

002T

002S

002R

002Q

002P

002O

002N

002M

002L

002K

2315

34TH AVE

2316

33RD AVE

2317

SANTIAGO ST



Standard Building Co. 34th Avenue Tract
Identified Eligible Sunset District Picturesque
Period Revival Historic District

 Contributor - 17

Standard Building Company's 34th Avenue Tract
 Picturesque Period Revival Historic District

APN	Address	Photograph	CHRSC
2316001M	2200 34th Avenue		3D
2316001L	2206 34th Avenue		3D
2316001K	2210 34th Avenue		3D
2316001J	2214 34th Avenue		3B
2316001I	2218 34th Avenue		3D

Standard Building Company's 34th Avenue Tract
 Picturesque Period Revival Historic District

APN	Address		Photograph	CHRSC
2316001H	2222	34th Avenue		3D
2316001G	2226	34th Avenue		3D
2316002T	2230	34th Avenue		3D
2316002S	2234	34th Avenue		3D
2316002R	2238	34th Avenue		3D

Standard Building Company's 34th Avenue Tract
 Picturesque Period Revival Historic District

APN	Address		Photograph	CHRSC
2316002Q	2242	34th Avenue		3B
2316002P	2246	34th Avenue		3D
2316002O	2250	34th Avenue		3D
2316002N	2254	34th Avenue		3D
2316002M	2258	34th Avenue		3B

Standard Building Company's 34th Avenue Tract
 Picturesque Period Revival Historic District

APN	Address		Photograph	CHRSC
2316002L	2262	34th Avenue		3D
2316002K	2266	34th Avenue		3B

Sunset Mediterranean Revival Tracts Historic District



Identified-Eligible for Listing in the National Register of Historic Places

Historic District Summary
Prepared by the San Francisco Planning Department
July 2013

Sunset Mediterranean Revival Tracts Historic District

This historic district summary was prepared as part of the *Sunset District Residential Builders (1925-1950) Historic Context Statement* (context statement) and Sunset District Historic Resource Survey. Refer to the context statement for additional contextual information focused on the social, architectural, and development history of the neighborhood, the role of builders and architects, and the associated framework for evaluation.

Boundary: The identified-eligible Sunset Mediterranean Revival Tracts Historic District (District) is a discontinuous district located in San Francisco’s Sunset District neighborhood. The District comprises 94 buildings contained in eight discrete residential tracts.¹ See map.

Period of Significance: The Period of Significance is limited to 1927-1938, the years of construction for each tract.

Historical Resource Status Code: 3D, Eligible for the National Register as a Historic District.

District Eligibility: Architecture (National Register Criterion C).

District Contributors: 92 contributing buildings (98%) and 2 non-contributing buildings (2%).

Summary of Significance

The identified-eligible Sunset Mediterranean Revival Tracts Historic District (District) is significant for its notable and distinctive expressions of the Mediterranean Revival style, which was the dominant residential style in the Sunset District from the late 1920s to early 1930s. Marketed by residential builders as “Spanish” or “Mediterranean,” the style reflects an eclectic synthesis of design elements from the Mediterranean region, incorporating Spanish, Mexican, Italian, and Moorish influences. It also referenced California’s Spanish Colonial and Missions legacy, applying a specific set of design elements—red Spanish clay tile parapets or coping, stucco exterior cladding, and arched window and door openings—to invoke a romanticized version of the region’s history. District buildings display a full expression of the style including complexity of design, expressive massing, and well-articulated façades.

District buildings reflect the unusual plan and massing of tract houses that emerged in the Sunset District beginning in the 1920s. Due to the narrow width of lots, tracts were tightly packed, with no visual separation between houses. Likewise, automobile garages were integrated into the ground story of houses, rather than constructed as a separate detached garage that was typical of other San Francisco Bay Area residential tracts. Living areas were located above the combined ground story garage and basement space. This early merging of automobile and living spaces was unusual for the time and resulted in a uniquely San Franciscan landscape of nearly attached single-family houses with prominent ground-story garages. These smaller-scale houses offered an affordable, well-designed Mediterranean Revival style option for new home buyers. The District also represents three important phases of

¹ The National Park Service’s National Register Bulletin No. 15, “How to Apply the Criteria of Evaluation,” states that discontinuous districts are justified when two or more definable significant areas are separated by nonsignificant areas. Such districts are “most appropriate where elements are spatially discrete; space between the elements is not related to the significance of the district; and visual continuity is not a factor in the significance.”

Sunset District house design, with tracts designed in distinct iterations of the Mediterranean Revival style, including the alternating barrel front which features the Mediterranean Revival style applied to uniform form and massing; a transitional Mediterranean Revival expression of the early 1930s which is applied to new forms and uniform massing; and picturesque mid-1930s Mediterranean Revival clusters applied to diverse forms and massing.

Alternating Barrel Front Mediterranean Revival

The barrel front Mediterranean Revival house displays the characteristic elements of the Mediterranean Revival style—stucco cladding, red Spanish clay tile, and emphasis on arches—within a constrained barrel front façade plan. The barrel front plan refers to a prominent shallow, bowed bay which projects over the garage opening. These buildings were typically constructed in the Sunset District from the mid-1920s until c.1931 and are reflective of the high level of standardization of the earliest residential tracts. Occasionally, houses within these tracts alternated between crenellated and shaped roof parapets. Barrel front tracts often display near identical massing, stair typologies, roof forms, window configuration, and ornamentation set in cohesive blocks. Slight differences and the placement of alternating parapets, muntin detailing, and decorative elements differentiated individual buildings from their immediate neighbors.

Transitional Mediterranean Revival

The transitional expression of Mediterranean Revival tract house design represents a sharp departure from the barrel front house typology that was standard for most Mediterranean Revival houses constructed in the Sunset District from the mid-1920s to c.1931. Its compact, yet expressive design incorporates distinctive elements such as curved stairways with ornamented cheek walls, center towers, ogee arched openings, and well-articulated façade. The transitional expression often featured an asymmetrical double bay configuration, with a center entry portico accessed via a flight of switchback steps. It is a highly expressive, yet short-lived period of Mediterranean Revival design in the Sunset District. The three transitional tracts contained in this District were all constructed in 1931.

Picturesque Mediterranean Revival

The District includes several unusual groupings of fully expressed Mediterranean Revival style buildings, which are characterized as “picturesque.” Buildings in these tracts are designed in varying iterations of the Mediterranean Revival style during the final phase of Mediterranean-inspired design in the Sunset District. These tracts display variety through massing, window openings, roof forms, and ornamentation, and are muscular, with well-articulated facades, projecting bays, and a profusion of design elements not found on the typical Sunset District Mediterranean Revival tract house, including Churrigueresque detailing, side-gabled and asymmetrical roof forms, and ornamented transitional side stairways with entry alcoves.

The District’s Period of Significance of Significance, 1927 to 1938, covers the zenith of Mediterranean Revival design in the Sunset District. Into the early 1930s, most Sunset District tracts were designed exclusively in the Mediterranean Revival style.² By the mid-1930s, however, it was rare for builders to design tracts solely in the Mediterranean Revival style and tracts of mixed Period Revival styles, including examples of Tudor Revival, Storybook, and French Provincial, became the dominant mix of exterior façade styles. By the late-1930s, as a result of standardization and mass production, most Sunset District houses were characterized by restrained designs, with less articulation, differentiation, and ornamentation.

The District contains eight discontinuous tracts, with a total of 94 buildings, designed and developed by the master builders Henry Doelger and Claude T. Lindsay as well as smaller-scale builders including Thomas Sullivan, Nels E.

² There are, for example, no residential tracts containing solely Tudor Revival style buildings.

Johnson, Henry Horn and Christian Anderson. Most of the District's tracts are small, containing 10 or fewer buildings.

Refer to the *Sunset District Residential Builders 1925-1950 Historic Context Statement* for detailed contextual information regarding the neighborhood's development history, builder and architect biographies, stair and entrance typologies, the evolution of the Mediterranean Revival style, and related character-defining features.



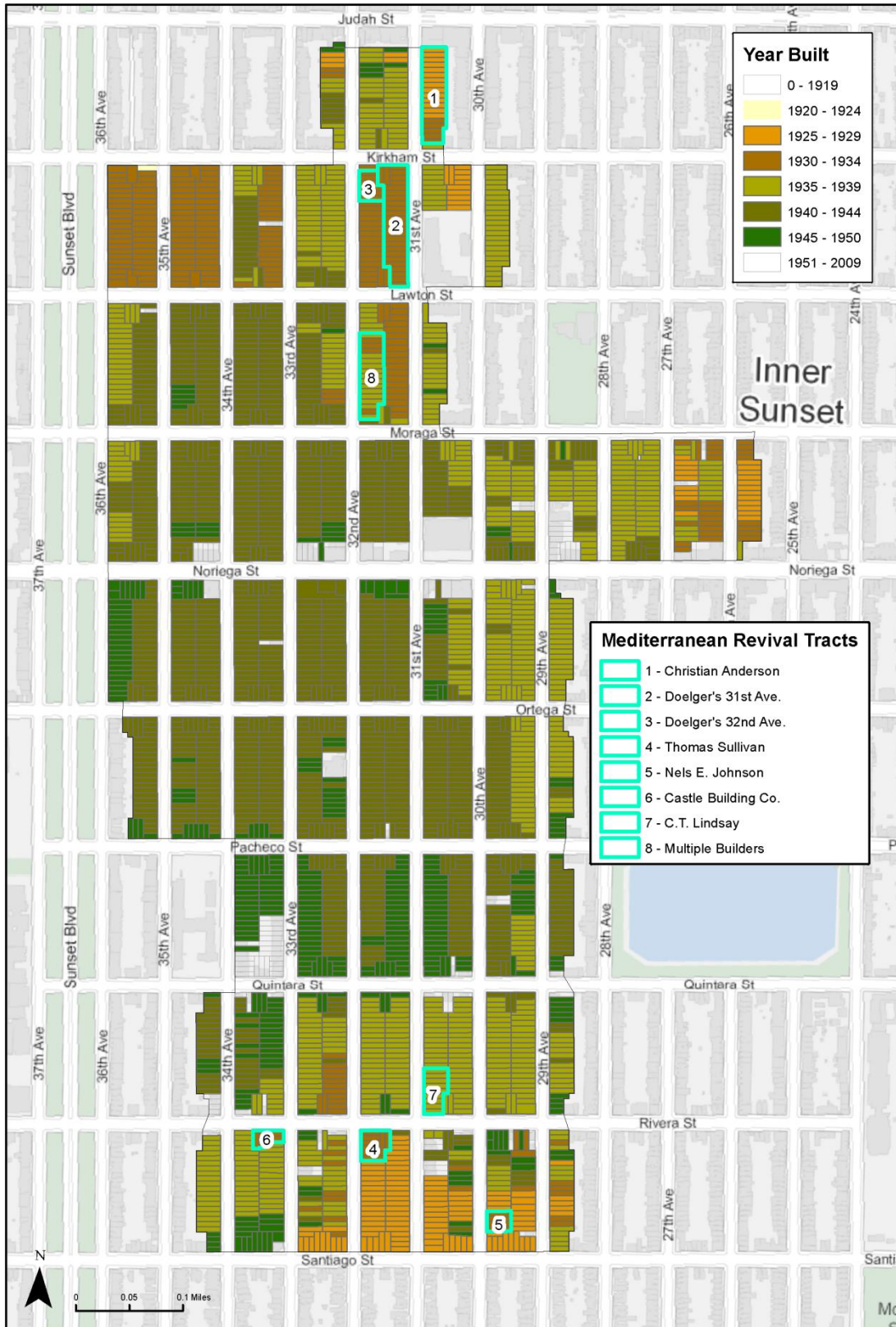
Composite of aerial views taken 1937-1938 showing the location of eight tracts that contribute to the Sunset Mediterranean Revival Historic District. Clustered to the north (toward Golden Gate Park) and the south (toward the Parkside District), the tracts are separated by vast, scrubby sand dunes that extend west to the ocean. The Sunset District Historic Resource Survey Area is outlined in black. Source: David Rumsey Historical Map Collection.

District Tracts

The following section provides a brief development overview for each of the District's eight discontiguous tracts.

	Builder	Year Built	# Buildings	Location
1	Christian Anderson	1927-1938	20	31 st Avenue (Judah/Kirkham)
2	Henry Doelger	1930-1931	26	31 st Avenue (Kirkham/Lawton)
3	Henry Doelger	1931	6	32 nd Avenue (Kirkham/Lawton)
4	Thomas Sullivan	1931	8	32 nd Avenue / Rivera Street
5	Nels. E. Johnson	1931	4	30 th Avenue (Rivera/Santiago)
6	Castle Building Co.	1931	4	Rivera Street at 33 rd Avenue
7	C. T. Lindsay	1936	9	31 st Avenue (Quintara/Rivera)
8	Multiple builders	1932-1937	17	32 nd Avenue (Lawton/Moraga)

Mediterranean Revival Tracts Historic District



Tract 1:

Christian Anderson's 31st Avenue Tract

Year Built: 1927-1938

This contributing tract to the identified-eligible Sunset Mediterranean Revival Tracts Historic District contains 19 buildings located on the east side of 31st Avenue between Judah and Kirkham Streets.

Contributors: 20

Non-Contributors: 0



View looking northeast on 31st Avenue. Source: SF Planning

The Christian Anderson tract of Mediterranean Revival houses on 31st Avenue is significant for its varied examples of the Mediterranean Revival style and the subtle stylistic distinctions that emerged over its seven-year period of construction. The earliest houses, constructed in 1927, drew from popular elements characteristic of the barrel front Mediterranean Revival as built in the Sunset District, notably, the one-story over garage massing, multiple arched window openings, projecting barrel front plan, a tradesmen door located within the deeply recessed garage opening, stucco cladding, and Spanish clay tile accents at the parapet. The buildings appear detached due to the presence of a recessed upper-story entrance accessed from a flight of side stairs. The stair configuration creates modulated space and visual separation between adjacent buildings. Additional detailing expressed on individual buildings includes blind niches or small windows flanking the garage opening, turned wood mullions, denticulated belt courses and cornices, arched detailing above the barrel front bays, projecting faux niches, embossed and applied detailing at the corner crenellations, polychromatic tile stair accents, brackets, and applied ornament such as corbels, cartouches, shields, and medallions. The facades terminate in shallow crenelated, gabled, or shaped parapets topped with Spanish clay tile. The earlier buildings feature a set of five squared or four arched window openings. Later examples feature a larger picture window flanked by smaller windows. Windows are wood sash with patterned muntins. By 1931, Anderson had introduced several key design changes, including cross-gabled roof forms, larger picture windows, and entry arches at the base of the stairs. These design changes presaged the emerging emphasis on a variety of building forms that characterized the Period Revival movement of the early 1930s.

The tract represents a largely unacknowledged aspect of the Sunset District’s development history—the slower-paced speculative building by small-scale builders. Anderson built only a few houses in the tract each year from 1927 to 1933 and halted construction in 1930, the hard-hit first year of the Great Depression.

A Norwegian immigrant, the 27-year-old carpenter moved to San Francisco in 1907, immediately following the devastating earthquake and fire.³ Christian and his brother, Charles, got their start in the building industry during the robust period of construction activity that characterized the reconstruction era.⁴ Christian was later active in the Sunset District in the 1920s through the 1930s. He specialized in the construction of single-family stucco-clad houses, many designed in the Mediterranean Revival and French Provincial styles.⁵ Known examples of his work from 1927 to 1939 are located in the area bounded by 30th and 32nd Avenues between Moraga and Judah Streets.⁶ Anderson’s tracts were typically quite small, consisting of a handful of adjacent houses. The 31st Avenue tract represents the largest and earliest known cluster of his work in the central Sunset District.

Refer to the *Sunset District Residential Builders 1925-1950 Historic Context Statement* for additional contextual information regarding the neighborhood’s development history, the role and influence of small-scale builders, the evolution of Mediterranean Revival design and building typologies, and related character-defining features.

³ United States Census of Population and Housing, 1910, 1930.

⁴ Ibid.

⁵ Aside from four small groupings of houses in the Sunset District, it is not known exactly how many buildings Christian Anderson constructed in San Francisco.

⁶ San Francisco Assessor’s Office. Sales ledgers, Block no. 1822, 1914-1938. More research is needed to determine Christian Anderson’s overall construction activity in the Sunset District.

Tract 2:

Henry Doelger's 31st Avenue Tract

Year Built: 1931

This contributing tract to the identified-eligible Sunset District Mediterranean Revival Tracts Historic District contains 21 buildings located on the west side of 31st Avenue between Kirkham and Lawton Streets.

Contributors: 21

Non-Contributors: 0



View looking west on 31st Avenue. Source: Google Maps.

Henry Doelger's alternating barrel front Mediterranean Revival tract presages the prolific builder's shift to house designs of greater variety in massing, form, and articulation. The entire block face is designed in alternating roof forms and façade articulation—barrel front and projecting gable—creating a uniform streetscape overlaid with an undulating rhythm. The Depression-era houses feature parapet detailing and a cohesive design rhythm that is largely absent from Doelger's later (late-1930s through the postwar era) residential tract developments. Detailing expressed on individual buildings includes niches, embossed shapes above the windows, Spanish clay tile coping and accents, geometric shaped openings at the entry portico, recessed garage openings in a variety of alternating shapes, turned applied ornament, decorative muntin patterns, wood mullions, and squared and arched window openings, some topped with fanlight transoms. The tract is one of Doelger's earliest developments, constructed prior to his meteoric rise to the ranks of the nation's largest house-builders of the late 1930s. Doelger constructed the tract at the height of the Depression, during an extraordinarily slow period for house sales and the building industry.

Henry Doelger was a master builder, marketer and salesman. His firm dominated the home-building industry in San Francisco in the 1930s and early 1940s. An admirer of Henry Ford, Henry Doelger applied the "Fordist" principles of mass production to the home building industry with impressive results. During his 30-year career, Doelger's firm constructed approximately 11,000 buildings in San Francisco, primarily in the Sunset District.⁷ From 1934 to 1941, he was the largest home builder in the United States, constructing an average of two houses a day and employing 500 people. His specialty was a semi-attached, one-story over garage, single-family house, though he also built a limited

⁷Rob Keil, *Little Boxes: The Architecture of a Classic Midcentury Suburb* (Daly City, California: Advection Media, 2006). Note, because Doelger destroyed his business records, the exact number of Doelger-built houses in San Francisco is unknown. The 11,000 figure quoted in various publications may overstate his building activity, though it is within the realm of possibility. Doelger assigned a serial number to each of his houses (and possibly, dwelling units). The serial numbers for his Westlake development begin in the 13,000-range, lending some weight to the argument for 11,000 San Francisco houses.

number of duplexes and apartments in the Sunset District. Doelger’s architecturally significant buildings—designed in exuberant expressions of Period Revival and Mediterranean Revival styles—were constructed in the early- to mid-1930s. His barrel front phase occurred prior to the mass-production and standardization that characterized the FHA-facilitated construction boom of the late-1930s.

Refer to the *Sunset District Residential Builders 1925-1950 Historic Context Statement* for additional contextual information regarding the neighborhood’s development history, the role and influence of Henry Doelger, the evolution of Mediterranean Revival design and building typologies, and related character-defining features.

Tract 3:

Henry Doelger's 32nd Avenue Tract

Year Built: 1931

This contributing tract to the identified-eligible Sunset Mediterranean Revival Tracts Historic District contains six buildings located on the east side of 32nd Avenue between Kirkham and Lawton Streets.

Contributors: 6

Non-Contributors: 0



View looking southeast on 32nd Avenue. Source: SF Planning

Henry Doelger's 32nd Avenue tract represents an important stage in Doelger's career as he transitioned from the barrel front form to the expressive, articulated designs that characterize his picturesque Period Revival houses of the early 1930s. This cohesive grouping of exuberant Mediterranean Revival houses features design expression, massing, articulation, and lively ornamentation that is largely absent from Doelger's later (late 1930s through the postwar era) residential tract developments. Detailing expressed on individual buildings includes central entry porticos with punched openings in various shapes, shaped cheek walls, shaped and crenellated parapet forms, a variety of shaped garage openings, decorative turned wood balconettes, center towers, and gothic arched windows. It is one of Doelger's earlier tracts, constructed prior to his meteoric rise to the ranks of the nation's largest house-builders of the late 1930s. Doelger constructed this small tract during an extraordinarily slow period for the home building industry. The tract's generous ornamentation and expressive design is especially remarkable given the Depression-era climate of economic austerity. These design innovations were likely intended to ensure that the tract stood out from Doelger's competitors during a flat period of construction and sales activity.

Henry Doelger was a master builder, marketer and salesman. His firm dominated the home-building industry in San Francisco in the late 1930s and early 1940s. An admirer of Henry Ford, Henry Doelger applied the "Fordist" principles of mass production to the home building industry with impressive results. During his 30-year career, Doelger's firm constructed approximately 11,000 buildings in San Francisco, primarily in the Sunset District.⁸ From

⁸ Rob Keil, *Little Boxes: The Architecture of a Classic Midcentury Suburb* (Daly City, California: Advection Media, 2006). Note, because Doelger destroyed his business records, the exact number of Doelger-built houses in San Francisco is unknown. The 11,000 figure quoted in various publications may overstate his building activity, though it is within the realm of possibility. Doelger assigned a serial number to each of

1934 to 1941, he was the largest home builder in the United States, constructing an average of two houses a day and employing 500 people. His specialty was a semi-attached, one-story over garage, single-family house, though he also built a limited number of duplexes and apartments in the Sunset District. Doelger's architecturally significant buildings—designed in exuberant expressions of Period Revival and Mediterranean Revival styles—were constructed in the early- to mid-1930s. His transitional Mediterranean Revival phase occurred in the early 1930s, prior to the mass-production and standardization that characterized the FHA-facilitated construction boom of the late-1930s.

Refer to the *Sunset District Residential Builders 1925-1950 Historic Context Statement* for additional contextual information regarding the neighborhood's development history, the role and influence of Henry Doelger, the evolution of Mediterranean Revival design and building typologies, and related character-defining features.

his houses (and possibly, dwelling units). The serial numbers for his Westlake development begin in the 13,000-range, lending some weight to the argument for 11,000 San Francisco houses.

Tract 4:

Thomas Sullivan's Veterans' Tract

Year Built: 1931

This contributing tract to the identified-eligible Sunset Mediterranean Revival Tracts Historic District contains eight buildings centered on the southeast corner of 32nd Avenue and Rivera Street.

Contributors: 8

Non-Contributors: 0



View looking south on Rivera Street. Source: Bing Maps

This tract is a significant representation of the transitional expression of Mediterranean Revival design in the Sunset District. Its asymmetrical double bay configuration, with a center entry portico accessed via a flight of switchback steps, represents a sharp departure from the barrel front house typology that was standard for most Mediterranean Revival houses constructed in the Sunset District from the mid-1920s to the early 1930s. Its compact, yet expressive design incorporates elements such as curved stairways with ornamented cheek walls, center towers, ogee arched openings, and a well-articulated façade that was not typically featured in picturesque Sunset District tracts until the mid-1930s. Several houses display a distinctive squared window bay that terminates with crosshatching at the cornice and is topped with a flat roof. Additional details found on individual houses include embossed shapes and applied ornament, turned balusters, polychromatic tile stair accents, minimally recessed garage openings, paneled garage doors with multi-lights, tradesman entrances beneath the angled stairs rather than within the garage opening, slender arched multi-light casement windows at the prominent bay and squared windows at the secondary bay. The tract was built by Thomas Sullivan, a little-known Sunset District builder, and like many small-scale builders, Sullivan's career and building activities are not well-documented. According to San Francisco City Directories, he lived in the Ingleside Terraces neighborhood and worked as a carpenter from 1924 to 1930. From 1930-1933 he is listed under the "Contractors" section of the directories with an office at 1967 Ocean Avenue. Buildings in the tract share a similar double bay plan as the Nels E. Johnson's tract on 30th Avenue (see Tract 5). Both tracts represent a short-lived highly expressive period of Mediterranean Revival design in the Sunset District.

This tract is also significant for its association with the California Veterans' Welfare Act, the little-known precursor to the Federal Housing Act and GI Bill. Passed in 1921, this state-sponsored legislation created the California Veterans'

Welfare Board (VWB) which provided direct home ownership assistance to veterans of the First World War. The VWB purchased newly constructed houses directly from the builders and then sold these houses to veterans at favorable long-term, government-backed, low-interest loans. The VWB helped increase home ownership for veterans in the years prior to the better-known New Deal-era federal programs that transformed the mortgage and loan industries. According to a review of select San Francisco Assessor's sales ledgers, the VWB typically purchased individual buildings rather than entire residential tracts. The Thomas Sullivan tract had an unusually close association with the VWB—the VWB purchased four of the tract's eight buildings directly from the builder for re-sale to veterans.

Refer to the *Sunset District Residential Builders 1925-1950 Historic Context Statement* for additional contextual information regarding the neighborhood's development history, the role and influence of the small-scale builders, the Veterans' Welfare Board, the evolution of Mediterranean Revival design and building typologies, and related character-defining features.

Tract 5:

Nels E. Johnson's 30th Avenue Tract

Year Built: 1931

This contributing tract to the identified-eligible Mediterranean Revival Tracts Historic District contains four buildings located on the east side of 30th Avenue between Rivera and Santiago Streets.

Contributors: 4

Non-Contributors: 0



View looking northeast on 30th Avenue Source: Google Maps

Designed by builder Nels E. Johnson, this small tract is significant for its transitional expression of Mediterranean Revival design in the Sunset District. Its asymmetrical double bay configuration, with a center entry portico accessed via a flight of angled steps, represents a radical departure from the barrel front house plan that was standard for most Mediterranean Revival tract houses constructed in the Sunset District from the mid-1920s to the early 1930s. Its compact, yet expressive design incorporates elements—miniature bell towers, ogee arches, and a well-articulated façade—that were not typically incorporated in picturesque Sunset District tracts until a few years later. Detailing expressed on individual buildings includes curved or stepped cheek walls, balusters, bulky turned mullions, divided light wood sash windows, entry porticos, decorative punched openings, and staggered roof and parapet forms. Fenestration consists of arched windows at the prominent bay and squared windows at the recessed, narrow bay. Johnson constructed this small tract amidst a sea of barrel front Mediterranean Revival houses, which was the then-dominant Sunset District house typology and style. North of the subject block was a scrubby expanse of sand dunes largely untouched by development until the late 1930s. Johnson was one of a number of small-scale builders who constructed speculative housing in the Sunset District. He is known to have constructed houses in the Sunset District from 1927 to 1939,⁹ though little else is known of his construction activities. Buildings in the tract share the markedly similar double bay massing as that constructed by Thomas Sullivan, a few blocks away at 32nd Avenue at Rivera Street. Both tracts represent a short-lived, highly expressive period of Mediterranean Revival design in the Sunset District.

⁹ Building permits list N.E. Johnson as the builder/owner of six buildings in the Sunset District in 1927, 1931 (subject tract), and 1939.

Refer to the *Sunset District Residential Builders 1925-1950 Historic Context Statement* for additional contextual information regarding the neighborhood's development history, the role of small-scale builders, the evolution of Mediterranean Revival design and building typologies, and related character-defining features.

Tract 6:

Castle Building Company's Tract

Year Built: 1931

This contributing tract to the identified-eligible Sunset District Mediterranean Revival Tracts Historic District contains four buildings centered on the southwest corner of Rivera Street at 33rd Avenue.

Contributors: 4

Non-Contributors: 0



View looking southwest on 33rd Avenue Source: Google Maps

This small Mediterranean Revival tract is a remarkably early example of the split-level house design. The tract is instantly distinguished from the surrounding blocks due to its unusual split-level plan and represents the earliest cluster of split-level houses known to exist in the Sunset District. Tract houses are set on lots with wider-than-average street frontage (30' compared to the typical 25') which allows for the wider split-level configuration. It was constructed a decade prior to Henry Doelger's split-level tracts in the central Sunset District and several decades before the split-level plan was a widely constructed property type nationwide. In addition to the split-level plan, the tract's houses feature expressive design elements not typically found on Sunset District tract houses including steeply pitched asymmetrical roof forms, a portico landing with punched opening, large picture windows, and mirrored relationship to its immediate neighbor. Additional detailing expressed on individual buildings includes thickly textured stucco, ogee arched windows, polychromatic tile stair accents, shaped cheek walls, and applied ornament. The tract represents a sharp break from the barrel front typology that was standard for most Mediterranean Revival houses constructed in the Sunset District from the mid-1920s to the early 1930s. The innovative design likely made this tract stand out from competitors during the Depression-era period of stalled construction and house sales.

In 1928, a year prior to the stock market crash, Henry Horn of the Castle Building Company purchased a large lot at the corner of 33rd Avenue and Rivera Street. At that time, the land and surrounding blocks were undeveloped sand dunes. Rivera Street was not yet paved (and remained unpaved for many years). Horn subdivided the lot and built four houses in 1931. Each house sold immediately upon completion despite its isolation amidst the sand dunes. Horn

later sold the remaining undeveloped lots. Unlike most builders of that era who relied on purchased blueprints or an in-house draftsman, Horn commissioned an outside architect, Donnell Jaekle, to design this tract.¹⁰

Horn is one of many small-scale builders who constructed speculative housing in the emerging Sunset District neighborhood. Born in 1900 in San Francisco, he worked as a railroad clerk during his late teenage years and early 20s. By the age of 27, he had shifted his focus to real estate and formed the Castle Building Company which was active from 1928 to 1932. Although the Castle Building Company was active for a just a few years, Horn remained in real estate for 40 years, developing both industrial and commercial buildings. During World War II, he led the Office of Price Administration in San Francisco and later served as a member of the San Francisco Board of Realtors. He died in 1970.

¹⁰ Jaekle was an architect of some esteem. San Francisco historian Gary Goss notes that Jaekle was among a handful of architects whose mid-1930s Period Revival houses could be mistaken for the better-known picturesque houses designed by celebrated architect Oliver Rousseau.

Tract 7:

Claude T. Lindsay's 31st Avenue Tract

Year Built: 1936

This contributing tract to the identified-eligible Sunset Mediterranean Revival Tracts Historic District contains nine buildings located on the east side of 31st Avenue between Quintara and Rivera Streets.

Contributors: 9

Non-Contributors: 0



View looking northeast on 31st Avenue Source: SF Planning

The 31st Avenue tract is significant as an example of master builder Claude T. Lindsay's fully expressed and well-articulated Mediterranean Revival residential tract development in the Sunset District. The tract's nine buildings are designed in varying iterations of the Mediterranean Revival style and represent a late phase for Lindsay (and Sunset builders generally) of residential tracts designed in a single style rather than myriad interspersed Period Revival styles. Tract buildings display variety through massing, window openings, roof forms, and ornamentation. The buildings are muscular, with projecting bays, and a profusion of design elements not found on the typical Sunset District Mediterranean Revival tract house. Detailing expressed on individual buildings includes Churrigueresque ornamentation, miniature towers, niches, quoined entryways, sculpted verge boards, turned wood balconettes, bulky wood mullions, prominent chimney stacks, side-gabled and asymmetrical roof forms, and ornamented alcoves of transitional side entryways. Wood sash windows feature multi-light casements set in arched or squared surrounds.

Claude T. Lindsay was a prolific Sunset District builder in the 1930s and later developed larger-scale planned communities throughout the San Francisco Bay Area. The 31st Avenue tract is representative of his early work, and it is also part of the final wave of Mediterranean Revival design in the Sunset District. Claude and his brother Boyd (also a Sunset District builder) started out as carpenters for their family's real-estate/construction firm. By 1937, Claude had opened a sales office at 820 Taraval Street in the Sunset District. He was known for constructing single houses or small clusters rather than larger, full block developments. In the postwar era, the Lindsay brothers expanded their geographic reach to include the larger Bay Area and expanded operations into the supply side of the construction industry, acquiring the New Colma Mill and Lumber Company with yards and mills located in Daly City, Decoto, Montrose,

Forest Hills, Auburn, Nevada City, Georgetown, and Reno (Nevada).¹¹ In the 1950s, Claude was an active developer in Menlo Park, responsible for developing single-family residential tracts, apartment housing, and commercial buildings.¹² In 1955, he began construction of his signature “Lifetime Homes”—billed as affordable three bedrooms, two baths single-family houses—in Sunnyvale, Santa Clara, and San Jose.¹³

Refer to the *Sunset District Residential Builders 1925-1950 Historic Context Statement* for additional contextual information regarding the neighborhood’s development history, the role and influence of the Claude T. Lindsay, the evolution of Mediterranean Revival design and building typologies, and related character-defining features.

¹¹ “OPA Charges Black Market in Lumber; Sues for \$1,000,000” *San Francisco Examiner*, August 29, 1946.

¹² “Plans for 475 Homes Drawn,” *San Francisco Examiner*, December 29, 1946 and “Zoning Feud in Menlo Park,” *San Francisco Examiner*, August 21, 1955.

¹³ “Real Estate Review: Farm,” *San Francisco Examiner*, January 18, 1955.

Tract 8:

Various Builders' 32nd Avenue Tract

Year Built: 1932-1937

This contributing tract to the identified-eligible Mediterranean Revival Tracts Historic District contains 17 buildings located on the east side of 32nd Avenue between Lawton and Moraga Streets.

Contributors: 16

Non-Contributors: 1



View looking northeast on 32nd Avenue *Source: SF Planning*

The 32nd Avenue Mediterranean Revival tract is an unusual grouping of fully expressed Mediterranean Revival style buildings constructed by multiple builders. Tract buildings are designed in varying iterations of the Mediterranean Revival style as expressed by six separate builders, including Christian Anderson, Fred Reuter, Lawrence Costello, Frank Nelson, O.E. Mittelstaedt, and the Standard Building Company. The buildings display a broad range of popular Mediterranean design elements and massing and several buildings reflect the strong influence of Spanish Colonial Revival design, including Churrigueresque details and facades that mimic the thick adobe walls of the Spanish Colonial era. Several entry typologies are represented including the transitional side stair with semi-enclosed alcove. The tract also contains early 1930s representations of the Mediterranean Revival style, which are characterized by asymmetrical bays and centered entrances accessed via angled stairways. Additional detailing as expressed on individual buildings includes towers, muscular chimney stacks, crenellated parapets, machicolation, arched and chamfered openings, recessed quatrefoils, and applied ornaments such as cartouches.

It is rare to find such varied and expressive versions of the Mediterranean Revival style. It is also unusual that all six builders chose to build solely in the Mediterranean Revival style (with one exception), rather than the then-dominant

mixing of Period Revival styles.¹⁴

Refer to the *Sunset District Residential Builders 1925-1950 Historic Context Statement* for additional contextual information regarding the neighborhood's development history, the role and influence of small-scale builders, the evolution of Mediterranean Revival design and building typologies, and related character-defining features.

¹⁴ One of the tract's 17 buildings was designed in the French Provincial style. It is the tract's sole non-contributor to the District.

Character-Defining Features

The eight tracts comprising the identified-eligible Sunset Mediterranean Revival Historic District (District) display massing, articulation, setbacks, fenestration, stair typologies, and architectural details distinctive to each tract. The District's significance is reflected through the cohesive massing, articulation, form, setback, and stylistic elements of each tract set within a Mediterranean Revival design vocabulary. The following section details the District's character-defining features as a whole. Refer to the tract summaries for an overview of character-defining features associated with a specific tract.

Character-Defining Features

- One-story over garage massing with deeply recessed garage openings or slightly recessed garage openings
- Split-level typology
- Articulated massing, with projecting or shallow barrel front bays
- A variety of stair and entry configurations
 - Straight side stair typology, some with entry arch
 - Transitional side stair typology
- A variety of roof forms and parapets, primarily side-gabled, forward-gabled, cross-gabled and crenellated
 - Roofs and roofline are topped with red Spanish clay tiles
- A variety of wood-sash windows and openings
 - Most houses feature arched openings, though squared openings are also common
 - Prominent windows are often casements with decorative muntin patterns at the upper portion
 - Casement windows set in squared surrounds are often topped with transoms
- Double-hinged wood garage doors, often with paneling or applied ornament
- Wood paneled tradesmen door located within the garage opening or beneath the stairs
- Wood entry doors, occasionally arched and/or partially glazed
- Smooth or textured stucco exterior cladding
- Design elements associated with specific tracts and individual buildings (see listing of tracts above)
- Uniform landscape features
 - Uniform front yard setbacks of approximately 10'
 - Concrete driveways and walkways are often scored in a freeform pattern
 - Many tracts featured strips of lawns and landscaping adjacent to the house

Integrity

The District retains sufficient integrity with which to convey its significance. District contributors possess integrity in terms of material, design and workmanship, particularly when compared to buildings found outside of the District. The majority of District buildings retain a high level of original building features such as stucco exterior cladding, stair and entry configuration, recessed garage openings, roof form, and expressive ornamentation. Most of the historic double-hinged garage doors have been replaced with contemporary roll-up garage doors, though the deeply recessed garage openings are maintained. Replacement of the historic divided light wood-sash windows is also common. Few horizontal or vertical additions are visible from the public right-of-way. District contributors also retain integrity of feeling, setting, location, and association. Contributors remain single-family, are sited at their original location, and are surrounded by tracts of similarly scaled single-family houses.

Recommendations

As part of the *Sunset District Residential Builders Historic Context Statement, 1925-1950* and Sunset District Historic Resource Survey project, the discontinuous Mediterranean Revival Tracts Historic District (District) was identified as eligible for listing in the National Register. As such, the District is considered an eligible historic district for the purpose of the California Environmental Quality Act (CEQA). At this time, the Department does not propose to formally pursue listing of the identified-eligible District on the National Register or listing as a local Article 10 landmark district. In the future, property owners and/or the Historic Preservation Commission may choose to consider pursuing local landmark district designation for specific tracts within the District.

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Appendix

Tract Maps and Photographs



Christian Anderson Tract
 Identified Eligible Mediterranean Revival
 Tracts Historic District

 Contributor - 20





**Christian Anderson's 31st Avenue Tract
Mediterranean Revival Tracts Historic District**

APN	Address	Photograph	CHRSC
1823042	1418 31st Ave.		3D
1823041	1422 31st Ave.		3D
1823040	1426 31st Ave.		3D
1823039	1430 31st Ave.		3D
1823038	1434 31st Ave.		3D

**Christian Anderson's 31st Avenue Tract
Mediterranean Revival Tracts Historic District**

APN	Address	Photograph	CHRSC
1823037	1438 31st Ave.		3D
1823036	1442 31st Ave.		3D
1823035	1446 31st Ave.		3D
1823034	1450 31st Ave.		3D
1823033	1454 31st Ave.		3D

**Christian Anderson's 31st Avenue Tract
Mediterranean Revival Tracts Historic District**

APN	Address	Photograph	CHRSC
1823032	1458 31st Ave.		3D
1823031	1462 31st Ave.		3D
1823030	1466 31st Ave.		3D
1823029	1468 31st Ave.		3D
1823028	1474 31st Ave.		3D

**Christian Anderson's 31st Avenue Tract
Mediterranean Revival Tracts Historic District**






APN	Address	Photograph	CHRSC
1823027	1478 31st Ave.		3B
1823026	1482 31st Ave.		3B
1823025	1486 31st Ave.		3B
1823024	1490 31st Ave.		3B
1823023	1494 31st Ave.		3D



Doelger's 31st Avenue Tract
 Identified Eligible Mediterranean Revival
 Tracts Historic District

 Contributor - 26

**Henry Doelger's 31st Avenue Tract
Mediterranean Revival Tracts Historic District**

APN	Address	Photograph	CHRSC
1877051	2731 Kirkham St.		3D
1877052	2727 Kirkham St.		3D
1877001	2701 Kirkham St.		3D
1877002	1507 31st Ave.		3D
1877003	1511 31st Ave.		3D

Henry Doelger's 31st Avenue Tract
Mediterranean Revival Tracts Historic District

APN	Address	Photograph	CHRSC
1877004	1515 31st Ave.		3D
1877005	1519 31st Ave.		3D
1877006	1523 31st Ave.		3D
1877007	1527 31st Ave.		3D
1877008	1531 31st Ave.		3D

Henry Doelger's 31st Avenue Tract
Mediterranean Revival Tracts Historic District

APN	Address	Photograph	CHRSC
1877009	1535 31st Ave.		3D
1877010	1539 31st Ave.		3D
1877011	1543 31st Ave.		3D
1877012	1547 31st Ave.		3D
1877013	1551 31st Ave.		3D


Henry Doelger's 31st Avenue Tract
Mediterranean Revival Tracts Historic District

APN	Address	Photograph	CHRSC
1877014	1555 31st Ave.		3D
1877015	1559 31st Ave.		3D
1877016	1563 31st Ave.		3D
1877017	1567 31st Ave.		3D
1877018	1571 31st Ave.		3D

**Henry Doelger's 31st Avenue Tract
Mediterranean Revival Tracts Historic District**

APN	Address	Photograph	CHRSC
1877019	1575 31st Ave.		3D
1877020	1579 31st Ave.		3D
1877021	1583 31st Ave.		3D
1877022	1587 31st Ave.		3D
1877023	1591 31st Ave.		3D

Henry Doelger's 31st Avenue Tract
Mediterranean Revival Tracts Historic District




APN	Address	Photograph	CHRSC
1877024	2500 Lawton St.	 A photograph of a two-story Mediterranean Revival style building with a light-colored stucco facade and a red-tiled roof. The building features a prominent white cylindrical tower on the left side and a balcony with dark wood railings on the second floor. A white car is parked in the foreground on the right, and a stop sign is visible on the left. The sky is clear and blue.	3D




Doelger's 32nd Avenue Tract
 Identified Eligible Mediterranean Revival
 Tracts Historic District

 Contributor - 6

Doelger's 32nd Avenue Tract
Mediterranean Revival Tracts Historic District

APN	Address	Photograph	CHRSC
1877049	1506 32nd Ave.		3D
1877048	1510 32nd Ave.		3D
1877047	1514 32nd Ave.		3D
1877046	1518 32nd Ave.		3B
1877045	1522 32nd Ave.		3B

Doelger's 32nd Avenue Tract
Mediterranean Revival Tracts Historic District






APN	Address	Photograph	CHRSC
1877044	1526 32nd Ave.		3B



Thomas Sullivan Tract
 Identified Eligible Mediterranean Revival
 Tracts Historic District

 Contributor - 8

Thomas Sullivan's Veterans' Tract
Mediterranean Revival Tracts Historic District

APN	Address	Photograph	CHRSC
2318036	2125 Rivera St.		3D
2318035	2131 Rivera St.		3B
2318034	2200 32nd Ave.		3D
2318033	2206 32nd Ave.		3D
2318032	2210 32nd Ave.		3D

Thomas Sullivan's Veterans' Tract
Mediterranean Revival Tracts Historic District




APN	Address	Photograph	CHRSC
2318031	2214 32nd Ave.		3D
2318030	2218 32nd Ave.		3D
2318029	2222 32nd Ave.		3D



Nels E. Johnson
 Identified Eligible Mediterranean Revival
 Tracts Historic District

 Contributor - 4

Nels E. Johnson's 30th Avenue Tract
Mediterranean Revival Tracts Historic District

APN	Address	Photo	CHRSC
2320003O	2266 30th Ave.		3D
2320003P	2270 30th Ave.		3D
2320003Q	2274 30th Ave.		3D
2320003A	2278 30th Ave.		3D



Castle Building Company Tract
 Identified Eligible Mediterranean Revival
 Tracts Historic District

 Contributor - 4

Castle Building Company's Split-Level Tract

Mediterranean Revival Tracts Historic District

APN	Address	Photo	CHRSC
2316001	2201 33rd Ave		3D
2316001A	2207 33rd Ave		3D
2316001N	2331 Rivera St		3D
2316001O	2325 Rivera St		3D



C.T Lindsay Tract
 Identified Eligible Mediterranean Revival
 Tracts Historic District

 Contributor - 9

**Claude T. Lindsay's 31st Avenue Tract
Mediterranean Revival Tracts Historic District**

APN	Address	Photo	CHRSC
2187013I	2162 31st Ave.		3D
2187013H	2166 31st Ave.		3D
2187013G	2170 31st Ave.		3D
2187013F	2174 31st Ave.		3B
2187013E	2178 31st Ave.		3D

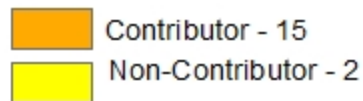
**Claude T. Lindsay's 31st Avenue Tract
Mediterranean Revival Tracts Historic District**

APN	Address	Photo	CHRSC
2187013D	2182 31st Ave.		3D
2187013C	2186 31st Ave.		3B
2187013B	2190 31st Ave.		3B
2187013A	2198 31st Ave.		3D



Multiple Builders Tract

Identified Eligible Mediterranean Revival
Tracts Historic District



32nd Avenue Mediterranean Revival Tract
Mediterranean Revival Tracts Historic District

APN	Address	Photograph	CHRSC
1912003	1626 32nd Ave.		3D
1912002M	1630 32nd Ave.		3D
1912002L	1634 32nd Ave.		3D
1912002K	1638 32nd Ave.		3D
1912002J	1642 32nd Ave.		3D

32nd Avenue Mediterranean Revival Tract
Mediterranean Revival Tracts Historic District

APN	Address	Photograph	CHRSC
1912002I	1646 32nd Ave.		3D
1912002E	1650 32nd Ave.		3B
1912002O	1654 32nd Ave.		3B
1912002D	1658 32nd Ave.		3B
1912002P	1662 32nd Ave.		3B

32nd Avenue Mediterranean Revival Tract

Mediterranean Revival Tracts Historic District

APN	Address	Photograph	CHRSC
1912002C	1666 32nd Ave.		3B
1912002Q	1670 32nd Ave.		3B
1912002B	1674 32nd Ave.		6Z
1912002A	1678 32nd Ave.		3D
1912002H	1682 32nd Ave.		3D

32nd Avenue Mediterranean Revival Tract

Mediterranean Revival Tracts Historic District

APN	Address	Photograph	CHRSC
1912002N	1686 32nd Ave.		6Z
1912002G	1690 32nd Ave.		3B

Rivera Heights Historic District



Identified-Eligible for Listing in the California Register of Historical Resources

Historic District Summary

Prepared by the San Francisco Planning Department
July 2013



SAN FRANCISCO
PLANNING
DEPARTMENT



Rivera Heights Identified Eligible Historic District

- Contributor - 40
- Non-Contributor - 2

Rivera Heights Historic District

This historic district summary was prepared as part of the *Sunset District Residential Builders (1925-1950) Historic Context Statement* (context statement) and Sunset District Historic Resource Survey. Refer to the context statement for additional contextual information focused on the social, architectural, and development history of the neighborhood, the role of builders and architects, and the associated framework for evaluation.

Boundary: The identified-eligible Rivera Heights Historic District (District) is located in San Francisco’s Sunset District neighborhood. The District comprises 42 buildings on the block bounded by 29th Avenue, 30th Avenue, Quintara Street, and Rivera Street.

Period of Significance: The period of significance is limited to 1936-1940, the years of construction and sales. The first houses were constructed in 1936, and the last house, which replaced a temporary sales office, was built in 1940.

Historical Resource Status Code: 3CD; Appears eligible for the California Register as a Historic District.

District Eligibility: Events (California Register Criterion 1) and Architecture (California Register Criterion 3).

District Contributors: 40 contributing buildings and 2 non-contributing buildings.

Summary of Significance

The identified-eligible Rivera Heights Historic District is significant for its association with the marketing efforts of McKeon’s Happy Homes, specifically the naming of a new neighborhood, and for its unusual expression of Period Revival architectural styles which fused French Provincial and Mediterranean Revival design elements.

The District is a significant example of a full-block Period Revival residential tract developed by master builder Chris McKeon and represents a range of styles including what was described as “French Colonial.” District buildings are distinctive for their unusual peaked roof forms and tripartite window configuration. The houses were advertised as “miniature chalets of France of the days of the monarchy,” alluding to the then-popular trend in Period Revival styles that emulated European building forms and styles.² Many of these French-inspired “chalets” also featured red Spanish clay tile cladding at the roofs and parapets, resulting in an unusual merging of French Provincial and Mediterranean Revival-inspired styles. The five- and six-room houses also featured the new Patio Plan layout—described at the time as ‘old-world’ patios, further reinforcing the picturesque European imagery.³ The majority of buildings in the District were constructed in 1936 and 1937—a brief period that is notable for the full expression of picturesque Period Revival and Mediterranean Revival in the larger Sunset District—and most were sold immediately upon completion.⁴ Each building features a unique design incorporating elements associated with the Mediterranean Revival, Spanish Colonial Revival, French Provincial and/or Storybook styles. District buildings are distinctive and display a profusion of features not found on the typical Sunset District tract house including double peaked roof and parapet forms, sculpted walls, and ornamented entryways. Additional detailing expressed on

² “52 New Homes Being Erected,” *San Francisco Chronicle*. April 1936

³ “First Rivera Residents,” *San Francisco Chronicle*, April 18, 1936

⁴ “52 New Homes Being Erected,” *San Francisco Chronicle*. April 1936.

individual buildings includes towers, red Spanish clay tile roof cladding and accents, cartouches and applied ornament, blind niches, bulky columns and brackets, punched wall openings, balconettes, and miniature bell towers. District buildings reflect the unusual plan and massing of tract houses that emerged in the Sunset District beginning in the 1920s. Due to the narrow width of lots, tracts were tightly packed, with no visual separation between houses. Likewise, automobile garages were integrated into the ground story of houses, rather than constructed as a separate detached garage that was typical of other San Francisco Bay Area residential tracts. Living areas were located above the combined ground story garage and basement space. This early merging of automobile and living spaces was unusual for the time and resulted in a uniquely San Francisco landscape of nearly attached single-family houses with prominent ground-story garages.

Anchoring the District is an oversize corner lot on 29th Avenue at Rivera Street upon which is set a sprawling Storybook style house. Oriented toward the corner, the house is notable for its center turret, exaggerated mansard roof form, and use of rubble wall accents to suggest age. One of the first buildings constructed in the tract, the corner Storybook house provides a prominent point of entry to the new “Rivera Heights” neighborhood.

McKeon named the location of his new development “Rivera Heights” in reference to the street and topography on which it was located. It was an ambitious name for the site’s vacant sand dunes and scrubby grasslands. Nonetheless, McKeon capitalized on the hilly location and promoted the “sweeping views of the Marin shore on the north out to the Farallones and southward to the peninsula shores and beaches” to prospective house buyers.⁶ Although the District was located adjacent to a vast expanse of largely inaccessible sand dunes, McKeon promoted its easy accessibility to the City’s downtown core. He touted the close proximity to transit, such as the ‘municipal L cars’ along Taraval Street that would speed residents to downtown in just 29 minutes. Also advertised was a future bus line that would eventually connect Rivera Heights residents with the East Bay.⁷ At that time, the subject block, on 30th Avenue, terminated in sand dunes. Quintara Street was still impassable due to sand and would not be graded for several more years, delaying McKeon’s development of the northern portion of his tract (outside the District boundary) until the 1940s. Within a decade, however, the District was fully enveloped by newly developed residential tracts.

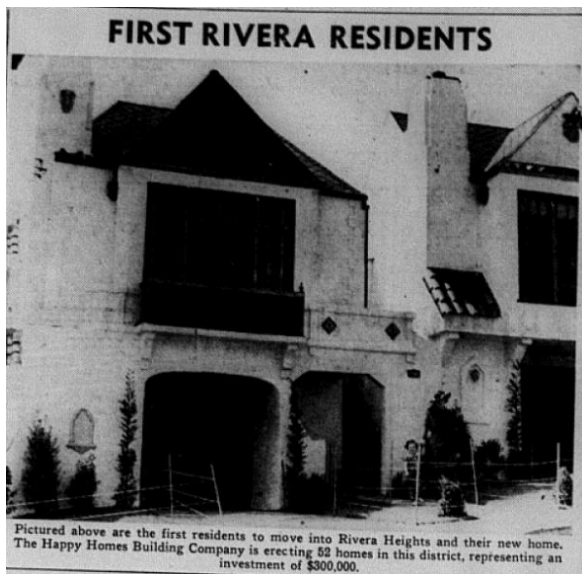
The branding of a new neighborhood, Rivera Heights, combined with the unusual fusion of Mediterranean and French Provincial design elements and marketing efforts promoting “Old World” imagery, are a result, in part, of McKeon’s efforts to market and sell houses constructed in a remote, windswept, and sand-covered nascent neighborhood. At that time, as the City emerged from the Great Depression and construction activity slowly gained momentum, these efforts were necessarily in order to attract the small, but growing pool of potential home buyers. Although the neighborhood is no longer known as Rivera Heights, the unusual building designs provide a tangible connection to this largely hidden era of residential tract design.

⁶ “52 New Homes being erected,” *San Francisco Chronicle*, April 1936.

⁷ Ken Zinns, *The Tradition Continued: The Sunset District Rowhouse, 1920-1945*, Master’s Thesis, 1983.



Above left: Detail of the District from a 1937-1938 aerial view, with the district boundary drawn in yellow. Above right: View of the larger Sunset District, much of it still covered by dunes and scrubby grasses. Source: David Rumsey Historical Map Collection.



Above left: The first District house to be occupied, 2183 29th Avenue, was featured in the April 18, 1936 real estate section of the *San Francisco Chronicle*. Above right: A contemporary view of 2183 29th Avenue.

Chris McKeon/ Happy Homes

The District is closely associated with builder Chris McKeon, owner of the Happy Homes Building Company. McKeon briefly lived in one of houses, 2163 29th Avenue, shortly after construction and established a sales office within the district on a sandy lot at the northeast corner of 30th Avenue and Rivera Street.⁸ McKeon's temporary residence is extant, though he replaced the sales office with a house in 1940.

⁸ "52 New Homes Being Erected," *San Francisco Chronicle*, April 1936.

McKeon, a native San Franciscan raised in the Mission District, transitioned to residential development from a wholly unrelated field. Prior to his successful career as a builder, he worked as a butcher. McKeon's lack of experience in the construction and real estate industry is characteristic of Sunset District builders. Nonetheless, he emerged as a prolific and respected builder of residential tracts in the Sunset District and the wider San Francisco Bay Area. Like many Sunset builders, McKeon lived and worked in the neighborhood he helped develop, residing for a short time within the developing Rivera Heights tract and at his longtime home at 345 Santiago Street, in the Sunset District, where he resided from 1932 to 1948.⁹ The Happy Homes sales office was located on a corner lot in the identified District (on the lot that now holds 2194 30th Avenue) from 1936 to 1939. Based on the aerial view, it appears that the sales office consisted of a small one-story frame structure. In 1940, he relocated the Happy Homes sales office to nearby Taraval Street, where it remained until 1955.¹⁰

McKeon partnered briefly with S.K. Birdsall, co-owner of Happy Homes Building Company, prior to purchasing the firm in the mid-1930s. The Rivera Heights development was part of the firm's reported \$300,000 building program. Rapid sales enabled the firm to expand its building activities in the larger Sunset District neighborhood.¹¹ McKeon noted that hundreds of people visited the District's display model homes and sales office during the early development stage, and most were young married couples ready to buy their first house.¹² The District was developed at the cusp of the mass-development of the Sunset District, as facilitated by new Federal Housing Administration (FHA) mortgage innovations.

Refer to the *Sunset District Residential Builders 1925-1950 Historic Context Statement* for detailed contextual information regarding the neighborhood's development history, the role of Chris McKeon, stair and entrance typologies, the evolution of the Period Revival styles, and related character-defining features.



Left: Chris McKeon's temporary personal residence, 2163 29th Avenue, within the District.

Character-defining features:

Most buildings feature the "Patio Plan" interior courtyard, a sun-lit second story interior patio not visible from the street. Buildings are designed in the Storybook, Spanish Colonial Revival, Mediterranean Revival and a hybrid of the French Provincial and Mediterranean Revival styles. Character-defining features include:

- Uniform front yard setbacks of approximately 10'

⁹ San Francisco City Directories, 1930-1955.

¹⁰ City Directories and building permits variously list 940 and 948 Taraval Street.

¹¹ "Many Homes Started on Rivera Tract," *San Francisco Chronicle*, April 25, 1936.

¹² "52 New Homes Being Erected," *San Francisco Chronicle*. April 1936.

- One-story over garage massing with deeply recessed garage openings
- Articulated façade massing with projecting and recessed bays
- Variety of stair and entry configurations including the transitional side stair and straight side stair, primarily with entry arch
- Variety of roof forms including gabled, side-gabled, cross-gabled, and an unusual peaked mansard roof form
- Prominent, sculpted chimney stacks
- Roofs clad in red Spanish clay tile and asphalt shingle
- Stucco exterior walls, roughly textured or smooth
- Tradesmen pedestrian door located within the recessed garage opening
- A variety of wood-sash windows and openings
 - Arched, squared, or sculpted window openings, some set in an unusual squared tripartite configuration, with robust turned wood mullions
 - Deeply recessed and chamfered window openings
 - Wood muntins in a variety of patterns
 - Casement windows with divided lights, often topped with divided light transoms
- Additional detailing expressed on individual buildings includes quoin patterns, sculpted walls, cartouches and applied ornament, vigas, blind niches, bulky columns and brackets, towers, punched wall openings, balconettes, and miniature bell towers

Integrity:

The District retains sufficient integrity to convey its architectural significance. Buildings retain their original massing, form, setback, and many original features including stucco cladding, stair and entry configuration, and ornamentation. Nearly all of the historic garage doors were replaced with contemporary doors and the District also shows a high percentage of replacement windows. Several buildings were altered extensively—including recladding at the exterior, replacement of historic roof materials, and stripping of ornament—which resulted in a loss of integrity and non-contributor status.

Sources

David Rumsey Historical Map Collection.

San Francisco Assessor’s Office, Sales Ledgers.

San Francisco Chronicle, “Many Homes Started on Rivera Tract,” April 25, 1936.

San Francisco Chronicle, “52 New Homes Being Erected,” April 1936.

San Francisco Chronicle, “First Rivera Residents,” April 18, 1936.



San Francisco City Directories, 1930-1955.

San Francisco Department of Public Works, Central Permit Bureau, Building Permits.

San Francisco Planning Department. *Sunset District Residential Builders, 1925-1950, Historic Context Statement*, April 3, 2013.

Zinns, Ken, *The Tradition Continued: The Sunset District Rowhouse, 1920-1945*, Master’s Thesis, 1983.

Rivera Heights Historic District

APN	Address	Photo	CHRSC
2188007	2127 29th Ave		3CD
2188008	2131 29th Ave		3CD
2188009	2135 29th Ave		6Z
2188010	2139 29th Ave		3CD
2188011	2143 29th Ave		3CD

Rivera Heights Historic District

APN	Address	Photo	CHRSC
2188012	2147 29th Ave		3CB
2188013	2151 29th Ave		3CD
2188014	2155 29th Ave		3CB
2188015	2159 29th Ave		3CD
2188016	2163 29th Ave		3CB

Rivera Heights Historic District

APN	Address	Photo	CHRSC
2188017	2167 29th Ave		3CD
2188018	2171 29th Ave		3CB
2188019	2175 29th Ave		3CB
2188020	2179 29th Ave		3CB
2188021	2183 29th Ave		3CB

Rivera Heights Historic District

APN	Address	Photo	CHRSC
2188022	2187 29th Ave		3CD
2188023	2199 29th Ave		3CB
2188025	1924 Rivera St		3CD
2188026	1930 Rivera St		3CD
2188027	1950 Rivera St		3CD

Rivera Heights Historic District

APN	Address	Photo	CHRSC
2188028	2190 30th Ave		3CD
2188029	2186 30th Ave		3CD
2188030	2182 30th Ave		3CD
2188031	2178 30th Ave		3CB
2188032	2174 30th Ave		3CD

Rivera Heights Historic District

APN	Address	Photo	CHRSC
2188033	2170 30th Ave		3CB
2188034	2166 30th Ave		3CD
2188035	2162 30th Ave		3CD
2188036	2158 30th Ave		3CD
2188037	2154 30th Ave		3CD

Rivera Heights Historic District

APN	Address	Photo	CHRSC
2188038	2150 30th Ave		3CD
2188039	2146 30th Ave		6Z
2188040	2142 30th Ave		3CD
2188041	2138 30th Ave		3CD
2188042	2134 30th Ave		3CD

Rivera Heights Historic District

APN	Address	Photo	CHRSC
2188043	2130 30th Ave		3CD
2188044	2126 30th Ave		3CD
2188045	2122 30th Ave		3CD
2188046	2116 30th Ave		3CD
2188047	2114 30th Ave		3CD

Rivera Heights Historic District

APN	Address	Photo	CHRSC
2188048	2110 30th Ave		3CB
2188049	2106 30th Ave		3CD

INDIVIDUALLY ELIGIBLE HISTORIC RESOURCES

Period Revival

The following 46 buildings appear eligible for listing as individual historic resources under Criteria C/3 (Architecture). Each building is a significant example of a fully expressed Period Revival style as applied to residential tract design. Significant examples of Period Revival styles may include Storybook, Spanish Colonial Revival, Mediterranean Revival, Tudor Revival, and French Provincial design influences.

These individual building evaluations were compiled as part of the [*Sunset District Residential Builders \(1925-1950\) Historic Context Statement*](#) and Historic Resource Survey. Refer to the historic context statement for contextual information focused on the development history of the neighborhood; character-defining features of the Mediterranean Revival, Spanish Colonial Revival, French Provincial, Eclectic, and other Period Revival Styles; design elements and building typologies; builder biographies; and significance and integrity thresholds used to guide the individual building evaluations.

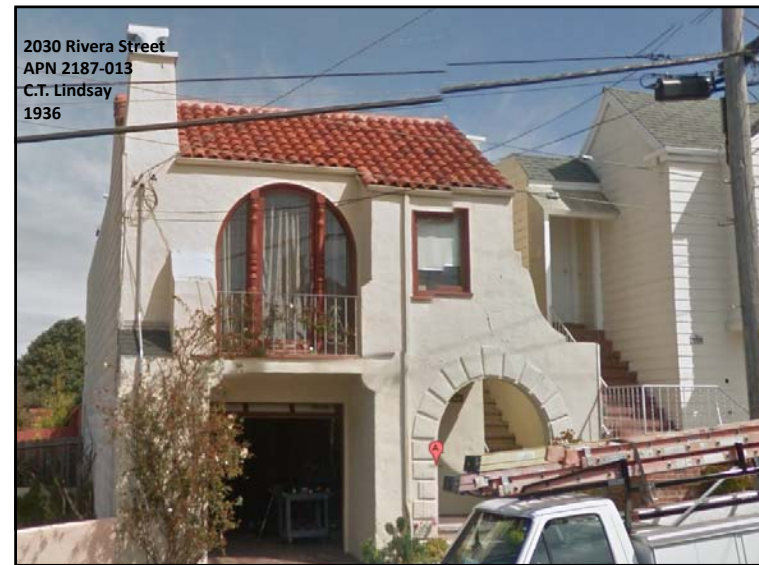
























Sunset District Survey:

INDIVIDUALLY ELIGIBLE HISTORIC RESOURCES

Streamline Moderne

Art Deco

Streamline Transitional

The following 38 buildings appear eligible for listing as individual historic resources under Criteria C/3 (Architecture). Each building is a significant example of the Art Deco, Streamline Moderne, or transitional Streamline Moderne styles as expressed in residential tract design. These Modern styles represent a sharp departure from the traditional and revival styles typically applied to Sunset District houses and are among the rarest styles found in San Francisco's residential tracts.

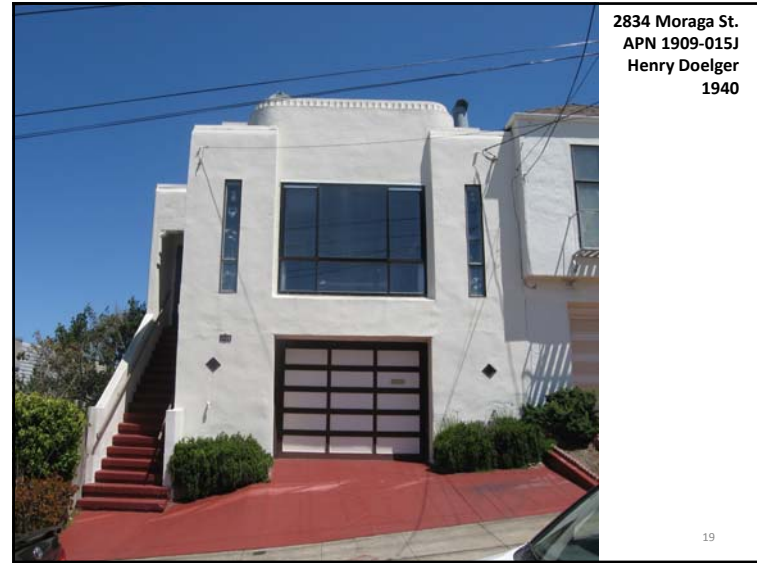
These individual building evaluations were compiled as part of the [*Sunset District Residential Builders \(1925-1950\) Historic Context Statement*](#) and Historic Resource Survey. Refer to the historic context statement for contextual information focused on the development history of the neighborhood; character-defining features of the Streamline Moderne, Art Deco, and transitional styles; builder biographies; and significance and integrity thresholds that guided the individual building evaluations.





















Attachment C

California Historical Resources Status Codes

California Historical Resource Status Codes

1 Properties listed in the National Register (NR) or the California Register (CR)

- 1D Contributor to a district or multiple resource property listed in NR by the Keeper. Listed in the CR.
- 1S Individual property listed in NR by the Keeper. Listed in the CR.

- 1CD Listed in the CR as a contributor to a district or multiple resource property by the SHRC
- 1CS Listed in the CR as individual property by the SHRC.
- 1CL Automatically listed in the California Register – Includes State Historical Landmarks 770 and above and Points of Historical Interest nominated after December 1997 and recommended for listing by the SHRC.

2 Properties determined eligible for listing in the National Register (NR) or the California Register (CR)

- 2B Determined eligible for NR as an individual property and as a contributor to an eligible district in a federal regulatory process. Listed in the CR.
- 2D Contributor to a district determined eligible for NR by the Keeper. Listed in the CR.
- 2D2 Contributor to a district determined eligible for NR by consensus through Section 106 process. Listed in the CR.
- 2D3 Contributor to a district determined eligible for NR by Part I Tax Certification. Listed in the CR.
- 2D4 Contributor to a district determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in the CR.
- 2S Individual property determined eligible for NR by the Keeper. Listed in the CR.
- 2S2 Individual property determined eligible for NR by a consensus through Section 106 process. Listed in the CR.
- 2S3 Individual property determined eligible for NR by Part I Tax Certification. Listed in the CR.
- 2S4 Individual property determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in the CR.

- 2CB Determined eligible for CR as an individual property and as a contributor to an eligible district by the SHRC.
- 2CD Contributor to a district determined eligible for listing in the CR by the SHRC.
- 2CS Individual property determined eligible for listing in the CR by the SHRC.

3 Appears eligible for National Register (NR) or California Register (CR) through Survey Evaluation

- 3B Appears eligible for NR both individually and as a contributor to a NR eligible district through survey evaluation.
- 3D Appears eligible for NR as a contributor to a NR eligible district through survey evaluation.
- 3S Appears eligible for NR as an individual property through survey evaluation.

- 3CB Appears eligible for CR both individually and as a contributor to a CR eligible district through a survey evaluation.
- 3CD Appears eligible for CR as a contributor to a CR eligible district through a survey evaluation.
- 3CS Appears eligible for CR as an individual property through survey evaluation.

4 Appears eligible for National Register (NR) or California Register (CR) through other evaluation

- 4CM Master List - State Owned Properties – PRC §5024.

5 Properties Recognized as Historically Significant by Local Government

- 5D1 Contributor to a district that is listed or designated locally.
- 5D2 Contributor to a district that is eligible for local listing or designation.
- 5D3 Appears to be a contributor to a district that appears eligible for local listing or designation through survey evaluation.

- 5S1 Individual property that is listed or designated locally.
- 5S2 Individual property that is eligible for local listing or designation.
- 5S3 Appears to be individually eligible for local listing or designation through survey evaluation.

- 5B Locally significant both individually (listed, eligible, or appears eligible) and as a contributor to a district that is locally listed, designated, determined eligible or appears eligible through survey evaluation.

6 Not Eligible for Listing or Designation as specified

- 6C Determined ineligible for or removed from California Register by SHRC.
- 6J Landmarks or Points of Interest found ineligible for designation by SHRC.
- 6L Determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning.
- 6T Determined ineligible for NR through Part I Tax Certification process.
- 6U Determined ineligible for NR pursuant to Section 106 without review by SHPO.
- 6W Removed from NR by the Keeper.
- 6X Determined ineligible for the NR by SHRC or Keeper.
- 6Y Determined ineligible for NR by consensus through Section 106 process – Not evaluated for CR or Local Listing.
- 6Z Found ineligible for NR, CR or Local designation through survey evaluation.

7 Not Evaluated for National Register (NR) or California Register (CR) or Needs Reevaluation

- 7J Received by OHP for evaluation or action but not yet evaluated.
- 7K Resubmitted to OHP for action but not reevaluated.
- 7L State Historical Landmarks 1-769 and Points of Historical Interest designated prior to January 1998 – Needs to be reevaluated using current standards.
- 7M Submitted to OHP but not evaluated - referred to NPS.
- 7N Needs to be reevaluated (Formerly NR Status Code 4)
- 7N1 Needs to be reevaluated (Formerly NR SC4) – may become eligible for NR w/restoration or when meets other specific conditions.
- 7R Identified in Reconnaissance Level Survey: Not evaluated.
- 7W Submitted to OHP for action – withdrawn.

Attachment D

Outreach and notification materials

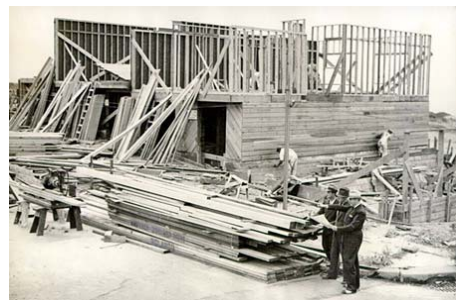
Notice to Property Owners:

This notice is to inform you that the Planning Department (Department) will soon undertake a historic resources survey in the Sunset District neighborhood. The survey is limited to single family houses, built between 1925-1950, located in an area roughly bounded by 36th Avenue, Kirkham Street, 29th Avenue, and Santiago Street. The survey is conducted from the sidewalk and is focused only on the buildings' visible exterior. Department staff will not ring your doorbell or ask to see the interior of your home. Similar architectural surveys are underway, or were recently completed, in the Mission District, Japantown, Oceanside, South of Market, Bayview, and Glen Park.

The Department will keep you updated on the survey progress and of upcoming events such as neighborhood history walking tours and informational "Ask a Planner" drop-in events. Additional information, including document drafts, event announcements, and the survey findings will be posted on the project webpage. Please contact the planner listed below if you are interested in volunteering or sharing historical information regarding your house or the neighborhood.

For more information, contact Mary Brown at Mary.Brown@sfgov.org or 415-575-9074. To speak with a Chinese-speaking Department staff member, please call 415-558-6476 or email Cathy.Thai@sfgov.org.

<http://sunsetsurvey.sfplanning.org>



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street, Suite 400
San Francisco, CA 94103

特此通知，規劃局（本局）很快將對日落區社區進行歷史性資源調查。這項調查限於1925至1950年建造的獨立屋住宅，調查區域以36大街、Kirkham街、29大街和Santiago街為界。這項將在人行道上進行，只是注重房屋看得見的外部。本局人員不會按您的門鈴或者要求看屋子裏面。在米遜區、日本城、Oceanside、South of Market、Bayview和Glen Park的類似建築調查正在進行，或者最近剛剛完成。

本局將隨時向您通報調查的進展情況以及即將舉辦的活動，比如社區歷史步行遊和提供資訊的“詢問規劃者”投遞活動。在項目網站上會張貼更多資訊，包括文件草稿，活動通知和調查結果。如果您有興趣做義工或者提供關於您的房屋或社區的歷史性資訊，請與下列規劃者聯繫。

相關詳情，請與 Mary Brown 聯繫，電子郵件：Mary.Brown@sfgov.org，電話：415-575-9074。
欲與本局講中文的工作人員聯繫，請致電415-558-6476 或者發電子郵件至 Cathy.Thai@sfgov.org

Sunset District Historic Resource Survey



Large swaths of the Sunset District were constructed during a two-decade period of intense construction activity from the mid-1920s to 1950. The resulting landscape of single-family houses contains clusters of unique buildings, exceptional architecture, and a fascinating history. The Planning Department was recently awarded a grant from the California Office of Historic Preservation to document the history and significance of builder tract developments in the Sunset District and to conduct an architectural survey of residential buildings of this era in the central Sunset District.

The survey project is in-progress. Visit the project website for more information about the survey.

<http://sunsetsurvey.sfplanning.org>

Contact Mary Brown, Preservation Planner, at 415-575-9074 or Mary.Brown@sfgov.org with questions about the survey or to be added to the project mailing list.

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The Sunset survey area, bounded roughly by Sunset Blvd., Judah St., 26th Ave., and Santiago St.



The Sunset survey area, bounded roughly by Sunset Blvd., Judah St., 26th Ave., and Santiago St.



The Sunset survey area, bounded roughly by Sunset Blvd., Judah St., 26th Ave., and Santiago St.



The Sunset survey area, bounded roughly by Sunset Blvd., Judah St., 26th Ave., and Santiago St.



SAN FRANCISCO PLANNING DEPARTMENT

7 FAQs: Sunset District Historic Resource Survey

1. What is a Historic Context Statement and a Historic Resource Survey?

A Historic Context Statement helps to organize historical information for a particular geographic area and provides an evaluative framework that can be used to identify important buildings or themes. A Historic Resource Survey is a process that identifies, evaluates and documents properties and places that reflect important themes in the City's history. This survey primarily identifies buildings that are architecturally or historically important and those that are not.

The *Sunset District Residential Builders, 1925-1950, Historic Context Statement* documents the development history of the neighborhood; identifies key builders and architects; documents the primary architectural styles and the features associated with them; and provides guidance for future review by the Planning Department for buildings constructed during this era.

2. Why was a survey conducted in the Sunset District, and who conducted it?

The Planning Department conducted the survey because very little was known about the architecture and developers of the Sunset District. The neighborhood contains clusters of extraordinary residential tracts that were designed by several master builders in addition to significant individual buildings designed in either the Streamline Moderne style or in exuberant expressions of various Period Revival styles. The project was funded by a grant from the California Office of Historic Preservation.

The Department will present the results of the survey to the Historic Preservation Commission at a noticed public hearing. The purpose of this hearing is to provide a forum for the Historic Preservation Commission to hear from the Department and the public, and to confirm that the survey was completed according to industry standards.

3. What will the survey and historic context statement be used for?

The information allows the Department to determine the historic importance of buildings within the survey area. This information will be used as a planning tool to streamline the permit review process for property owners and for the required state-level environmental review processes.

When starting the building permitting process, some property owners are surprised to learn that across San Francisco, certain alterations to buildings over 50 years old require environmental review. This state-mandated environmental review may involve additional fees and review times. A complete survey often reduces or eliminates these additional fees and review times and allows the Department to more quickly and cost effectively review permit applications.

4. Can property owners opt out of a survey?

No, property owners cannot opt out of a survey. It is important to note that the survey evaluated buildings only from the public right-of-way.

5. Does the survey mean that my property is a Landmark or a contributor to a Landmark District?

No, the results of a survey are not a Landmark designation of a building. A survey is an information gathering tool. Landmark designation is a completely separate process that requires additional property owner notification and several public hearings at the Historic Preservation Commission and Board of Supervisors.

6. Will the survey make it harder to change the exterior of my property, such as replace my windows? Or, will it make it harder to remodel the interior of my house, such as my bathroom?

No. A common misconception is that a historic building cannot be altered and is “frozen in time.” The Department is generally concerned with exterior alterations, but the survey results do not prohibit property owners from making alterations to the exterior or the interior. For specific window questions, please refer the Department’s [Window Replacement Standards](#), which apply across San Francisco to all properties, surveyed or not.

Obtaining a permit to make exterior alterations to your surveyed property can be accomplished in the same amount of time as other building permits. Understanding a building’s historic status, ahead of time through the survey process, brings more certainty to the permitting process and will allow the Department to more quickly review property owners’ proposals.

7. As a property owner, how does the survey affect me?

Owners, tenants, and prospective buyers typically view a survey as an advantage. Complete survey information allows property owners to know their building’s historic status before beginning the permitting process. Due to the state-required environmental review process, property owners who are not located in survey areas are usually responsible for providing historic background information for their building. Since survey evaluations determine whether your property is considered a historic resource or not, properties within the survey area can benefit from a streamlined review process and lowered fees at the Department.

While the survey is not a landmark designation, those properties included in the survey that are determined to be historically significant, may qualify for financial or process-related incentives associated with permit review.

Quick Facts about the Sunset District Survey Area:

- 2,874 properties are in the survey area. Of those, 2,762 properties were evaluated (the Planning Department only evaluated single-family houses constructed between 1925-1950).
- 2,289 buildings that were evaluated were determined NOT to be historic resources. This means they are not eligible as individual resources and they are not located within an identified eligible historic district.
- 84 buildings appear to be individually eligible historic resources.
- 3 districts (containing 389 buildings) appear to be eligible for listing in the California Register or the National Register.

In percentages, this means:

- 83% of evaluated buildings were found ineligible for listing in the California Register or the National Register.
- 17% of evaluated buildings appear to be historic resources (either individually or as part of an identified eligible historic district)
 - 3% of evaluated buildings appear to be individual historic resources
 - 14% of evaluated buildings are located within an identified eligible historic district

If you have questions about the survey or survey findings, planners will be available to answer questions at an upcoming Community Meeting and at an Ask-a-Planner Night. You may also contact Preservation Planner Mary Brown at 415-575-9074 or Mary.Brown@sfgov.org.

To speak with a Chinese-speaking Department staff member, please contact Cathy Thai at 415-558-6476 or Cathy.Thai@sfgov.org.



SAN FRANCISCO PLANNING DEPARTMENT

7 個常見問答：日落區歷史資源調查

1. 什麼是歷史背景聲明和歷史資源調查？

歷史背景聲明可幫助一個特定的地理區域組織其歷史資料，並提供可用來識別重要建築物或主題的一個評估指南。歷史資源調查是識別、評估和文件記載能反映城市歷史重要主題的物業及地方的一個過程。本次調查主要是確定具有重要建築性和歷史意義的建築物或那些不具備此特性的建築物。

日落區的住宅建築商，1925 年至 1950 年間，歷史背景聲明文字記載了社區的開發歷史；確定了主要的建築商和設計師；文字記載了主要建築風格及與其相關的特點；並為規劃局今後審閱這一時期興建的建築物提供了指導意見。

2. 為什麼在日落區進行調查，誰開展的？

規劃局開展了這項調查，因為對日落區的建築物和開發商了解甚少。除了一些以簡潔的現代風格設計，或不同時期富於表達的復興風格設計而建的個別顯著的建築物之外，這個社區還雲集了幾個建築大師所設計的眾多的非凡住宅。該項目由加州歷史保護辦公室資助。

規劃局將在通知的公眾聽證會上向歷史保存委員會介紹本次調查的結果。這次聽證會的目的是為歷史保存委員會聽取規劃局和公眾意見提供一個公開討論的場所，並確認本次調查是根據行業標準完成的。

3. 本次調查和歷史背景聲明將被用來做什麼？

這些資訊可以使規劃局確定調查區域內建築物的歷史重要性。此資訊將被用來作為一種規劃手段，以便簡化業主的許可證審查過程和所需的州級環保審查流程。

當開始申請建築許可證時，一些業主才驚訝地得知，整個三藩市對 50 年以上的建築物做某些改變時都需要環境審查。這個加州規定的環保審查，可能涉及額外費用和審核時間。一個完整的調查通常會減少或消除這些額外的費用和審查時間，並使規劃局更迅速和經濟有效地審查許可證申請。

4. 業主是否可以選擇不參加調查？

否，業主不能選擇不參加調查。重要的是要注意，本次調查評估的只是公用道路使用權的建築物。

5. 本次調查是否意味著我的物業是一個象徵性建築物或象徵性建築區的一份子？

否，本次調查不是指定象徵性建築物。調查只是收集資訊的一種方式。指定象徵性建築物是一個完全分開的程序，要求額外通知業主並要在歷史保存委員會和監事會內多次舉行公開聽證會。

6. 本次調查是否使我的物業改變外觀更加困難，比如更換我的窗戶？或使我的房子內部裝修更加困難，比如我的衛生間？

否。一個常見的誤解是一個歷史悠久的建築不能被改變，是“時間的凝固”。規劃局一般關注外觀的改變，但此次調查結果並不禁止業主改變外觀或內部。對於具體的窗戶問題，請參閱規劃局的[窗戶更換標準](#)，這個適用於整個三藩市的所有物業，無論是調查過的還是沒調查過的。

調查過的物業完成獲得外觀改建許可證所用的時間可以和其他建築獲得許可證的時間相同。通過調查過程提前了解建築物的歷史地位，給許可證審批過程帶來更多的確定性，並將允許規劃局能夠更快速地審查業主的申請。

7. 作為一名業主，本次調查對我會有的影響？

業主、租戶和潛在的買家通常會查看調查作為一種好處。完整的調查資訊讓業主在開始許可證審批過程之前就知道他們建築物的歷史地位。根據加州規定的環保審查過程，沒有位於調查地區的業主通常自己負責提供其建築物的歷史背景資料。由於調查評估會確定你的物業是否被認為是歷史性的資源，因此在調查區域內的物業可以受益於一個簡化的審查過程，在規劃局的費用也降低。

雖然調查不是指定象徵性建築物，但那些包括在調查中的被確定是重大歷史性的物業，可能有資格獲得與許可證審查相關的財務上或審批過程中的獎勵。

日落區調查區域簡訊：

- 調查區域內有 2,874 個物業。其中，有 2,762 個物業已被評估(規劃局只評估了在 1925-1950 年間建造的單獨房屋)。
- 被評估的 2,289 個房屋已被確定不是歷史資源。這意味著它們不符合作為單獨資源的資格，並且沒有位於確認的符合資格的歷史區內。
- 84 個房屋看來是單獨符合資格的歷史資源。
- 3 個區(包括 389 個房屋) 看來符合加州註冊或國家註冊的資格。

按照百分比，這意味著：

- 被評估房屋中的 83% 被發現不符合加州註冊或國家註冊的資格。
- 被評估房屋中的 17% 看來是歷史資源(或是單獨的，或是確認符合資格的歷史區的一部分)
 - 被評估房屋中的 3% 看來是單獨的歷史資源。
 - 被評估房屋中的 14% 位於確認的符合資格的歷史區。

如果你對調查或調查的結果有疑問，規劃員可以在即將舉行的社區會議上和“詢問規劃員之夜”(Ask-a-Planner Night) 上回答你的問題。你也可以通過致電 415-575-9074 或電郵至 Mary.Brown@sfgov.org 聯繫保存規劃員 Mary Brown。

如需和一位講中文的局工作人員談談，請通過致電 415-558-6476 或電郵至 Cathy.Thai@sfgov.org 聯繫 Cathy Thai。

有問題?

規劃局歡迎你對調查結果提出意見，包括實際性的更正和你可能有的任何問題。請參加將要舉行的活動，或通過電郵至Mary.Brown@sfgov.org，或致電415-575-9074聯繫保存規劃員Mary Brown。

如需講中文的工作人員，請通過電郵至Cathy.Thai@sfgov.org或致電415-558-6476聯繫Cathy Thai。

社區會議

8月22日，星期四，晚上6:30-晚上8:00
日落區康樂中心 (Sunset Recreation Center),
2201 Lawton St.

規劃局工作人員將介紹對日落區調查的結果，包括調查過程，被確認符合資格的歷史資源，以及擁有一個被調查的物業所產生的影響。

歷史保存委員會聽證會

9月18日，星期三，中午12:30
三藩市市政廳 (City Hall),
1 Dr. Carlton B. Goodlett Place
4樓聽證室, 400室

規劃局工作人員將給歷史保存委員會介紹調查結果，並將聽取公眾意見以及確定調查結果的正確性。(請提前一星期確定議程。)

Questions?

The Planning Department welcomes your input regarding the survey results, including factual corrections and any questions you may have. Please attend the upcoming events, or contact Preservation Planner Mary Brown by email at Mary.Brown@sfgov.org or by phone at 415-575-9074.

For a Chinese-speaking staff member, please contact Cathy Thai at Cathy.Thai@sfgov.org or by phone at 415-558-6476.

Community Meeting

Thursday, August 22nd, 6:30pm-8:00pm
Sunset Recreation Center, 2201 Lawton St.

Department Staff will present the findings of the Sunset Survey, including the survey process, eligible historic resources that were identified and the effects of owning a surveyed property.

Historic Preservation Commission Hearing

Wednesday, September 18th 12:30pm
San Francisco City Hall, 1 Dr. Carlton B. Goodlett Place
4th Floor Hearing Room, Room 400

Department Staff will present survey results to the Historic Preservation Commission, which will hear public comments and confirm the accuracy of the survey results. (Confirm agenda one week prior.)



This notice is to inform you of upcoming events regarding the Planning Department's recently completed Sunset District Historic Resources Survey.

Survey materials, including information for houses constructed from 1925-1950, are available for public review at the Planning Department and on the Department's webpage.

For information regarding the survey results please see the Sunset Survey Map and FAQs posted on the website at:

<http://sunsetsurvey.sfplanning.org>

這個通知是告知你有關規劃局最近完成的日落區歷史資源調查而即將舉行的活動。

調查資料，包括1925至1950年期間建造的房屋，在規劃局和規劃局網頁上都可供公眾瀏覽。

如需有關調查結果的資訊，請參閱日落區調查圖和公佈在以下網站的常見問答：

<http://sunsetsurvey.sfplanning.org>

SAN FRANCISCO
PLANNING DEPARTMENT
1650 MISSION ST., SUITE 400
SAN FRANCISCO, CA 94103

MAILING LABEL HERE

NOTICE TO PROPERTY OWNERS
sunset district survey results + events



SUNSET DISTRICT SURVEY

upcoming public events

Community Meeting

Thursday, August 22nd, 6:30pm-8:00pm
Sunset Recreation Center, 2201 Lawton St.

Department Staff will present the findings of the Sunset Survey, including the survey process, eligible historic resources that were identified and the effects of owning a surveyed property.

Sunset District Walking Tour

Saturday, August 24, 2013 11:00am-12:30pm
Meet at the corner of 36th Ave. and Kirkham St.

Join the Planning Department for this free walking tour of unusual buildings and streets in the central Sunset District.

Ask-a-Planner Night

Tuesday, August 27, 2013 6:00-8:00pm
Rolling Out Cafe, 1722 Taraval St.

At this drop-in event, planners will be available to answer specific questions you may have about how the survey findings affect your property.

The Planning Department welcomes your input regarding the survey results, including factual corrections and any questions you may have. Please attend the upcoming events, or contact Preservation Planner Mary Brown by email at Mary.Brown@sfgov.org or by phone at 415-575-9074.

SAN FRANCISCO
PLANNING DEPARTMENT

社區會議

8月22日, 星期四, 晚上6:30-晚上8:00
日落區康樂中心 (Sunset Recreation Center),
2201 Lawton St.

規劃局工作人員將介紹對日落區調查的結果, 包括調查過程, 被確認符合資格的歷史資源, 以及擁有一個被調查的物業所產生的影響。

日落區鄰里步行遊覽之旅

2013年8月24日 (星期六) 11:00 AM-12:30PM
聚集在第36大道的拐角處和Kirkham St.

街請加入這個不尋常的建築物和街道中央日落區的免費步行遊覽規劃署。

一個正式的“詢問-A-策劃師夜”

2013年8月27日 (星期四) 6:00 PM-8:00PM
聚集在咖啡廳, 1722 Taraval St.


講中文的規劃工作人員將可以回答任何問題
你可能已經有日落調查結果。

有問題?

規劃局歡迎你對調查結果提出意見, 包括實際性的更正和你可能有的任何問題。請參加將要舉行的活動, 或通過電郵至 Mary.Brown@sfgov.org, 或致電415-575-9074聯繫保存規劃員 Mary Brown。

如需講中文的工作人員, 請通過電郵至 Cathy.Thai@sfgov.org 或致電415-558-6476聯繫 Cathy Thai。

Sunset District Historic Resource Survey





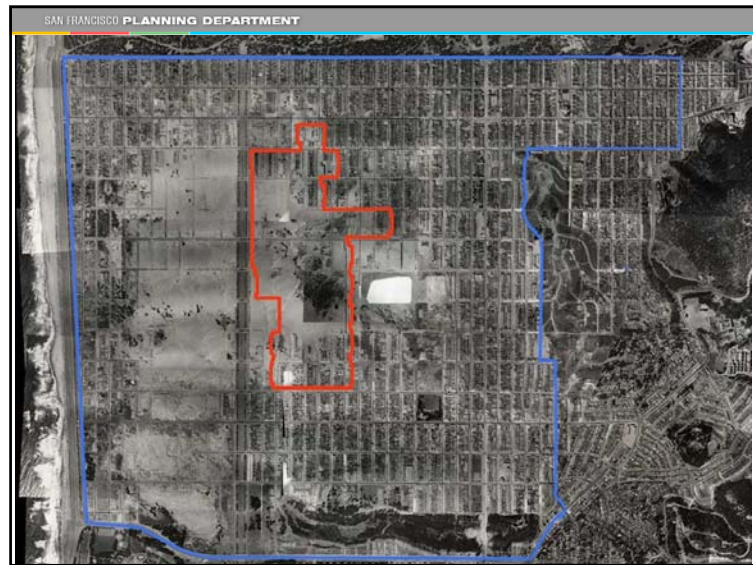
SAN FRANCISCO
PLANNING DEPARTMENT

Community Meeting
August 22, 2013

SAN FRANCISCO PLANNING DEPARTMENT

Presentation Overview



- Brief history of tract houses (1925-1950) in the Sunset District
- Background on the Survey Project
- Historic Resource Survey Results
- Upcoming Events + Hearing
- Small Group Q & A

SAN FRANCISCO PLANNING DEPARTMENT

History of Tract House Development

- Sunset District development in the **1920s**
 - Single-family tract, one-story over garage
 - Barrel Front Mediterranean Revival houses
 - Small-scale builders, Henry Doelger
 - Impact of Great Depression

SAN FRANCISCO PLANNING DEPARTMENT

History of Tract House Development

- Sunset District development in the **1930s**
 - Rousseau brothers, Doelger, Gellerts, Galli, & small-scale builders
 - Period Revival styles (French Provincial, Spanish Colonial, Storybook)
 - New layouts ("Patio Plan," and entry stair configurations)
 - Growing impact of New Deal mortgage innovations








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History of Tract House Development


- Sunset District development in the **1940s**
 - Standard Building Co., Doelger, Galli
 - Mass production, standardization
 - Tunnel entrances, flush facades, less ornamentation
 - Styles incorporate French Provincial, Colonial, Minimal Traditional

SAN FRANCISCO PLANNING DEPARTMENT

Historic Context Statement & Resource Historic Survey

- Historic Context Statement
- Focus on houses built 1925-1950
- Bounded by Judah, 26th, Santiago, & 36th
- 2,762 buildings evaluated to determine historic status
- Evaluation based on architectural expression and association with significant events and people



Year Built	
Orange outline	Sunset Survey Boundary
Lightest yellow	0 - 1919
Yellow	1920 - 1924
Light green	1925 - 1929
Green	1930 - 1934
Dark green	1935 - 1939
Very dark green	1940 - 1944
Black	1945 - 1950

SAN FRANCISCO PLANNING DEPARTMENT


Historic Resource Survey Results

- 2,289 buildings determined NOT to be eligible historic resources
 - Many mass-produced houses with less architectural detailing are not resources
 - Many houses from 1940s are not resources
 - Lack physical "integrity" too many changes.

Resource



Not a Resource



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Survey Results

- 84 buildings determined to be historic resources
 - 46 Period Revival styles
 - 38 Streamline Moderne, Art Deco, Streamline Transitional styles




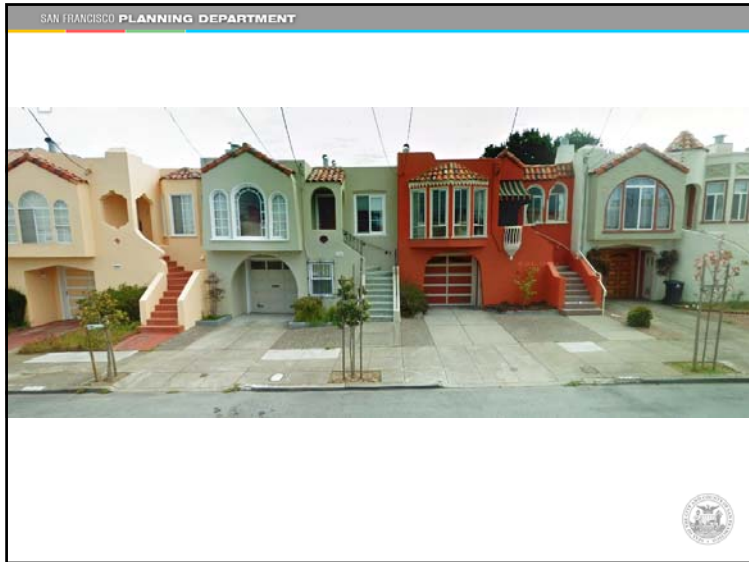

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Historic Resource Survey Results

Mediterranean Revival Tracts Historic District

- Broad range of Mediterranean Revival styles
- 92 buildings, built 1927-1938
- Early Doelger's, small builders



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Historic Resource Survey Results

**Picturesque
Period Revival Tracts
Historic District**

- Range of fully expressed Period Revival styles
- 253 buildings, built 1931-1938
- Rousseaus, early Doelgers, C.O. Clausen, & smaller builders



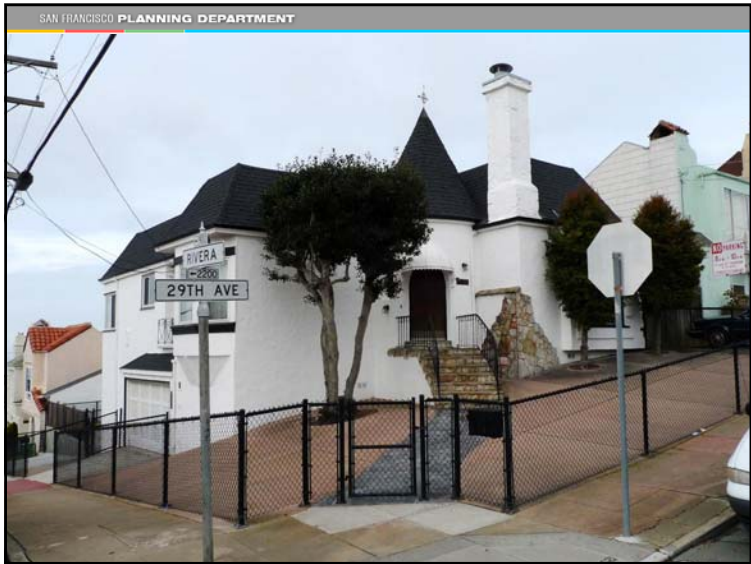


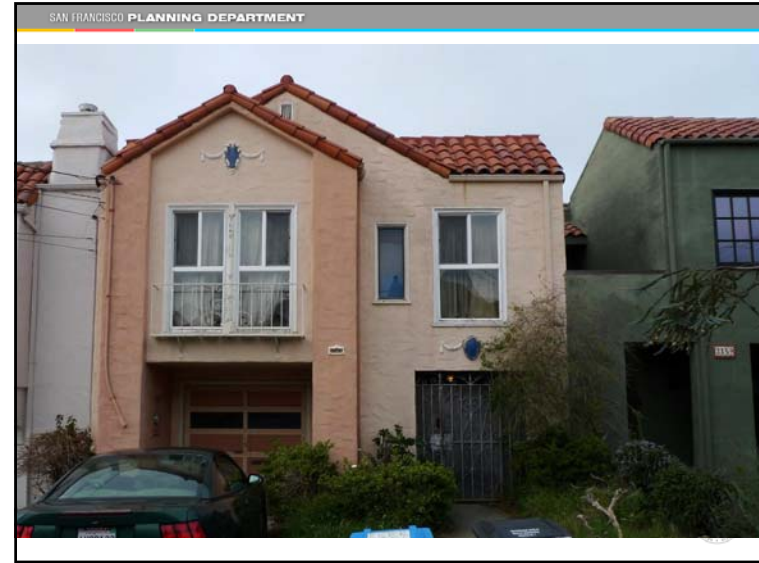
SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Survey Results

Rivera Heights Historic District

- New neighborhood, developed by McKeon's Happy Homes
- 42 buildings, built 1936-1940
- Fusion of French and Mediterranean Revival styles

 An aerial photograph showing a residential development. A yellow rectangular outline highlights a specific area within the development, which consists of several rows of multi-story apartment buildings. The surrounding area appears to be a mix of older and newer structures.




SAN FRANCISCO PLANNING DEPARTMENT

Upcoming Events

- Sunset Tract House History Walking Tour
 - Saturday, August 24th
- “Ask-a-Planner” night at Rolling Out Café
 - Tuesday, August 27th
- Historic Preservation Commission Hearing
 - Wednesday, September 18th


<http://sunsetsurvey.sfplanning.org>



SAN FRANCISCO PLANNING DEPARTMENT

Small Group Q & A

- Small group tables
 - Individual Historic Resources
 - Buildings in Historic District
 - Buildings that are not a Historic Resource
- What the survey means
 - Property owner benefits
 - Future alterations
 - Current status





Supervisor Katy Tang

District 4 | Sunset | Parkside

City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102

p: (415) 554-7460 | e: katy.tang@sfgov.org | www.sfbos.org/tang

Message From the Supervisor New Firefighting Water Cisterns

The San Francisco Fire Department has access to a structure of underground water cisterns strategically located for the event of major damage to its water distribution system. In an effort to repair and upgrade San Francisco's aging emergency firefighting water system, voters approved the **Earthquake Safety & Emergency Response Bond (ESER)** in 2010. The San Francisco Public Utilities Commission is implementing the Emergency Firefighting Water System Program, which has three major project categories:

1. **Core Facilities** – deliver water at high pressure for the suppression of multiple-alarm fires. The program will seismically strengthen five physical plant locations including: Twin Peaks Reservoir, Ashbury Heights Tank, Jones Street Tank, Firefighting Pump Stations 1 & 2 (SOMA & Fort Mason).
2. **Cisterns** – repair existing cisterns and install new water cisterns to improve coverage throughout the City.
3. **Pipelines and Tunnels** – The current system includes over 135 miles of underground water pipelines and tunnels. The program will repair existing pipelines and tunnels and consider adding new pipelines.

Cistern sites were selected strategically such that they can most quickly address potential future fires and help distribute water in areas currently lacking the infrastructure to do so. Site selection also took into consideration the site conditions and construction feasibility. Out of 131 potential sites, the locations were selected through 16 planning workshops based on 23 criteria focusing on value to firefighting efforts as well as site conditions. The ESER Bond will fund approximately 30 new cisterns. Cistern sites in District 4 include:

- **35th Ave. and Irving St.**
- **36th Ave. and Wawona St.**
- **37th Ave. and Lawton St.**
- **37th Ave. and Ortega St.**
- **37th Ave. and Rivera St.**
- **37th Ave. and Ulloa St.**

Construction of these cisterns will require a roughly 40-foot diameter excavation and a four month construction period at each site. Construction will be staggered as to create the least amount of disruption to the flow of traffic in the neighborhood. Construction of the first cistern began in August at the intersection of 36th Avenue and Wawona Street. Workdays and hours are Monday through Friday from 8:00am to 5:00pm, weather permitting. For more information about construction in your neighborhood, visit the San Francisco Public Utilities Commission map of construction projects at www.sfwater.org/construction.

Though the construction of these cisterns will cause temporary disruption to the neighborhood, it is important that the City install the necessary infrastructure to ensure that all residents in every neighborhood are safe during the event of a fire emergency.

To learn more about the ESER Bond, visit: www.sfearthquakesafety.org. If you have any questions about the installation of these cisterns in your area, please contact our office at (415) 554-7460.



The interior of a cistern. © SFPUC; Robin Scheswohl

September 2013

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Sunset Historic Resource Survey



The Planning Department recently completed an architectural survey of over 2,700 houses in the central Sunset District. The Sunset District Historic Resource Survey (Sunset survey) identified three eligible historic districts and 84 eligible individual historic buildings constructed from 1925 to 1950. The Sunset survey documented many of the neighborhood's little-known architectural gems including tracts constructed by the Rousseau brothers, Henry Doelger, and the Standard Building Company, as well as smaller-scale builders and architects. In addition to the survey, the Planning Department developed a Historic Context Statement that documented the history of residential tracts from the 1925 to 1950 and provided a guide for the building evaluations.

Results of the survey are found on a searchable online map at <http://sunsetsurvey.sfplanning.org>. The website also contains the Historic Context Statement, FAQs for property owners, and helpful guidelines such as Windows Replacement Guidelines. As part of its community outreach effort, the Planning Department recently led several neighborhood history walking tours and hosted several community events. The Sunset survey identifies architecturally significant buildings and districts, but it is not a formal landmark designation. The Historic Preservation Commission will consider adopting the survey findings at its regularly scheduled hearing on September 18, 2013. For more information about the survey project or to submit public comment, please contact Mary Brown, preservation planner, at 415-575-9074 or Mary.Brown@sfgov.org.





The Sunset District's Lawton Table Tennis Club B Team won 3rd Place!

Mayor's 3rd Annual Ping Pong Tournament



Sunset District Historic Tract Walking Tour



Sunset District Historic Resource Survey Community Meeting

OUT AND ABOUT August 2013



Irving Streetscape Project Community Meeting #2



Sunset Boulevard Jogging Path Renovation



1st Annual Back to School Supply Drive with Walgreens

Attachment E

Historic Preservation Motion 194

&

Sunset District Residential Builders, 1925-1950, Historic Context Statement

(Adopted April 3, 2013)



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Motion 0194

HEARING DATE: APRIL 3, 2013

Hearing Date: April 3, 2013
Case Number: 2013.0313U
Staff Contact: Mary Brown - (415) 575-9074
Mary.Brown@sfgov.org
Reviewed By: Tim Frye - (415) 575-6822
Tim.Frye@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

ADOPTION OF THE "SUNSET DISTRICT RESIDENTIAL BUILDERS, 1925–1950, HISTORIC CONTEXT STATEMENT," AS FUNDED THROUGH A 2011/2012 CLG GRANT FROM THE OFFICE OF HISTORIC PRESERVATION, PURSUANT TO SECTION 1002(8) OF ARTICLE 10 OF THE PLANNING CODE.

PREAMBLE

WHEREAS, that the *Sunset District Residential Builders, 1925–1950, Historic Context Statement* 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, 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 *Sunset District Residential Builders, 1925–1950, Historic Context Statement* was reviewed by the Historic Preservation Commission for accuracy and adequacy and was adopted by the Historic Preservation Commission at a public meeting agendaed for this purpose.

WHEREAS, that a copy of the duly adopted *Sunset District Residential Builders, 1925–1950, Historic Context Statement* will be maintained in the Planning Department Preservation Library and on the Planning Department's website.

WHEREAS, that the *Sunset District Residential Builders, 1925–1950, Historic Context* may be used as a planning tool to evaluate significant themes, integrity, and character-defining features of individual buildings and clusters of buildings.

WHEREAS, that in the future, in evaluating surveyed properties, historic significance may be demonstrated by reference to the *Sunset District Residential Builders, 1925–1950, Historic Context Statement*.

WHEREAS, that future Landmark and Landmark District Designation Reports and Nominations and Structures of Merit Nominations may demonstrate historic significance by reference to the *Sunset District Residential Builders, 1925–1950, Historic Context Statement*.

WHEREAS, that the San Francisco Planning Department, will further refine the document and make technical edits as required to recognize the history and significance of residential tract design in San Francisco’s preservation planning work, including cultural resource surveys and evaluation of properties or districts for potential local, state or national historic designation, as well as to address any comments of the Commission and the public resulting from the public hearing and any further comments of the staff of the Office of Historic Preservation.

THEREFORE BE IT MOVED, that the Historic Preservation Commission hereby adopts the *Sunset District Residential Builders, 1925–1950, Historic Context Statement*, and

BE IT FURTHER MOVED that the Historic Preservation Commission hereby directs its Commission Secretary to transmit a copy of the adopted *Sunset District Residential Builders, 1925–1950, Historic Context Statement* and this Motion No. 0194, to the State Office of Historic Preservation and to the Northwest Information Center at Sonoma State University for reference.

I hereby certify that the Historic Preservation Commission ADOPTED the foregoing Motion on April 3, 2013.

Jonas P. Ionin
Acting Commission Secretary

AYES: Commissioners Hasz, Hyland, Johnck, Johns, Matsuda, and Wolfram

NAYS: None

ABSENT: Commissioner Pearlman

ADOPTED: April 3, 2013

SUNSET DISTRICT RESIDENTIAL BUILDERS, 1925-1950 Historic Context Statement



April 3, 2013

Prepared by Mary Brown, Preservation Planner
San Francisco City and County
Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103



**SAN FRANCISCO
PLANNING
DEPARTMENT**

The activity which is the subject of this historic context statement has been financed in part with Federal funds from the National Park Service, Department of the Interior, through the California Office of Historic Preservation. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior or the California Office of Historic Preservation, nor does mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior or the California Office of Historic Preservation.

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Director, Equal Opportunity Program
U.S. Department of the Interior
National Park Service
P.O. Box 37127
Washington, D.C. 20013-7127

Table of Contents

Chapter 1:	Project Description	4
Chapter 2:	Historic Context Methodology	13
Chapter 3:	Historical Development: San Francisco and Sunset District	17
Chapter 4:	Sunset District Development Influences, 1925–1950	23
Chapter 5:	Buildings	33
Chapter 6:	Builders	44
Chapter 7:	Marketing, Sales, and Buyers	71
Chapter 8:	Architectural Styles: Evolution, Design Elements, Character-Defining Features	81
Chapter 9:	Evaluation Guidelines	101
Chapter 10:	Recommendations	118
Chapter 11:	Bibliography	119

Chapter 1

Project Description

Introduction

The San Francisco Planning Department (Department) developed the Sunset District Residential Builders, 1925–1950 Historic Context Statement (context statement) in order to provide the framework for consistent, informed evaluations of the Sunset District’s residential tract houses constructed from 1925 to 1950. Known for its rows of similarly massed single-family houses, the Sunset District neighborhood also contains clusters of extraordinary architecture by several master builders, as well as significant individual buildings designed in exuberant expressions of various Period Revival styles or the then cutting-edge Streamline Moderne style. The context statement documents the development history of the neighborhood, identifies key builders and architects, documents the primary architectural styles and character-defining features, and provides a guide for the evaluation of buildings constructed during this era. The Sunset Builders context statement links a specific property type—single-family houses—to identified themes, geographic patterns, and time periods. It provides a detailed discussion of significance, criteria considerations, and integrity thresholds.

The context statement was researched and developed in spring 2012 to provide an evaluative framework for the Sunset District Historic and Cultural Resource Survey (Sunset survey) area, a historic resource survey of approximately 2,800 buildings located in a central area of the Sunset District, undertaken by the Department in summer 2012. This is the first evaluative survey of residential tract buildings in the Sunset District. The context statement provides a consistent framework within which to contextually identify, interpret, and evaluate individual properties and clusters of buildings within the Sunset survey area.

The context statement will additionally be used to assist historic resource evaluation determinations in the larger Sunset District neighborhood and in builder tract neighborhoods, constructed citywide from 1925 to 1950. The factors and themes that influenced builder tract development in the Sunset District can be applied on a citywide scale.

Development of the context statement was funded, in part, by a grant from the California Office of Historic Preservation (OHP). It was researched and written by Department staff, with support and review provided by an advisor group, local experts, and student interns. Mary Brown, Preservation Planner, was the lead researcher and writer. Oversight and review was provided by Preservation Planner Gretchen Hilyard and Preservation Coordinator Tim Frye. Department Preservation Planners meet the Secretary of the Interior Professional Qualifications Standards for Historic Preservation. Student interns Forrest Chamberlain, Jessica Childress, and Alexandra Kirby provided invaluable research and writing assistance. Lorri Ungaretti served as an expert reader. Additional review and guidance was provided by the Department’s Survey Advisors Group members Robert Cherny, Courtney Damkroger, Mike Buhler, and Woody LaBounty.

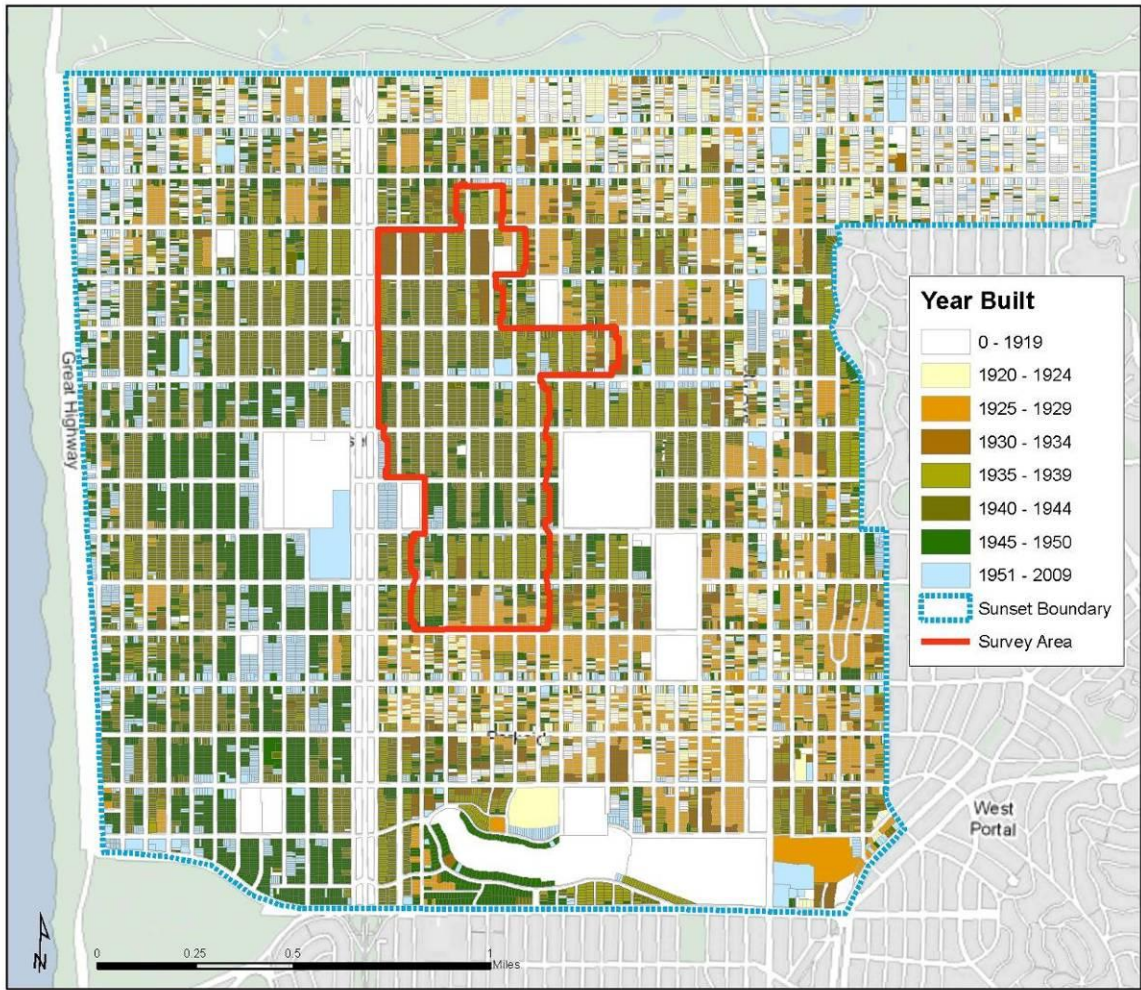
Period Justification

The period 1925–1950 was chosen because it covers the primary eras of development in the Sunset District. Tract buildings constructed during this period range from blocks of barrel front Mediterranean Revival houses to individual examples of Streamline Moderne design to picturesque groupings of buildings constructed in myriad Period Revival styles, to the restrained design of houses that resulted from large-scale mass-production in the late 1930s and early 1940s.

The vast majority of construction activity in the Sunset District occurred between 1925 and 1950. The mid-1920s witnessed the introduction of the form and massing of residential buildings constructed in the neighborhood for the following 25 years: a stucco-clad, single-family house, with integrated garage at the ground story and living spaces above. The houses were tightly packed on 25-foot-wide lots, giving the appearance of small-scale attached row houses. The end date of 1950 was chosen to mark the slowing down of the frenzied construction activity that occurred following the end of World War II and the shift from single-family houses to multi-family complexes and residential towers. Major factors that influenced design and construction of residential tracts during this 25-year period included infrastructure development, such as the construction of streetcar tunnels and graded streets to cross the sand dunes, the mass adoption of automobiles, the Great Depression and resultant federal government intervention to stimulate building and increase home ownership, population shifts associated with the defense industry, and the postwar population boom.

Sunset Neighborhood Boundary

The Sunset District is San Francisco's largest neighborhood, covering 4.5 square miles at the southwest quadrant of the City. It is roughly bounded by the Pacific Ocean to the west, Golden Gate Park to the north, 4th Avenue and 15th Avenue to the east, and Sloat Boulevard to the south. Within this large area are several smaller neighborhoods including the Parkside, Oceanside, Inner Sunset, Outer Sunset, Golden Gate Heights, Parkway Terrace, and portions of West Portal. The Sunset District contains over 25,000 buildings—more than 15% of the City's building stock.



Above: Map showing construction dates of the larger Sunset District neighborhood (blue line) and smaller Sunset survey area boundary (red line).

Sunset Survey Area

A representative area of the Sunset District was selected for an intensive historic and cultural resource survey. Located in the center of the Sunset District, the Sunset survey area is focused on buildings constructed during the identified 1925–1950 period of development. Initial reconnaissance site visits informed the survey’s finalized boundary, which was drawn to capture the following types of properties:

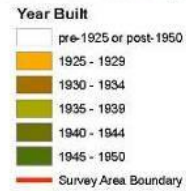
- The dominant mid-1920s building type—barrel front Mediterranean Revival
- Depression-era tracts
- Picturesque “old world” tracts, including high-style blocks designed by Oliver Rousseau and Henry Doelger
- Mass-produced houses associated with the Federal Housing Act in the late 1930s
- Houses designed in the Streamline Moderne style, which represents an early adaptation of Modern styles to middle-income housing
- Postwar housing tracts

The Sunset survey area contains buildings constructed by major builders—including Henry Doelger, Oliver Rousseau, Ray F. Galli, the Stoneson Brothers, and Standard Building Company—as well as smaller builders and contractors. The boundary was drawn to capture portions of the Middle and Outer Sunset, as well as the Parkside. Approximately 2,800 buildings are located within the survey area, the vast majority of which (96%) are single-family houses constructed during the identified period of significance. The survey area boundary was drawn to capture houses located on both sides of the street. The boundary of the Avenue streets was typically drawn to correspond with the rear yard fence line.

The purpose of the survey was to document individual buildings and clusters of buildings eligible for the local, state, or national historic registers. Importantly, the survey will also document and evaluate buildings that do not qualify as eligible historic resources.



Sunset Residential Tract Survey Area



BACKGROUND

Survey Program

The foundation of a successful preservation program is an understanding of the location, distribution, and significance of historic, cultural, and archeological resources, which can include buildings, sites, structures, objects, districts, or cultural landscapes. This understanding is achieved through the historic and cultural resource survey process. In addition to identifying important individual historic or cultural resources and potential historic districts, a survey can help identify buildings that qualify for local or national preservation incentives and/or inform the development of neighborhood-specific design guidelines to protect neighborhood character.

To facilitate these and other preservation efforts, the Department has established the Comprehensive Citywide Cultural and Historical Resource Survey Program (Survey Program) to manage and conduct historic and cultural resource surveys. The Survey Program provides guidance for the development of neighborhood-specific historic context statements and large-scale surveys, in support of the Department's Area Plans and other local planning efforts. Survey evaluation informs the public, property owners, government officials, and those who do business in San Francisco, making environmental review more transparent.

Historic Context Statements

A Historic Context Statement creates a framework for interpreting history by grouping information around a common theme, geographical area, and time period. Context statements are established evaluative tools for surveying historic and cultural resources in San Francisco, as well as throughout California and the nation. In its instructions for documenting historic and cultural resources, the California Office of Historic Preservation (OHP) references the National Park Service's context based methodology: "The significance of a historical resource is best understood and judged in relation to historic context. A historic context consists of: a theme, pattern, or research topic; geographical area; and chronological period. The theme, pattern or research topic provides a basis for evaluating the significance of a resource when it is defined in relation to established criteria."

On June 7, 2000, the former San Francisco Landmarks Preservation Advisory Board (Landmarks Board), by Resolution No. 527, adopted the OHP's Instructions for Recording Historical Resources (1995) as the methodology for documenting historic and cultural properties in San Francisco. This resolution specified that context statements prepared in accordance with the OHP recordation manual, and reviewed for accuracy and adequacy by the Landmarks Board (now the Historic Preservation Commission), may be recommended for use in associated property evaluations, and that the Department shall maintain a library of adopted context statements. Towards these ends, several area-based and thematic-based context statements have been developed for use in San Francisco surveys by the Department, the Historic Preservation Commission, and various other public agencies and community organizations.

Recent historic context statements managed or produced by the Department's Survey Program include: San Francisco Modern Architectural and Landscape Design, 1935–1970; Inner Mission North; Mission District—City Within a City; The Golden Age of Schools; Market & Octavia; South of Market; Showplace Square; Japantown; Transit Center; Balboa Park; Central Waterfront; and Automotive Support Structures.

Context statements commissioned by neighborhood organizations tilt toward area-specific, rather than thematic context statements. In-progress and recently completed community-managed context statements include: Mission

Dolores, West Slope of Russian Hill, Oceanview-Merced Heights-Ingleside, Oceanside, Parkside, and Bayview-Hunter's Point.

The content and organization of the context statement is consistent with federal, state, and local guidelines that have been adopted for developing historic contexts. Numerous National Park Service publications were consulted to inform the organization and evaluative frameworks for the context statement, including:

- National Register Bulletin No. 15 "How to Apply the National Register Criteria for Evaluation"
- Bulletin No. 16B "How to Complete the National Register Multiple Property Documentation Form"
- "Historic Residential Suburbs, Guidelines for the Evaluation and Documentation for the National Register of Historic Places"

The OHP developed several guidelines pertaining to the development of historic contexts including "Writing Historic Contexts," "OHP Preferred Format for Historic Context Statements," and "Instructions for Recording Historical Resources." Related San Francisco Planning Department guidelines include: "Suggested Outline for a Fully Developed Context Statement" and "Outline for the San Francisco Context Statement." The Secretary of the Interior's "Standards and Guidelines for Archeology and Historic Preservation" also includes guidelines for the development of historic contexts.

REGULATORY BASIS FOR HISTORIC PRESERVATION

Federal Level

In the United States, the concept of preserving a community's architectural past emerged during the decades preceding the Civil War and focused on colonial buildings and other structures connected with important figures in American history. Public concern over the possible loss of historic sites and buildings of importance to the nation's heritage prompted Congress to adopt the Antiquities Act of 1906, offering protection to prehistoric and historic sites located on federal properties. The Historic Sites Act of 1935 established a national policy of preserving historic resources of national significance and created the National Historic Landmark Program. This legislation empowered the Secretary of the Interior, acting through the National Park Service, to use the Historic American Buildings Survey to survey, document, evaluate, acquire, and preserve archaeological and historic sites¹.

The National Historic Preservation Act (NHPA) of 1966 established a number of programs that deal with historic preservation at the federal and state levels. The National Register of Historic Places, maintained by the Secretary of the Interior, was created as a federal planning tool and contains a list of national, state, and local districts, sites, buildings, structures and objects significant in American history, architecture, archaeology, engineering and culture. In addition, the NHPA created the Advisory Council on Historic Preservation, an independent federal agency that serves as the primary federal policy advisor to the President and Congress; recommends administrative and legislative improvements for protecting our nation's heritage; advocates full consideration of historic values in federal decision-making; and reviews federal programs and policies to promote effectiveness, coordination, and consistency with national preservation policies. The NHPA also established the review process known as Section 106, in which federal undertakings must be assessed for potential impact on historic resources.²

¹Architectural Resources Group. 2009. Preservation Element (draft). (Commissioned by the San Francisco Planning Department).

² Ibid.

Both the National Environmental Policy Act (NEPA) of 1969 and the California Environmental Quality Act (CEQA) of 1970 require consideration of a project's effects on historical, architectural, and archaeological resources as part of the environmental review process. In 1983, the Secretary of the Interior released Preservation Planning Standards and Standards for the Treatment of Historic Properties that are used nationwide and under CEQA to guide appropriate preservation strategies.³

State Level

The State of California maintains preservation programs through the OHP within the California Department of Parks and Recreation. This office is administered by the State Historic Preservation Officer and overseen by the State Historical Resources Commission, whose members are appointed by the Governor. The office maintains the California Register of Historical Resources, which lists properties evaluated and/or designated by federal, state and local authorities.⁴

CEQA is the foundation of environmental policy and law in the state of California, and encourages the protection of all aspects of the environment, including historical resources. Under CEQA, state and local governmental agencies must consider the impact of proposed projects on historic resources.⁵

Local Level

At the local level, there are numerous studies, mandates and guidelines pertaining to the identification, evaluation, and preservation of historic and cultural resources in San Francisco. San Francisco's commitment to retaining its historic fabric is codified in Section 101.1 of the Planning Code, which sets forth eight Priority Policies, including Policy 7, which states that "landmarks and historic buildings be preserved."

The Department's 1966 study "The Preservation of Landmarks in San Francisco" outlined goals for City legislation to protect architectural and historic resources. In 1967, the Board of Supervisors adopted a landmarks ordinance, Article 10 of the Planning Code, which established the Landmarks Board.⁶ In 1985 the Downtown Plan was adopted as part of the General Plan, and Article 11 of the Planning Code created five categories of notable buildings and implemented the preservation policies created for that Plan. Finally, the General Plan's introduction incorporated a 1986 voter-approved initiative, known as Proposition M, which added Section 101.1 to the Planning Code.

In 1995, San Francisco became a Certified Local Government (CLG) under the provisions of the NHPA. CLGs must comply with five basic requirements:

- Enforce appropriate state and local laws and regulations for the designation and protection of historic properties
- Establish a historic preservation review commission by local ordinance
- Maintain a system for the survey and inventory of historic properties
- Provide for public participation in the local preservation program
- Satisfactorily perform responsibilities delegated to it by the state

In 2008, voters approved a charter amendment to replace the Landmarks Board with a newly created Historic Preservation Commission (HPC) that has expanded powers over historic resources in San Francisco. In June 2012, Articles 10 and 11 of the Planning Code were amended to reflect the duties and powers of the HPC. The HPC makes

³ Ibid.

⁴ Ibid.

⁵ Ibid.

⁶ The Historic Preservation Commission replaced the Landmarks Board in 2009.

recommendations to the Board of Supervisors on designations of Article 10 landmarks and landmark districts. The HPC may also review and comment on projects affecting historic resources that are subject to environmental review under the CEQA, and/or projects subject to review under Section 106 of the NHPA. The HPC also approves Certificates of Appropriateness for alterations of Landmarks and properties located within Article 10 Landmark Districts. The context statement will be brought to the HPC for adoption.

Article 10 of the San Francisco Planning Code provides for official designation of landmarks, landmark districts, and structures of merit that have “a special character or special historical, architectural or aesthetic interest or value.” In addition to properties officially designated under Article 10, the City and County of San Francisco also recognizes those properties identified as eligible resources in adopted informational historic and cultural surveys. Properties lacking official designation at the local, state, or federal levels, and also lacking documentation in an adopted informational survey, may still be considered potential resources pursuant to San Francisco Preservation Bulletin No. 16, “City and County of San Francisco Planning Department CEQA Review Procedures for Historic Resources.”

Article 11 of the Planning Code was adopted by the Board of Supervisors in 1985 and governs approximately 430 downtown buildings. These buildings include those that are designated Category I through IV (Significant and/or Contributory), or Category V buildings located within a Conservation District.

Residential Design Guidelines

First adopted in 1989 and revised in 2004, the Department’s Residential Design Guidelines (Guidelines) articulate expectations regarding the character of the built environment in residential zoning districts and are intended to promote design that will protect neighborhood character, enhancing the attractiveness and quality of life in the City. The Guidelines address basic principles of urban design that will result in residential development that maintains cohesive neighborhood identity, preserves historic resources, and enhances the unique setting and character of the City and its residential neighborhoods. The Guidelines apply to the design of new buildings and the alterations of existing residential buildings, regardless of historic status. Application of the Guidelines is a mandatory step in the permit review process and all residential permit applications must comply with both the Planning Code and the Guidelines.

OBJECTIVES AND SCOPE

At present, there is very little historical documentation or scholarly research focused on San Francisco’s tract houses constructed citywide from 1925 to 1950. The context statement will provide the necessary historic context to identify, document and evaluate this Sunset District property type. However, its utility extends beyond this particular survey effort and geographic area. It can also be used to assist in the evaluation of builder tract houses constructed citywide from 1925 to 1950.

Objectives of the context statement:

1. Identify and document the themes and building typologies associated with Sunset District builders (1925–1950);
2. Identify character-defining features of the common architectural styles of Sunset District tract houses (1925–1950);
3. Provide a tailored framework for the identification and evaluation of Sunset District tract houses (1925–1950), including significance and integrity thresholds;
4. Provide examples to guide the evaluation of residential tract houses constructed citywide in San Francisco (1925–1950);
5. Provide recommendations for future efforts to aid in the identification, rehabilitation, and recognition of significant historic resources.

Chapter 2

Historic Context Methodology

Development of the context statement relied upon a range of primary and secondary sources, field visits, GIS mapping, and synthesis of previously prepared neighborhood-based historic context statements. This section briefly describes the archival sources, historic context statements, and other environmental review documents consulted in the preparation of the context statement.

HISTORIC AND ARCHIVAL SOURCES

Archives and Repositories	San Francisco Public Library History Center, San Francisco Planning Department archives, San Francisco Public Library Historic Photograph Collection, David Rumsey Historic Map Collection, San Francisco Assessor and Recorder’s Office, Prelinger Archives, Internet Archive (www.archives.org), San Francisco Municipal Transportation Authority (SFMTA) digital photograph collection, www.OpenLibrary.org
Primary Sources	<p>Municipal Sources: Property deeds, sales ledgers, original building permit applications and architectural plans, 1976 Department of City Planning Architectural Survey field forms</p> <p>Photograph Collections: San Francisco aerial photography (1937-1938, 1940), San Francisco Public Library Digital Photograph Collection</p> <p>Maps: Sanborn Fire Insurance Maps (1950), Works Progress Administration Land Use Maps (1948–1960), Assessor’s Block Book Maps (1937)</p> <p>Periodicals: <i>Pacific Constructor</i>, <i>Building & Engineering News</i>, <i>Architect & Engineer</i>, weekend Real Estate sections of the <i>San Francisco Chronicle</i> and <i>San Francisco Examiner</i>, San Francisco City Directories 1925–1950, and House Plan Catalogs (1920s-1950s)</p>

SURVEYS, EVALUATIONS & CONTEXT STATEMENTS

Several past surveys, context statements, and evaluations related to the Sunset District and residential tract architecture were consulted, including:

Department of City Planning 1976 Architectural Survey

Approximately 10,000 buildings were identified and ranked in the Architectural Survey conducted by the Department of City Planning from 1974 to 1976. This survey focused solely on architecture and did not identify or evaluate a property’s cultural or historic associations. Buildings included in this survey were considered at that time to be among the top 10% of architecturally significant buildings in San Francisco. Field survey forms for each individual property are located in a 61-volume set at the San Francisco Planning Department preservation library. Surveyed buildings were concentrated in the central and northern neighborhoods and included residential, industrial, commercial, religious, and institutional property types.

Fifty-three of the 1976 Architectural Survey properties—fewer than 1%—were constructed in the Sunset District from 1925 to 1950. Of these, nearly all were designed in the early 1930s by master architect/builder Oliver Rousseau in a range of Period Revival styles. In the Sunset District, just a handful of the 1976 survey properties were designed in Streamline Moderne or Art Deco inspired styles.

Property Evaluations

As part of its CEQA environmental review process, the Department requires research-based documentation and evaluation of certain historic properties in the form of Historic Resource Evaluations (HRE). A handful of completed HREs were consulted as they relate to Sunset District residential tract buildings.

Context Statements

Existing neighborhood-based context statements were consulted during preparation of the context statement. In particular, the “San Francisco’s Parkside District: 1905–1957, Historic Context Statement”; “San Francisco’s Ocean View, Merced Heights, and Ingleside (OMI) Neighborhoods, 1862–1959”; and “Historic Context Statement of the Oceanside” provided essential documentation of the early historical development of the wider Sunset neighborhood. Portions of these documents are included in the Sunset historical development section of this document. The “San Francisco Modern Architecture and Landscape Design Historic Context Statement, 1935–1970” also provided relevant information regarding the adaptation of Modern styles to residential builder tracts.

Several existing national, state, and regional historic contexts were consulted in the preparation of this context statement including “Historic Streetcar Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places”; “Historic Residential Suburbs of Metropolitan Denver, 1940–1965”; and Caltrans’ “Tract Housing in California, 1945–1973: A Context for National Register Evaluation.”

Designated Resources

Article 10 Landmarks

The City and County of San Francisco maintains a list of locally designated City Landmarks and Historic Districts, similar to the National Register of Historic Places (National Register) but at the local level. Landmarks can be buildings, sites, or landscape features. The regulations governing landmarks, as well as the list of individual landmarks and descriptions of each landmark district, are found in Article 10 of the Planning Code. Landmark status provides the greatest level of protection for historic resources in San Francisco. To date, Sunset District tract houses are not represented in the City’s 264 designated Article 10 landmarks or 11 landmark districts.

National Register

The National Register of Historic Places is a list of buildings and sites of local, state, or national importance. This program is administered by the National Park Service through the OHP. A handful of Sunset District residential buildings are listed in the National Register; none of these were constructed during the identified builder tract period of significance.

California Register

The California Register of Historical Places is a list of the State’s historical and archeological resources. It also includes all locally designated properties and all properties listed in the National Register. No Sunset District tract house constructed from 1925 to 1950 is listed in the California Register.

Research

Under Department staff supervision, interns, and teams of San Francisco State University students reviewed building permits and San Francisco Assessor's Office records and canvassed the microfilmed weekend real estate sections of the *San Francisco Chronicle* for related articles and advertisements. Using this information, interns created a Google Map that linked research data to specific parcels, blocks, and geographic locations. Property information (such as builder, owner, and architect) was also added to the project's master survey catalog spreadsheet. The San Francisco Public Library's historic photograph collection was consulted to compare historic building ornamentation, window muntin patterns, and garage openings and doors.

The builder biographies were compiled using data from the biographical clippings files at the San Francisco Public Library History room, original deeds and covenants from the San Francisco Assessor's Office, newspaper articles, city directories, and information provided by the Western Neighborhood Project's website, www.outsidelands.org. The genealogical website www.ancestry.com was consulted for U.S. Census data, World War I draft registration cards, and California death notices.

Department staff reviewed guidebooks, scholarly articles, and websites, and attended lectures and related walking tours. Several books proved particularly useful, including Kenneth Jackson's *Crabgrass Frontier: The Suburbanization of the United States*, Marc Weiss' *The Rise of the Community Builders*, and Carolyn Loeb's *Entrepreneurial Vernacular: Developers' Subdivisions in the 1920s*. Ken Zinns' 1983 Master's thesis, *The Tradition Continued: The Sunset District Rowhouse of San Francisco, 1920–1945*, and Lorri Ungaretti's 2012 book, *Stories in the Sand: San Francisco's Sunset District, 1847–1964*, proved essential to understanding the neighborhood's development history.

Publications that assisted with the classification of architectural styles include *The Guide to Architecture in San Francisco and Northern California* by Gebhard, Winter, and Sandweiss; *California's Architectural Frontiers* by Harold Kirker; *A Field Guide to American Houses* by Virginia & Lee McAlester; *The Abrams Guide to American House Styles* by William Morgan; *Storybook Style: America's Whimsical Homes of the Twenties* by Arrol Gellner; and various house plan catalogs from the 1920s to the 1940s accessed from Internet Archives.

Field Visits

Regular site visits were undertaken during the survey's scoping and boundary justification phase. Representative buildings were photographed in order to facilitate building permit research and to aid in the development of the context statement. Clusters of potentially eligible districts were noted for research and follow-up by Department staff and teams of San Francisco State University Urban Studies undergraduate students.

Public Participation

The Department created a project website <http://sunset.survey.sfplanning.gov> to provide an overview of the context statement and historic resource survey, to provide draft materials for public review, and to solicit volunteers and neighborhood histories. In addition, the Department mailed a survey notification postcard to property owners located within the Sunset survey area.

Outreach events and activities included an "Ask A Planner" event, where interested property owners could engage with Department planners regarding neighborhood history, the survey process, and implications and benefits of inclusion in a historic resource survey. In November 2012, the Department hosted a Sunset History Walking Tour to share research and documentation with interested residents and property owners regarding the neighborhood's unique historical development, influential builders, and common architectural styles. Numerous property owners

provided the Department with stories, building and neighborhood histories, and photographs of unique architectural features.

The Department's bimonthly Director's Report, which is transmitted to various city commissions, agencies, community groups, and media outlets, featured an August 2012 announcement regarding the context statement and survey. In addition, the Department briefed District 4 Supervisor Carmen Chu's office regarding development of the historic context statement and survey and provided related announcements for the supervisor's monthly email newsletter.

A team of experts well-versed in the history of the Sunset District and/or large-scale historic resource survey efforts helped shape and review the context statement. The Survey Advisors Group team includes Robert Cherny, Professor of History at San Francisco State University; Courtney Damkroger, member of the San Francisco Historic Preservation Commission; Woody LaBounty, author and co-founder of the Western Neighborhoods Project; and Mike Buhler, Executive Director of San Francisco Architectural Heritage.

Chapter 3

Historical Development: San Francisco & Sunset District

San Francisco Overview

The character of San Francisco's built environment has been influenced over time by various factors, including significant historical events, cultural movements, technological advances, notable individuals and groups, and changing trends in urban design and architecture. Underlying all of these factors is the City's dramatic natural topography. The City is confined to roughly 49 square miles at the tip of a peninsula where the San Francisco Bay to the east drains through the northerly Golden Gate into the Pacific Ocean to the west. The terrain is distinguished by the famed hills of San Francisco, which offer myriad views of Ocean, Bay, and City skyline, as well as by broad valley floors that historically received the earliest and densest settlements and that contain many of the City's oldest neighborhoods.

The cultural landscape that has emerged in San Francisco within the past two centuries has resulted from purposeful alterations of the natural physical landscape by successive waves of settlement and development. Coves and tidal marshes along the Bay were filled; hills and dunes leveled; and inland streams and lakes were diverted, drained, and reclaimed. It is no accident that San Francisco is located at an important natural harbor, as maritime commerce played a vital role in the development of San Francisco. However, the vitality of the port was ultimately offset by the City's relative geographic isolation by land. Until the construction of the iconic sister bridges in the 1930s, the San Francisco–Oakland Bay Bridge and the Golden Gate Bridge, the only direct ground approach to the City was from the south, while access to San Francisco from points north and east was achieved only by boat.

Phases of Development

Native American, Spanish, and Mexican Periods, ca. 5,000 years ago to 1848⁷

The earliest known inhabitants of the San Francisco Peninsula were indigenous Native Americans. Archeological remains of the settlements of indigenous peoples in San Francisco date to at least 5,000 years ago. The indigenous groups that most recently inhabited the Peninsula were Ohlone tribes of the Costanoan linguistic family who led riparian-based lifestyles along the shores of the Bay. At the time of European contact in the late 18th century, an Ohlone tribelet called the Yeluma lived in seasonal villages that dotted the eastern portion of the San Francisco Peninsula. Seasonal villages consisted of impermanent, lightly framed structures covered with willows and tule reeds. While none of the structures of indigenous peoples remains extant, numerous archeological sites in San Francisco, including shell mounds and burials, provide insight into the earliest settlements.

Non-native explorers, settlers, and colonists began to arrive on the San Francisco Peninsula in the late 18th century. The government of Spain established a military outpost, or presidio, at the northern tip of the peninsula near the mouth of the Golden Gate in 1776. Concurrently, Catholic missionaries of the Franciscan order established the sixth, and then-northernmost, mission in a chain that would eventually number 21 missions along the California coast. The permanent chapel of the Misión San Francisco de Asís was completed in 1791 near present-day 16th and Dolores Streets. Commonly called Mission Dolores, the chapel is the last of the mission compound buildings to remain standing and is the oldest extant building in San Francisco.

When Mexico won independence from Spain in 1821, the territory that included present-day California became a possession of the Mexican government, which secularized the missions and conferred vast rancho tracts across the entire San Francisco peninsula and beyond. The Spanish and, later, Mexican settlements utilized primarily adobe

⁷ Information related to historical development citywide is excerpted from the Department's draft Preservation Element (2009).

construction, reflecting the scarcity of native wood for building. Adobe construction was largely vernacular, with architectural flourishes reserved for edifices such as the Mission Dolores chapel. Another change brought by Mexican governance was international trade, which had not been permitted by Spain. By 1835, a small civilian commercial port settlement, the Pueblo of Yerba Buena, was established in the area of California and Montgomery Streets, initially supported by the export of California hides and tallow and the import of goods from the eastern United States and Europe.

Enduring development patterns were established in Yerba Buena. In 1839, the pueblo's first survey platted the area around Portsmouth Square in what became known as the 50 Vara Survey. The survey established a rectangular grid of blocks aligned to the cardinal directions. In 1847, Market Street was laid out on a diagonal to the earlier street grid, running from the center of the shoreline of Yerba Buena Cove (approximately at the intersection of present-day Battery and Market Streets) toward Mission Dolores and Twin Peaks, with much of its route along an old path to the mission. Soon thereafter, the 100 Vara Survey platted the area south of Market Street on a street grid aligned diagonally with Market, and with quadruple-sized lots, in conflict with the 50 Vara grid to the north. This unconventional mismatch of surveys, platted at the birth of the City, is apparent today in the enduring street-and-block patterns north and south of Market Street.

Sunset District

There were no known Native American settlements in what is now the Sunset District and the area is not identified as likely to yield archeological information according to the Department's data on archeologically sensitive areas. Authors Richard Brandi and Woody LaBounty describe the Spanish and Mexican era in the Sunset District in their historic context statement focused on the Parkside neighborhood:

...the entire Sunset area of San Francisco, was largely ignored by the Spanish and Mexicans. There is no mention of the Spanish using the area for grazing cattle or growing crops, although one source says cattle from the Presidio grazed at Lake Merced in 1798. The Parkside and Sunset areas were not part of the several "ranchos" or Mexican land grants awarded to Mexican citizens during the 1830s and 1840s. Instead, the Parkside and Sunset areas were called "pueblo" lands on early maps, referring to lands under the jurisdiction of the pueblo or town, as distinct from lands controlled by the Spanish missions or military.⁸

Nineteenth Century American Period, 1848–1906⁹

In 1846, the U.S. Navy took over Yerba Buena without conflict during the Mexican-American War and raised the American flag at Portsmouth Square. The following year, the U.S. changed the name of the settlement from Yerba Buena to San Francisco, and by 1848 the population had reached about 400, including traders from the eastern U.S. and Europe. The settlement changed dramatically, however, with the discovery of gold on the American River in the Sierra Nevada foothills that same year. San Francisco, already the primary port on the West Coast, was also the closest harbor to the strike, and by 1849 the city was growing exponentially as fortune-seeking men flooded in, primarily by sea, bound for gold country. Many of the newcomers remained in, or returned to, San Francisco, which transformed from a quiet harbor into an instant city teeming with a diverse, international population. By 1852 the population stood at approximately 35,000, and the character of the place had entirely changed from four years before.

As the Gold Rush gave way to more normal patterns of growth and development, the instant city that had sprung up from tents, shacks, and cabins began a long and fitful transition into a permanent city of repute. With an increasing population, which also became more diversified with respect to ancestry, gender, age, and household type, came new

⁸ Richard Brandi and Woody LaBounty. *San Francisco's Parkside District 1905-1957, Historic Context Statement*, March 2008, 9.

⁹ Information related to historical development citywide is excerpted from the Department's draft Preservation Element (2009).

construction to support housing, commerce, and industry. The City boundary line was sequentially expanded southward and westward, ultimately reaching its current location (and merger with the County line) in 1856 through the Van Ness Consolidation Act. Nonetheless, most of the City's commercial development remained concentrated near the port, the natural location of trade in goods and services. Related industrial activities were located near the port as well, primarily in the South of Market area, with rail spurs providing connections to move materials and goods to and from warehouses and manufacturing plants. Locations for housing were generally linked to early transportation corridors, some of which perpetuated the courses of the trails that had connected the three earliest Spanish-Mexican settlements (mission, presidio, and pueblo). In the 1850s and 1860s, expansion of residential neighborhoods was limited by sparse transportation, by the young municipality's reluctance to provide costly services to outlying areas, and by Mexican landowners defending legal claims to their ranchos. However, these issues were resolved and by the 1870s, residential streetcar suburbs had begun westerly and southerly marches that would continue through the turn of the century, notably in the large Western Addition and Mission Districts. Citywide, building booms and busts were closely linked to regional economic events, including the discovery of the Comstock Silver Lode in 1859, and the economic depressions of the 1870s and 1890s.

Advances in transportation technologies and expansions in service, from the 1860s to 1890s, were key influences in the settlement of the City. On a macro scale, completion of the Transcontinental Railroad in 1869 facilitated the importation of people (laborers and consumers), trade, and building materials such as brick and stone. Locally, mass transit provided a means for people without independent transportation to live further from the commercial and industrial core, beyond a feasible walking distance. Mass transit vehicles were rudimentary at first, appearing in the form of horse-drawn cars on tracks in the late 1850s and early 1860s. A significant innovation occurred with Andrew Hallidie's invention of the cable car in 1873, providing the means to conquer San Francisco's hills and thereby making steeper slopes available to residential development. Electrification of the lines began gradually in the 1890s and accelerated after the turn of the century. By the late 19th century, cable car lines and electric streetcar lines ran on most major streets of San Francisco, extending earlier housing patterns further westward and southward. The closure and removal of cemeteries from the City, beginning around the turn of the century, except for the tiny graveyard at Mission Dolores, also opened up large tracts of land for residential development and a few public parks, primarily in the Inner Richmond and Laurel Heights neighborhoods.

Amidst the rapid growth of early San Francisco, founders recognized the urban population's needs for parks and recreation spaces. By the end of the 19th century, these concerns had resulted in the establishment of various public squares, neighborhood parks, and natural areas in eastern San Francisco, often at the tops of hills. The City's western half, as described below, remained largely untouched by development.

Sunset District

In the mid-1850s, much of the western half of what is now known as San Francisco was officially named the "Outside Lands," a vast area of sand dunes that was outside of the City's boundaries. The Outside Lands contained what is now Golden Gate Park and the neighborhoods adjacent to the park: the Sunset District (to the south) and Richmond District (to the north). A large portion of the Sunset District was labeled "Seal Rock Rancho" on an 1861 map.¹⁰ By the close of the 19th century, little residential development had occurred in the outlying western districts, though the newly developed Golden Gate Park, site of the 1894 California Midwinter Fair, became an enormously popular attraction.

Brandi and LaBounty detail the complex land development, court rulings, and street platting that surrounded San Francisco's early (pre-1900) expansion into the "Outside Lands":

¹⁰ Map of City and County of San Francisco, V. Wackenrueder, 1861. Published by Henry O. Langley. The area is likely named after a prominent rock near what is now the Cliff House.

Ownership of these former Spanish/Mexican pueblo lands was disputed between the City of San Francisco and the federal government until May 1865, when the U.S. Circuit Court ruled in San Francisco's favor. During the years of litigation, "settlers" had moved onto the land hoping they would be granted free homesteads if the federal government won the case. After the court ruled for San Francisco, a few influential squatters induced Congress to pass a bill effectively reversing the court's decision. This law, passed in March 1866, directed that Outside Lands property be conveyed to parties in actual possession of the land (i.e., the squatters), excepting parcels needed for federal or municipal purposes. This appeared to be a godsend for the squatters and a blow to the city, which received much of its revenue from selling lots. Mayor Frank McCoppin orchestrated a complex deal with the squatters. He offered clear title without further delay if the squatters donated 10% of their land and paid a tax to create several parks. This arrangement, approved in 1869, set aside the land for Golden Gate Park and several neighborhood parks ... During the course of the negotiations, the City commissioned George C. Potter and William T. Humphrey to plat the former Outside Lands, a project that was completed on May 18, 1868. They mapped the Richmond and Sunset Districts in the now familiar rectilinear grid pattern of blocks and streets. The platted streets existed only on paper for decades, and some were not graded and/or paved until the 1940s. In the meantime, many lots were bought and sold to hundreds of individuals with a few investors holding large sections. These purchases were speculative, since lack of transportation kept most of the land uninhabited and undeveloped for decades.¹¹

Early settlements and uses of the Sunset District were of the type that thrived in far-flung, unpopulated areas: roadhouses, a racetrack, explosives factories, and, in the few fertile areas, vegetable farming and chicken ranching. At the beach, abandoned streetcars and horse-cars were converted into clubhouses and rudimentary dwellings by an emergent bohemian beachside community. Originally named "Carville" this area grew to include small-scale beach cottages and evolved into a permanent neighborhood, known as Oceanside.¹² Located close to the beach and Golden Gate Park—and served by the Park & Ocean Railroad¹³—this beachside community was referred to as Oceanside until about 1920, when it was absorbed into the growing residential tract developments of the larger Sunset District.

In addition to the Oceanside community, the Sunset District sported several distinct neighborhoods that preceded the residential development boom of the mid-1920s. The Parkside neighborhood, roughly bounded by 15th Avenue on the east, 33rd Avenue on the west, Ortega Street on the north and Sloat Boulevard on the south, was developed by the Parkside Realty Company beginning in 1908. Served by a spur streetcar line that cut a jagged path, the Parkside was characterized primarily by small (800 square feet) cottages, constructed by the Parkside Realty Company, which were clad in wood or shingled siding and inspired by Craftsman, Colonial, Dutch Colonial, or Spanish styles.¹⁴ Other builders constructed woodsy, Craftsman-inspired houses in this isolated neighborhood. The Inner Sunset also saw scattered early residential and commercial development, concentrated just south of the eastern end of Golden Gate Park.

Early 20th Century, 1906–1925¹⁵

On April 18, 1906, a massive earthquake struck San Francisco, one of the most significant events in the City's history. Although the quake itself did relatively little damage to San Francisco structures not located on filled land, the many ruptured gas lines, overturned furnaces, and toppled brick chimneys soon produced scores of fires that quickly spread unchecked throughout the City, while damaged water mains made firefighting extraordinarily difficult. The downtown and industrial districts were consumed entirely before the intense fires turned on the City's residential

¹¹ Brandi and LaBounty, *San Francisco's Parkside Neighborhood*, 10-11.

¹² William Kostura, et. al., 2010. *Historic Context Statement of the Oceanside: A Neighborhood of the Sunset District of San Francisco*.

¹³ Originally a steam train which traveled on Lincoln Way from Stanyan Street to the beach, this line was converted to electric streetcar in 1898 (Source: Brandi and LaBounty, *San Francisco's Parkside Neighborhood, Historic Context Statement*, 2010, 17).

¹⁴ Brandi and LaBounty, *San Francisco's Parkside Neighborhood*, 26.

¹⁵ Information related to historical development citywide is excerpted from the Department's draft Preservation Element (2009).

neighborhoods, most of which were constructed of wood that served to kindle the great inferno. For three days the fires blazed, and some 28,000 buildings were destroyed, including almost every structure east of Van Ness Avenue and Dolores Street, and north of 20th and Townsend Streets, an area that includes today's Financial District, North Beach, Russian Hill, South of Market, and the northern Mission District. Some pockets within the fire line escaped destruction, including portions of Telegraph Hill. An estimated 3,000 or more people perished in the conflagration, and approximately 250,000 people—more than half of the entire 1906 population of San Francisco—were left homeless by the disaster.

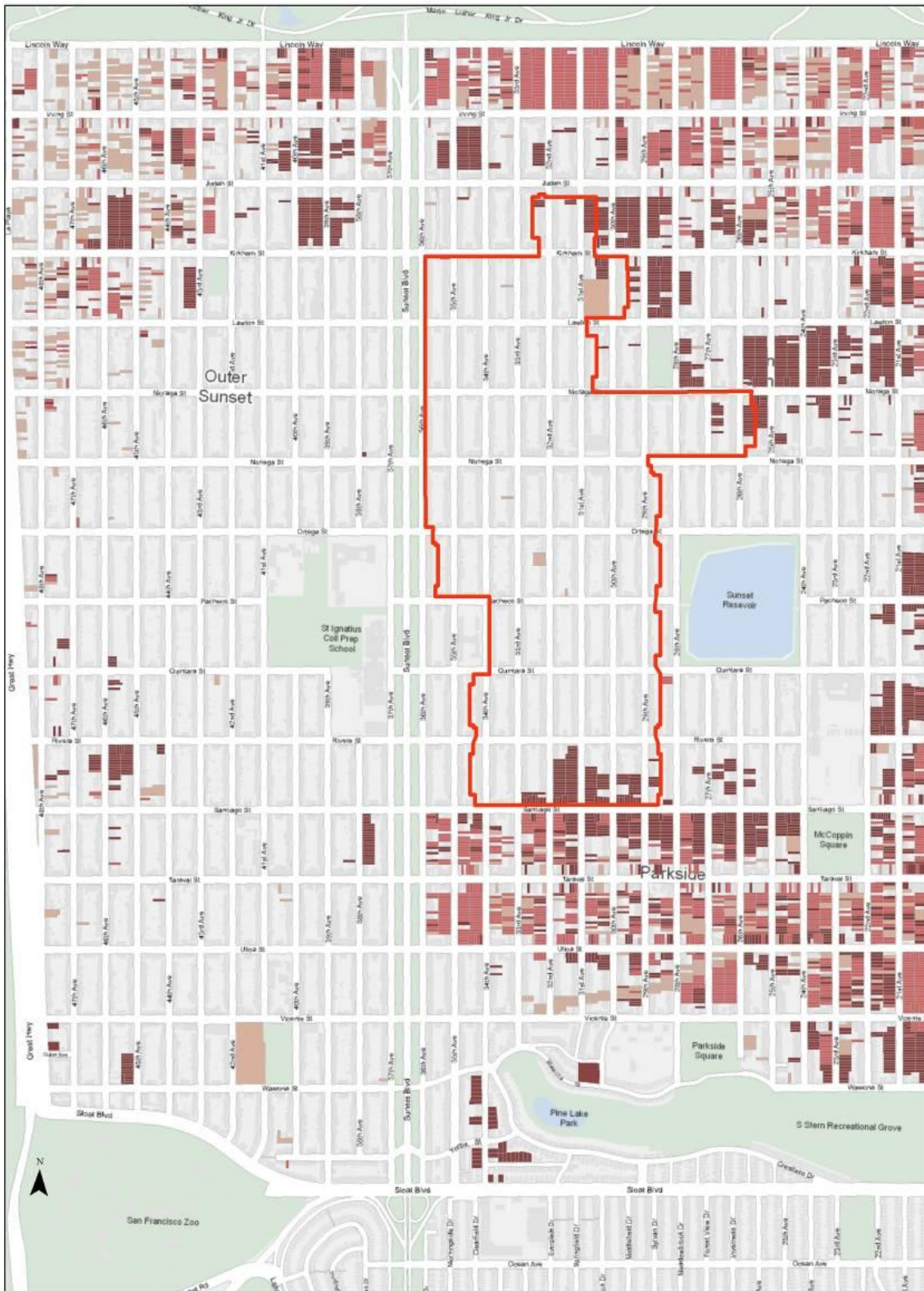
The rebuilding and recovery of San Francisco from the 1906 disaster earned it the moniker of “The City That Knows How.” The City's reconstruction, despite occurring without central planning or leadership, resulted in modernization of the financial and industrial bases, densification and expansion of residential neighborhoods, wholesale social and economic reorganization of the City, and ultimately a new San Francisco. The sheer scope and magnitude of the physical rebuilding effort, which involved more than 500 city blocks and four-fifths of the City that had been destroyed, was astounding. Just as extraordinary was the pace of the rebuilding, as entire burnt districts were rebuilt just a few years after the disaster and the destroyed areas were nearly completely built out within a decade. The City, along with the world, symbolically celebrated the recovery of San Francisco when it hosted the Panama Pacific International Exposition in 1915, which also the year that the rebuilt City Hall was completed.

Rebuilding of the City began within months of the 1906 disaster. The early focus of reconstruction was the downtown commercial district, which was entirely rebuilt and modernized within three years. The immense South of Market district, which was previously a mix of working-class residences and industry prior to the disaster, was rebuilt as primarily industrial and large-scale commercial. Higher density housing was constructed in rebuilt and surviving residential neighborhoods, which experienced a dramatic increase in population. Higher-income housing moved westward, while lower-income housing was pushed farther south. In order to accommodate the urgent citywide housing needs, multi-unit flats were increasingly constructed in rebuilt residential neighborhoods. Although many of the outlying residential neighborhoods were permitted to rebuild with wood, post-disaster fire codes enacted in the downtown and South of Market districts resulted in widespread fire-resistant construction in brick and concrete.

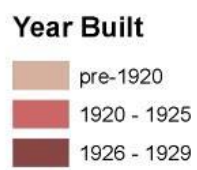
The citywide building boom that began after the 1906 disaster continued nearly unabated until World War I. A nationwide economic boom during the 1920s correlated with another building boom in San Francisco and the enactment of the City's first Planning Code in 1921, which mandated the geographic separation of incompatible land uses. The opening of streetcar tunnels in 1918 and 1928, as well as the adoption of mass automobile use beginning in the 1920s, spurred residential development in outlying areas of the City. Consequently, vast areas of the Sunset and Richmond Districts in western San Francisco, and the Excelsior District in southern San Francisco, were built out from the 1920s through the 1940s with tract housing, primarily single-family dwellings with integral garages. This period correlated with the mass adoption of automobiles, enabling development in farther-out areas not yet served by public transportation.

Sunset District

The early 20th century witnessed increased residential development in the Sunset District, though development was largely limited to in-fill within the existing Oceanside and Parkside neighborhoods. The Inner Sunset, located to the east, adjacent to Golden Gate Park, also experienced continued residential and commercial development. A new neighborhood, Parkway Terrace, was laid out by prolific Victorian-era builder Fernando Nelson & Sons in 1916. Located adjacent to Golden Gate Park, between 27th and 32nd Avenues and from Lincoln Way to Irving Street, the five-block Parkway Terrace residential tract is notable for the rounded, built-in corner benches at intersections and the many large, detached houses designed in fully expressed Period Revival styles set on oversize lots with deep front yard setbacks.



Sunset District Development
1920s



Chapter 4

Sunset District Development Influences (1925–1950)

A variety of factors influenced the type, location, and building form of residential tract development in the Sunset District from 1925 to 1950. This chapter documents these key factors including geography, terrain, construction of the Sunset and Twin Peaks streetcar tunnels, the mass adoption of automobiles, the near collapse of the construction industry during the Great Depression, changes in the mortgage industry and the resultant rise in home ownership, World War II, and the massive postwar population boom.

Terrain

The Sunset District's shifting sand dunes and distance from downtown helped stave off large-scale development until the mid-1920s. The area was largely covered with sand dunes, grasses, herbaceous species, and scrub brush. Several creeks blocked by the dunes formed ponds and tidal lagoons, the largest of which were located to the southwest (Lake Merced) and southeast (Pine Lake in Stern Grove).¹⁶ The sand dunes persisted into the 20th century, even as scattered residential clusters developed near the ocean, in the Parkside, and near the eastern end of Golden Gate Park. Maps labeled the Sunset District as the "Great Sand Waste" and many areas were described as "unfit for cultivation."¹⁷ Even as late as 1937, the year of a citywide aerial photography survey, vast portions of the Sunset District, particularly the areas adjacent to Sunset Boulevard, remained undeveloped sand dunes.

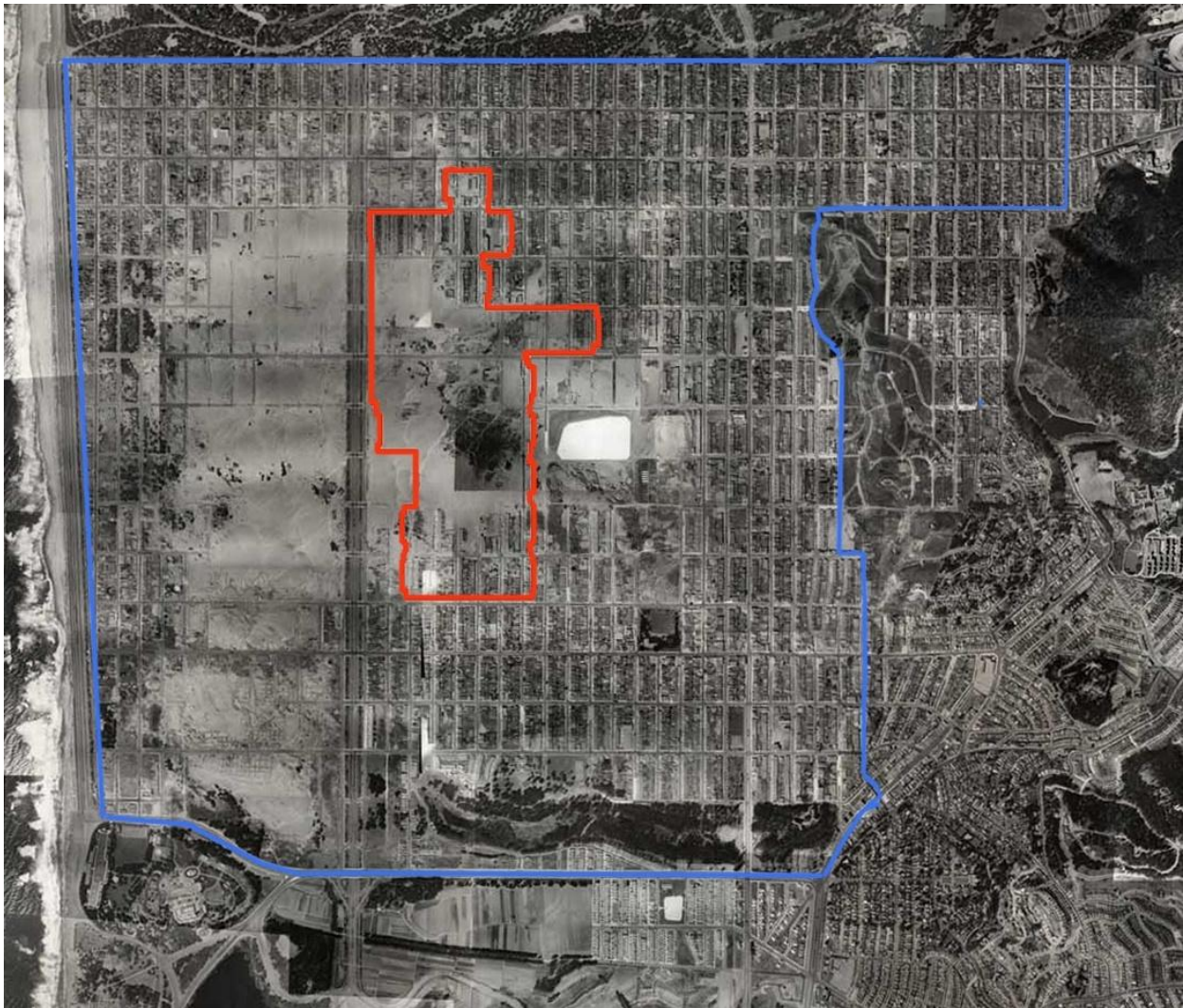


Left: A large western portion of the Sunset District was still undeveloped into the 1940s. View from 33rd Avenue at Pacheco Street, looking southwest, November 1943.

Source: SF Dept. of Public Works, via www.outsidelands.org

¹⁶ Brandi and LaBounty, *San Francisco's Parkside Neighborhood*, 8.

¹⁷ *Ibid.*, 11.



Composite image of aerial views taken 1937-1938. The Sunset District neighborhood is outlined in blue and the smaller Sunset survey area in red. Source: David Rumsey Historical Map Collection.

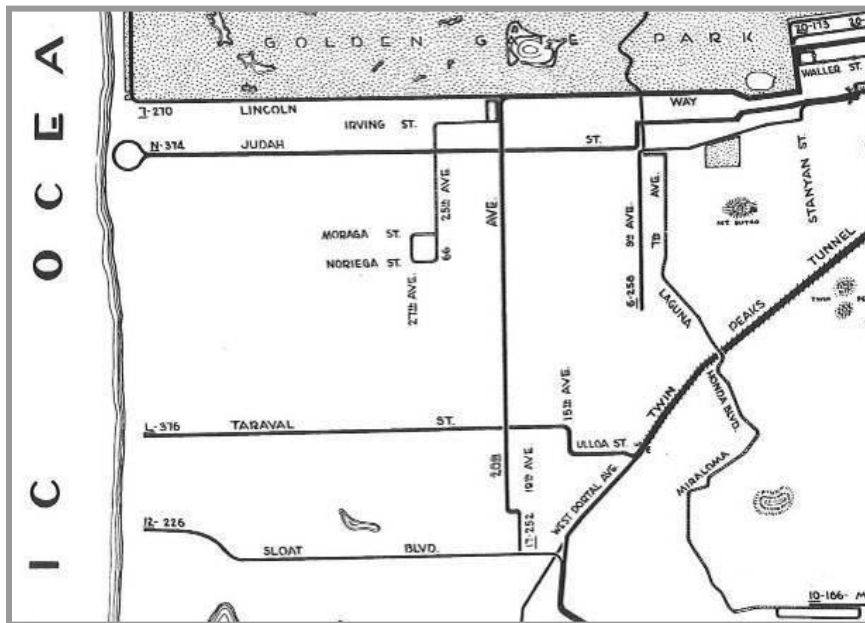
Streetcars & Tunnels

New streetcar lines and two streetcar tunnels connecting the Sunset District to downtown increased the area's accessibility and helped facilitate the 1920s to 1940s building booms. The Twin Peaks Tunnel, completed in 1918, linked the largely vacant sand dunes of the southern Sunset District with the City center. Designed solely for streetcars, the tunnel portals were located at the intersection of Market and Castro Streets (east portal) and the intersection of West Portal Avenue and 14th Avenue (west portal). It was the first tunnel leading to what was formerly known as the Outside Lands and stimulated growth, albeit slowly, in the area immediately surrounding the tunnel's west portal. In particular, the restricted neighborhood of St. Francis Wood, developed by Mason-McDuffie as a City Beautiful-inspired residential park, benefited from the tunnel opening. This discrete neighborhood on the edge of the Sunset District featured curvilinear streets, large architect-designed houses set on gracious lots, alleyways, and detached garages. Houses were commonly designed in extravagant interpretations of period revival styles including Spanish Colonial, Mediterranean, and Tudor. It is likely that builders in the Sunset District were influenced by the design elements found in St. Francis Wood and incorporated ornamental details into their far more modest dwellings intended for the middle-class.

A second tunnel, the Sunset Tunnel, had a more direct and immediate impact on development of the Sunset District. Completed in 1928, this tunnel featured a portal at Duboce Park (to the east) and a western portal in Cole Valley. This 1.25-mile streetcar tunnel provided quick and direct access from the northern end of the Sunset District to downtown and the City center.

Beginning in 1908, a growing number of streetcar lines served the Sunset District, including:

- **20th Avenue line**, which provided north-south access to the Sunset District, running from 20th Avenue at Golden Gate Park south to 19th Avenue at Wawona Street. This streetcar line operated from 1908 to 1945. Beginning in 1916, the route continued west along Sloat Blvd. to the beach on Sundays.¹⁸
- **Sloat Boulevard line**, which provided service from downtown to the beach. This streetcar line operated from 1909 to 1945, running on Sloat Boulevard on the southern edge of the Sunset District.
- **Taraval Street line**, which provided east-west service through the Sunset District, including the neighborhood's southernmost commercial corridor on Taraval Street, beginning in 1918. The L-Taraval connected downtown with the Sunset District via the Twin Peaks Tunnel. Service was extended from the original terminus of 20th Avenue to the beach in 1923.
- **Judah Street line**, which in 1928 provided a direct connection from downtown to the beach via the Sunset Tunnel. This still-operating streetcar line traveled east-west through the Sunset District along the neighborhood's northernmost commercial corridor.
- **25th Avenue line**, an early motorbus line which provided north-south access from Golden Gate Park to Noriega Street.



Detail from 1937 map of street car and motor bus lines.

Source: Miller McClintock, San Francisco City-Wide Traffic Survey, 1937.

¹⁸ Ibid., 35.

Automobility, Garages, and Streets

The initial wave of 1920s tract houses in the Sunset District corresponded with the mass adoption of automobiles citywide. In 1920, there were 47,969 passenger automobiles registered in San Francisco; a decade later that number had more than tripled to 146,182.¹⁹ Part of this increase was due to the significant reduction in the price of automobiles, opening up the market to the working- and middle-class. In 1910, for example, the price of a Model-T was \$950, equivalent to 22 months of average labor, but by 1924, the price had dropped to just \$290, equivalent to less than three months of average labor.²⁰

Many of these early automobiles were open-top and the majority were not watertight, necessitating indoor storage. In order to provide garage space while maximizing the number of houses per block, Sunset District builders opted to incorporate automobile storage into the house design. With few exceptions, Sunset District tract houses from the 1920s to 1950s featured automobile garages integrated into the house, which typically resulted in living spaces located above the ground-story garage. This early merging of automobile and living spaces was unusual for the time and resulted in a uniquely San Franciscan landscape of semi-attached single-family houses with prominent ground-story garages. Although several other communities in the Bay Area—notably Berkeley and Oakland—contain tracts of 1920s to 1930s houses, most feature larger lots with detached garages. There are no known examples outside of San Francisco (and later, Daly City) of the one-story-over garage format that characterizes the Sunset District.²¹



Left: Recently constructed Sunset District tract houses, 1926.

Source: San Francisco Public Library, Historical Photograph Collection

Much of the Sunset District was inaccessible by automobile into the 1920s. A 1926 United States Coast Survey map shows just a single north–south road (34th Avenue) traveling through the sand dunes of the central Sunset District.²² The nearest parallel through roads were 21st Avenue (to the east) and 45th Avenue (to the west). The map shows no east–west through roads in the eight-block area between Kirkham and Santiago Streets. By 1931, Sunset Boulevard, a block-wide boulevard with landscaped strips flanking an oversize roadway, was completed, thereby opening up a nearly mile-long north–south automobile thoroughfare through the central Sunset District. The wide, multi-lane thoroughfare presaged the importance of future automobile travel in the neighborhood, though the immediately adjacent blocks weren't typically developed until the late 1930s and into the 1940s.

Great Depression

The stock market crash of October 1929 and onset of the Great Depression resulted in mass unemployment and the near-collapse of the home-building industry in San Francisco and nationwide. Between 1928 and 1933 new residential construction and expenses related to home repairs fell by 95% nationwide.²³ In 1934, it was estimated that one third of

¹⁹ McClintock, 1937.

²⁰ Kenneth Jackson, *Crabgrass Frontier: The Suburbanization of the United States* (New York, NY: Oxford University Press, 1985), 187.

²¹ It is possible that such examples do exist, but it is highly unlikely that they were constructed prior to the adoption of this house form and massing in the Sunset District.

²² United States Coast Survey map, 1926.

²³ Jackson, *Crabgrass Frontier*.

the unemployed nationwide were identified “directly or indirectly” with the building trades.²⁴ The crash led to an immediate halt to the 1920s building boom in the Sunset District and signaled an end to the neighborhood’s signature Mediterranean Revival barrel front house, the style and form of which was rarely replicated after construction activity resumed in the mid-1930s. Although most residential construction ceased immediately after the crash, several clusters of residential tracts with wildly expressive “old world” architectural styles were constructed in the Sunset District in 1931 to 1933. Federal programs and policies to spur employment and stimulate building activity—which facilitated mass housing construction and increased home ownership in the Sunset District—are outlined below.

HOLC, FHA Loans, GI Bill, and Rise in Home Ownership

Beginning in the 1930s, the federal government played a direct role in dramatically increasing the construction and consumption of single-family housing for the middle-class. This involvement resulted in the adoption of mass production techniques in the construction industry and a dramatic increase in homeownership—from 44% of American families in 1934 to 63% in 1972.²⁵ The federal government’s role began during the Great Depression when the country faced an alarming drop in home construction and a rise in foreclosures.²⁶ To revive the moribund housing industry, the federal government created the Home Owners Loan Corporation (HOLC) in 1933 and the Federal Housing Administration (FHA) in 1934. These agencies revolutionized home financing by making it less expensive and less risky for banks and homeowners to finance mortgages. With its low-interest loans to homeowners, the HOLC pioneered the concept of a long-term, fully amortized mortgage. Prior to this, mortgages had to be renewed every five to ten years, and foreclosures often occurred because the owner could not secure financing to renew.²⁷ With full amortization, homebuyers had lower monthly payments with uniform payments spread over the life of the debt, and foreclosures became less likely.²⁸

The FHA insured long-term mortgage loans made by private lenders with the United States Treasury as guarantor. This reduced the risk to bankers, which led to lower interest rates and more manageable down payments.²⁹ Prior to HOLC and FHA, a typical down payment in the 1920s was at least 30% of the house value. HOLC and FHA policies resulted in a substantial reduction in down payment requirements, typically to less than 10% of the house value. With low down payments and mortgage payments extended for the 25- to 30-year life of the loan, home ownership became a feasible alternative for millions of Americans. While the HOLC’s lending programs were disbanded in 1936, the mortgage innovations and the FHA survived.³⁰ The Federal National Mortgage Association (aka Fannie Mae), introduced in 1938, further incentivized mortgage lending by purchasing FHA mortgages from private lenders.³¹

In addition to substantially increasing the feasibility of home ownership, the FHA stimulated building to an impressive and immediate degree. On a national scale, the construction of new houses nearly quadrupled in just a few years, from just 93,000 in 1933 to 332,000 in 1937. Exponential growth in the home building industry continued into the 1940s, with 399,000 houses constructed in 1938; 458,000 in 1939; 530,000 in 1940; and 619,000 in 1941.³²

²⁴ Ibid., 204.

²⁵ Ibid., 215-16.

²⁶ Ibid., 193.

²⁷ Ibid., 196-97.

²⁸ Ibid., 196.

²⁹ Ibid., 203-205.

³⁰ Glenn C. Altschuler and Stuart M. Blumin, *The GI Bill: A New Deal for Veterans* (New York, NY: Oxford University Press, 2009), 38.

³¹ Ibid., 185.

³² Ibid., 205.

In San Francisco in the mid-1930s and 1940s, these new mortgage programs and the concept of home ownership were heavily promoted by builders and by the FHA. Builders frequently highlighted the availability of FHA terms and FHA-approved financing in newspaper advertisements, the FHA placed frequent ads promoting the program, and the FHA's District Director D.C. McGinniss wrote a regular column in the Sunday "Home" section of the *San Francisco Chronicle*.

According to Carl Gellert, president of Standard Building Company, a prolific Sunset District building firm, it took several years for the public to fully realize the impact of amortized mortgages and to change their perceptions of home ownership. Anticipating increased home sales in 1939, Gellert stated, "I think we are in for a big home building year here. The advantages of buying on the FHA have had time to sink into the public's mind and there is an increasing 'own your own home' consciousness throughout San Francisco."³³ Construction data confirms Gellert's prediction: housing production and sales in the Sunset District reached record highs in 1939 and 1940.

The federal government also initiated programs to make buying a home easier for returning World War II veterans. The Servicemen's Readjustment Act of 1944, commonly known as the GI Bill, created a Veterans Administration (VA) to assist returning veterans purchase a home. The VA largely followed FHA policies and some argue functioned as a continuation and expansion of the FHA program.³⁴ In 1955, approximately 4 million veterans had purchased homes with VA-backed loans.³⁵

Segregation and Racial Restrictions

The homeownership incentives did not just promote homeownership but influenced where homes were purchased and by whom. The HOLC needed to predict the life of the housing it financed, but the appraisal methods it introduced and helped to standardize privileged white homebuyers in newly developing areas at a city's margins and beyond. Neighborhoods were valued using four grades. The highest grade went to new neighborhoods homogeneously populated with "American business and professional men."³⁶ Conversely, an older housing stock and the presence of foreigners or ethnic/racial minorities resulted in lower grades. African American neighborhoods were invariably rated with the lowest grade, colored red on the agency's maps. This practice of "red lining" steered FHA mortgage insurance and bank loans to less urban, less diverse areas.³⁷ Red lining continued into the mid-1960s, when the FHA modified its policies to reduce barriers to lending in these areas.³⁸

A 1937 HOLC residential security map of San Francisco reveals that the Sunset District—with the exception of previously built up areas near the Inner Sunset and near the Pacific Ocean—is uniformly drawn as green or blue, first and second grade respectively. No portion of the Sunset District was redlined. This favorable HOLC / FHA ranking had a direct impact on the neighborhood's rapid development and the success of the area's merchant builders.

³³ Francis Newton, "Merchandise Programs for an Operative Builder," *National Real Estate Journal*, June 1940, 36.

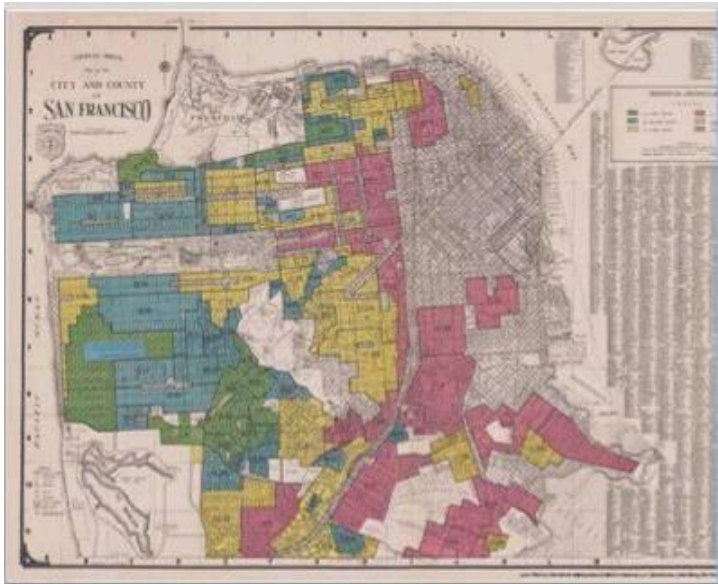
³⁴ Jackson, *Crabgrass Frontier*.

³⁵ *Ibid.*, 188.

³⁶ *Ibid.*, 197.

³⁷ *Ibid.*, 207-14.

³⁸ Allen R. Hays, *The Federal Government & Urban Housing: Ideology and Change in Public Policy* (Albany, NY: State University of New York Press, 1985), 86-87.



Left: 1937 HOLC Residential Security Map for San Francisco.

Green indicates first grade, blue is second grade, yellow is third grade, and red is fourth grade. Overlaid hatch marks indicate sparsely populated areas while hatch marks alone indicate largely industrial or commercial areas.

Source: <http://salt.unc.edu/T-RACES/mosaic.html>

In addition to government-backed red lining, deed restrictions and racial covenants—enacted by private developers—resulted in a segregated geography of race and ethnicity in San Francisco. Although deed restrictions that applied to a single parcel had been in use for more than a century, the new covenants “applied to the entire established neighborhood and extended into perpetuity.”³⁹ The parcel-based deed restrictions and neighborhood-based covenants were a reaction, in part, to the U.S. Supreme Court’s ruling in 1917 that struck down municipal residential segregation ordinances. As a result, some real estate boards and property owners associations “turned to contractual agreements between individuals which were not outlawed by the Supreme Court until 1948.”⁴⁰

In the 1920s, the use of restrictive covenants and deed restrictions, which legally prevented the sale of property to African-Americans, Asians, Jews, and other specified non-Caucasian groups, became widespread throughout the country.⁴¹ In San Francisco, many of the largest private builders of the 1920s to 1950s—such as Baldwin & Howell, Henry Doelger, Standard Building Company, and Metropolitan Life Insurance Company (Parkmerced)—included racial covenants or discriminatory practices prohibiting non-Caucasians from purchasing and/or renting properties, particularly in the western and southwestern area of San Francisco. It is interesting to note, however, that Sunset District builders typically did not adopt racially restrictive deeds until the late 1930s.⁴² For example, early tracts of picturesque houses designed in fully expressed Period Revival styles by Henry Doelger (1932) on 31st Avenue between Lawton and Moraga streets and by Oliver Rousseau (1932) on 36th Avenue between Kirkham and Lawton streets did not contain deed restrictions. By the late-1930s, however, racially restrictive deeds on new properties constructed in Doelger’s large-scale “Doelgerville” development appear to be standard practice. Restrictions on Doelger-built houses constructed in 1939 on the 1800 block of 30th Avenue, for example, state that the property “shall not be sold, conveyed, leased, rented or occupied by any person other than one of the White or Caucasian race.” It is possible, that in placing deed restrictions, Doelger was attempting to create an air of exclusivity to his later tracts, which cost less and featured far more restrained ornamentation and design.⁴³ Likewise, FHA appraisal policies discouraged FHA-backed loans in areas that contained a presence of foreigners or ethnic/racial minorities, resulting in a strong financial incentive for builders to restrict neighborhoods to whites/Caucasians. Nonetheless, this

³⁹ Gwendolyn Wright, *Building the Dream: A Social History of Housing in America* (Cambridge: MIT Press, 1983), 212.

⁴⁰ *Ibid.*

⁴¹ *Ibid.*

⁴² One notable exception is Fernando Nelson’s Parkway Terrace tract developed in the 1910s. Other exceptions are likely.

⁴³ In *Bourgeois Nightmares: Suburbia 1870-1930*, author Robert Fogelson posits that deed restrictions and covenants in working class and middle income neighborhoods were sometimes used to provide the appearance of exclusivity.

exclusionary practice casts a pall on the work of builders of that era. Not all builders placed racially restrictive deeds in the late 1930s. A review of select deeds indicate that Chris McKeon's 1936 "Rivera Heights" tract centered on 29th Avenue at Rivera Street contained no such restrictions, nor did a small tract developed by the Golden Gate Investment Co. in 1938 on 32nd Avenue at Quintara Street.

The incentives to keep non-Caucasians out of areas with high FHA ratings resulted in decreased opportunities for home ownership among San Francisco's racial and ethnic minorities. Although racial covenants and deed restrictions were ruled unconstitutional in a series of court cases beginning in 1948, the practice of exclusion continued, albeit unofficially. Even after 1948, the Standard Building Company, one of the Sunset District's largest builder firms, for example, was accused of refusing to show or sell houses to African Americans. In 1961, after picketing and a sit-in led by young African American lawyer Willie Brown,⁴⁴ a company spokesperson admitted that "we have not sold in the past to Negroes and the question of selling to Negroes in the future is still under advisement."⁴⁵ Picketing, unwelcome national attention, and pressure from San Francisco's political and civic leadership ultimately compelled the company to cease its unofficial discriminatory practices.

The Veterans' Welfare Board of California

A little-known precursor to the FHA and GI Bill—the California Veterans' Welfare Act—provided direct home ownership assistance to veterans of the first World War. In 1921, the State established the California Veterans' Welfare Act, appointing a commission to oversee assistance to World War I veterans in education and purchasing land for farming or private residences. The legislation was "designed to materially assist in rehabilitating the returned men and women who had vacated their residence in the State to serve their country in the World War..." Initially funded with \$10,000,000, the Veterans' Welfare Board (VWB) was created to administer the program. By 1936 a total of \$80,000,000 had been issued in bonds, \$65,000,000 of which was invested in properties for qualified veterans. The Farm and Home Purchase Act, which was overseen by the VWB, issued state funded loans to facilitate the purchase of properties upfront for qualified veterans. This was an early and successful model of amortized mortgages. Home buyers paid five percent of the property's selling value plus an administrative fee to the VWB. The advantages of this system were the buying power of cash, no payment of state taxes while the property remained in the state's ownership, and a two percent average savings on purchases compared to private loan options. District offices were located in Sacramento, San Francisco, Oakland, Fresno, Los Angeles, and San Diego.

In San Francisco, 180 homes were purchased in 1926, the second year of the program's Farm and Home Purchase Act, whereas by 1936 the number had increased dramatically to 2,141 homes purchased.

The VWB owned dozens of houses in the Sunset District. For example, the VWB purchased 1507 and 1511 33rd Avenue from the Rousseau brothers (Sunset District builders) shortly after construction in 1931. The buildings were then sold by the VWB, at favorable rates, to WWI veterans Walter J. Hilbrook and John D. Lumis, respectively. A comparison of sales ledgers, the 1937 San Francisco Assessor's block map, and original building permits reveals intensive VWB activity in the Sunset District. Henry Doelger sold many buildings to the VWB, and in 1937 alone the VWB owned 52 houses in the Sunset District.

In 1946, following World War II, the Department of Veterans Affairs and California Veterans Board were established to replace the VWB, among other agencies.

(Source: Biennial Report of Veterans' Welfare Board, June 1926 - June 1936, California State Printing Office, Sacramento, CA.)

⁴⁴ In 1995, Willie Brown was elected San Francisco's first African American mayor.

⁴⁵ S.F. Homes Picketing to Spread," *San Francisco Examiner*, June 3, 1961, as quoted in Woody LaBounty's "The Gellert Brothers and Lakeshore Park," accessed on the Western Neighborhoods Project website: www.outsidelands.org.

World War II

Five months after the U.S. entered World War II, a federal War Production Board construction order halted all non-essential private development in order to concentrate resources toward the war effort.⁴⁶ Many of the larger-scale builders including Henry Doelger, the Stoneson Development Company, Standard Building Company, and Galli Construction Company, shifted their activities from private construction and sales to war-related housing. During World War II, Doelger, for example, entered the defense housing market and constructed 3,000 military units in South San Francisco, Benicia, Vallejo, and Oakland. Despite the general prohibition on non-essential construction, several builders were able to continue residential development in the Sunset District and other areas of the City, arguing that private housing construction helped alleviate the severe housing shortage that resulted from migration of thousands of defense workers to San Francisco during the war. R. F. Galli, for example, built smaller “Holiday Homes” for war defense workers on a few block of 45th Avenue. Nonetheless, housing construction in the Sunset District largely evaporated from 1942 to 1944, only picking up in late 1945.

Post-World War II: Citywide

The years following the end of World War II witnessed an explosion in residential building activity. Thousands of new residential units were needed to house returning veterans, the now permanent “temporary” defense workers, and new families drawn to the area. More than a million servicemen and women and defense workers passed through the San Francisco Bay Area during the war. Many chose to return and settle in San Francisco at war’s end. San Francisco and Los Angeles experienced massive population increases immediately following the end of the war. New single-family tracts were developed into the 1960s.

San Francisco led the nation in residential construction immediately following the end of World War II. More house building permits—17,000 by May 1946—were authorized in San Francisco than in any other city in the U.S.⁴⁷ The vast majority (82%) of new houses was planned for owner-occupancy.⁴⁸ House prices in the immediate postwar era hovered around \$4,500, with the upper tier topping out at around \$10,000. Proposed rents averaged \$40/month with some rentals fetching up to \$80/month.⁴⁹

Although single-family buildings still predominated, the years following the end of World War II showed a marked increase in the number of multi-family units. In particular, there was a sharp increase in the number of two- to four-unit buildings and five- to ten-unit buildings. Though initially explosive, the postwar building boom quickly leveled off. Beginning in the period 1951 to 1955, residential construction dropped sharply. Just over 6,100 residential buildings were constructed, a 44% decrease from the previous five years. A new building form, however, gained popularity in the decade following the end of the war: high-density apartment towers and large-scale planned private developments. Just south of the Sunset District, builders Henry and Ellis Stoneson developed Stonestown, consisting of residential towers, townhouses, and a commercial development. Likewise, Henry Doelger shifted his operations from the Sunset District to an undeveloped area south of San Francisco, in what was to become the planned community of Westlake.

⁴⁶ Mason C. Doan, *American Housing Production, 1880-2000: A Concise History* (Lanham, MD: University Press of America, 1997), 49.

⁴⁷ “San Francisco Leads in Housing Permits,” *Architect & Engineer*, (May 1946): 29.

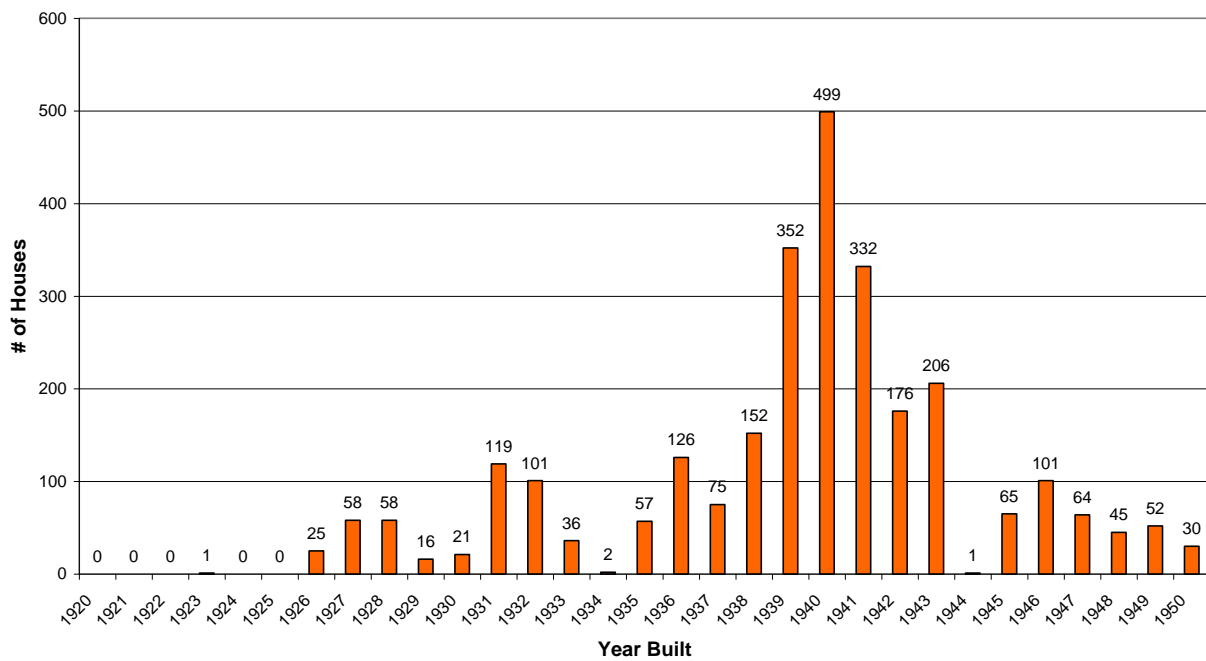
⁴⁸ *Ibid.*

⁴⁹ *Ibid.*

Construction Activity

Due to economies of scale, efficient Fordist production, and new government-backed mortgages, the late-1930s, in particular, witnessed an explosion of residential tract construction in the Sunset District. Beginning in the mid-1930s and continuing into the 1960s, home ownership was suddenly within reach of a wider range of household incomes. This intense period of building activity continued in the years immediately after World War II. Waves of construction activity in the Sunset District are revealed in an analysis of construction dates for single-family houses constructed in the Sunset survey area from 1920 to 1950.⁵⁰ Construction peaked in 1940, with 499 houses constructed in that year alone. Due to prohibitions on non-essential construction enacted during World War II, the number of residential buildings constructed after 1943 dropped precipitously, with just a single building constructed in 1944. Construction renewed at the end of World War II, although much of the land within the survey area was already built out. Postwar residential construction in the larger Sunset District was focused in then largely vacant westerly portions of the neighborhood. In particular, the blocks bounded by Noriega Street, 37th Avenue, Sloat Boulevard, and 46th Avenue feature a heavy concentration of postwar residential tracts.

Houses Built Per Year- Survey Area



Within the Sunset survey area boundaries, house production peaked in the years 1939 to 1941⁵¹.

⁵⁰ The following analysis is based upon extant building stock. Data was pulled from the San Francisco Planning Department's Parcel Information Database.

⁵¹ Year built data was pulled from the San Francisco Planning Department's Parcel Information Database.

Chapter 5

Buildings

Introduction

The Sunset District was developed in 1925–1950 by a handful of large-scale merchant builders who constructed thousands of houses on vacant sand dunes, as well as dozens of smaller builders who constructed a few blocks or scattered in-fill. Merchant builders are defined as large-scale firms that facilitated all process of land development. They purchased raw land, designed the subdivision plat, and designed, constructed and sold houses.⁵³ The term is often used interchangeably with “operative builder.” The largest builders—Henry Doelger, the Gellerts, and Ray F. Galli—constructed the majority of the neighborhood’s single-family houses. Mid-size firms were also influential; the Rousseau brothers of Marian Realty designed blocks of fantastically picturesque houses in the early 1930s, creating an “old world” aesthetic emulated by small and large-scale builders alike. By the late 1930s, the larger merchant builders had mastered the “Fordist” production of assembly-line house building. Rather than build houses individually, workers were organized into specialized crews, each focusing on a specific step in the process: foundation work, framing, sheetrock, siding, and roofing. Large-scale merchant builders also benefitted from economies of scale, the purchasing power of vast quantities of construction materials.



1500 block of 22nd Avenue, 1929.

This chapter documents the building plans, typologies, interior features, and landscape elements associated with residential tract buildings constructed in the Sunset District.

Exteriors

The exterior façades of Sunset District houses reflect myriad designs and architectural styles. To avoid monotonous blocks of identical buildings, builders offered a range of façade styles, with French Provincial, Spanish Colonial, Mediterranean, and Tudor Revival styles predominating. The wide spectrum of façade styles provided the appearance of variety and resulted in block faces with remarkably differentiated parapets, entrances and stairways, and fenestration patterns. Despite the uniform massing, set-back, and roof form, this range of styles and design features resulted in a streetscape that provided depth, visual interest, and heterogeneity in an otherwise homogenous landscape. The range of façade styles also provided consumers with more choices. Buyers had the option of choosing a traditional, period revival, or, in the late 1930s, a modernistic style house.

House plan catalogs provided information and advice to builders on acceptable styles, materials, ornament, and detailing. Guides and catalogs offered dozens of floor plans and layouts in designs favoring traditional and Colonial Revival styles and occasionally cautioned against too radical of a style. Only a handful of catalogs offered what was called “Spanish,” “or “Modernistic” styles, though one guide included such styles in its list of “eight architecturally accepted types of homes,” which also included American Colonial, Dutch Colonial, Cape Code Colonial, Georgian,

⁵³ National Park Service, *National Register Bulletin: Historic Residential Suburbs*, (Washington, D.C.: U.S. Department of the Interior).

Norman Farmhouse, and Tudor.⁵⁴ The popularity of the Colonial-inspired houses was linked to its long-time acceptance by the public and its enduring ability to maintain value. As one architect noted in 1939, “In the selection of style, obsolescence, the enemy of value, should be borne in mind. Jigsaw exteriors, overdone bungalows, and false gabled English were among many passing fads, while good colonial, early American, and Georgian have stood the test of time. If done well, they will always be good.”⁵⁵

Despite cautious advice contained in catalogs, several Sunset District builders in the late 1930s increasingly offered façades that reflected their interpretation of the Streamline Moderne style. Builders added this sleek new style in order to appeal to consumers interested in the Modern and Modernistic style emerging at that time. A very small minority—fewer than 10%—of the façades offered by builders during the late 1930s to 1940s were designed in the Streamline Moderne style.⁵⁶ The earliest known Modern tract houses in the Sunset District survey area were designed in 1936 by C. O. Clausen for the Golden Gate Investment Company. Located on the 2100 block of 33rd Avenue, these two tract houses mimic the Art Deco-inspired stepped-back design of Doelger’s sales office on Judah Street, which was designed by Clausen in 1932. Other early Streamline Moderne examples in the Sunset District, built in 1937, are credited to Henry Doelger and Jason Arnott. These houses, including the Doelger and Galli model homes marketed as the “Styleocrat” and “Casa Moderna,” provided some of the first Modern alternatives to traditional tract house design.

Sunset District tract houses were tightly packed, with no visual separation between buildings, in contrast to the fully detached models displayed in catalogs.⁵⁷ Likewise, catalog houses typically featured fully detached garages, with just a handful featuring semi-attached garages and none in the Sunset District model of living spaces set atop an integrated garage. The following section provides an overview of the unusual Sunset District building form, as expressed in nine distinctive building typologies constructed from the mid-1920s to the early 1950s.

⁵⁴ *The Home Idea Book*, (Johns Manville, 1939), 7.

⁵⁵ As quoted in David Gebhard, “The American Colonial Revival in the 1930s,” *Winterthur Portfolio*, Vol. 22, No. 2/3 Summer-Autumn, 1987), 109.

⁵⁶ Based on a random sample of three blocks located within the larger Sunset District neighborhood.

⁵⁷ Based on a review of 20 house plan catalogs dating from the 1920s to the 1940s.

Building Typologies

The nine Sunset District building typologies are primarily differentiated by distinct entry configurations, which are often associated with particular eras of construction. Regardless of these differences, nearly all single-family houses share the following features: small-scale massing; one-story over integrated garage; a prominent, often deeply recessed garage opening; flat roof; ornamented parapet; and front yard setback. A secondary tradesman door is often located within the recessed garage opening. Each typology can display a variety of architectural styles, though some typologies are closely associated with certain styles. Likewise, most typologies are closely associated with a specific time period, though overlap is common.

Stair / Entry Configuration Typology

Ground Floor Entry

The earliest iteration of the Sunset District tract house featured a recessed entry door located at the ground story. Built in the early 1920s, there are relatively few examples of this entry typology in the Sunset District and scattered examples exist citywide. This early version is unusual in that the entry door is at ground level adjacent to a garage, rather than at the second story, which is a near universal feature of tract houses built from the mid-1920s to 1950. A tradesmen door was typically located within the garage opening.⁵⁸ This typology typically displayed restrained traditional ornamentation, with an occasional reference to the Mediterranean Revival style.

Only a handful of the ground story entry typology is found within the Sunset survey area.



1386 15th Avenue, 1922.



1330 29th Avenue, 1925.

⁵⁸ Tradesmen doors were historically intended to receive home deliveries of ice, milk, and other items. A former resident recalled that tradesmen doors also allowed residents to enter and exit the house via the garage and back stairs, thereby “saving” the more formal hardwood floors interior stairs (Ungaretti, 2013).

Straight Side Stair

By the mid-1920s, builders had moved entry access from the ground level to the second story, which was accessed from a straight flight of side stairs. The stairway created a partial separation between adjacent buildings and modulated space between rows of semi-attached houses. The front door is clearly visible in this configuration. At the top of the steps is a small landing and semi-enclosed portico. The shape of the recessed entry portico often mimicked the shape of the deeply recessed garage opening. The straight side stair is most closely associated with mid-1920s barrel front Mediterranean Revival houses, though it can also be found on tract buildings—designed in a variety of styles—constructed into the 1940s.



1434 and 1438 28th Avenue, 1930.



1454 32nd Avenue, Christian Anderson, 1939.

Straight Side Stair, Open with Entry Arch

A variant of the Straight Side Stair, this typology also features an entrance arch or design element above the base of the stairs. This typology was primarily constructed from the late 1920s to the mid-1930s. Earlier versions often consisted of a discrete arch or hood, while later iterations displayed an arch created by a continuation of the front building wall. In both cases, the stairway is open air and the entry arch often partially obscures the view to the front door. Occasionally, a decorative metal arch was set atop stucco pillars; this metal arch typically matched the material and pattern of its adjacent balcony. This building typology is most closely associated with the Mediterranean Revival, Tudor Revival, and French Provincial styles.



1490 31st Avenue, 1933.



1667 32nd, 1935.

Transitional Side Stair

Commonly constructed in the early- to mid-1930s, this typology features a partially hidden staircase tucked into the side of the building. The primary entry doors of these buildings are not visible from the street. This variant can be considered a precursor to the popular Tunnel Entry typology (see below) that dominated in the 1940s. The minimally visible stairs are typically open air and are most often built with a slight curved configuration. A result of this configuration is a primary façade that extends the full width of the lot, creating the appearance of a larger building. Occasionally, a projecting alcove shelters the entrance to the stairs. The transitional side stair typology is most closely associated with Spanish Colonial Revival, Mediterranean Revival and Storybook design.



1575 35th Avenue, Rousseau, 1932.



2282 29th Avenue, Standard Building Co., 1936.

Angled Stair

The Angled Stair typology is uncommon in the Sunset District, though it was built over a period of several decades. It was primarily constructed in the early-1930s (though examples can be found as early as 1926) with scattered examples into the mid-1940s. This stair configuration typically featured solid cheek walls that extended into the front yard setback, toward the street. Clad in the same textured stucco, the cheek walls and stairs blended seamlessly with the building exterior and were often elaborately designed with stepped or curved flourishes. Stairs often began at the building's side property line to access a centrally located entry door. The primary entry doors typically did not face the street. Switchback stair turns were also common in buildings from the early 1930s. Occasionally, a secondary tradesman door was discretely placed beneath the stairway, within or adjacent to the garage opening. Most Angled Stair typology buildings from the early 1930s were constructed in the Mediterranean Revival style, though a range of styles was applied to the form in the early 1940s.



2238 35th Avenue, C.T. Lindsay, 1937.



2200 block of 30th Avenue, Nels E. Johnson, 1931.

Tunnel Entry

The vast majority of Sunset District tract houses feature the Tunnel Entry layout. Scattered examples were constructed in the Sunset District neighborhood as early as the mid-1930s⁵⁹ and the design rapidly caught on. By 1940, the tunnel entrance was standard form for most Sunset tract houses. The design is frequently credited to Ray Galli, though it was quickly adopted by most merchant builders. Within the Sunset survey area, the earliest documented Tunnel Entry was constructed in 1938.⁶⁰ Tunnel Entry houses display a wide range of styles, including Mediterranean Revival, Colonial Revival, Minimal Traditional, French Provincial, and Streamline Moderne.

The Tunnel Entry features an interior passageway leading from the front of the building to a deeply recessed ground story interior courtyard and stairway leading to the second story entrance. This interior passageway and courtyard is well lit and often contains interior planters and plantings.⁶¹ The arched, rectangular or peg-shaped opening at the ground story was originally open, though today most entry openings are secured with metal gates. Occasionally, a ground story bedroom opened out onto the passageway, though it was far more common for living spaces to be located upstairs or at the rear of the basement level.

Due to the absence of an exposed side stair, Tunnel Entry houses were typically built to the full width of the lot line, with no modulating space between buildings. Occasionally buildings were set back a foot from adjacent buildings; nonetheless, the overall visual impact is of a solid wall of attached row houses.



1479 32nd Avenue, Harrison, 1938.



1767 33rd Avenue, 1940.



2050 36th Avenue, 1954.



2238 Santiago Street, 1949.

⁵⁹ Zinns, *The Tradition Continued*.

⁶⁰ 1479 32nd Avenue was constructed by the unknown builder Harrison for the property owner Klint.

⁶¹ Zinns, *The Tradition Continued*, 15.

Massing / Interior Plan Typology

The following three house typologies—Split-Level, Hollywood Houses, and Patio Plan—are distinct for their massing or interior plan rather than a particular stair or entry configuration.

Split-Level

A rare typology in the Sunset District, the Split-Level house is unusual for its ground-story living spaces. Examples in the Sunset District are typically asymmetrical with the central entrance accessed via a short flight of steps. Henry Doelger constructed several dispersed blocks of Split-Level houses on 31st and 33rd Avenues⁶² in 1942. Eight years later he began construction of Westlake, a planned community south of San Francisco in which Split-Level is a common house typology. Split-Level houses in the Sunset District represent an early adoption of what would become a widely constructed property type—at a nationwide scale—in the 1950s to 1960s. The earliest known examples in the Sunset District were designed in the Mediterranean Revival style, while later examples built by Doelger favored Colonial Revival, French Provincial, Minimal Traditional, and Streamline Moderne styles.



2331 Rivera Street, Castle Building Co., 1931.



1900 block of 31st Avenue, Henry Doelger, 1942.

Holiday and Hollywood Houses

Unlike the vast majority of Sunset District houses, the Holiday and Hollywood Houses, designed by Ray Galli in the 1940s, are one-story with living spaces adjacent to, rather than above the integrated garage. Inspired by a visit to Southern California, Ray Galli constructed several blocks of these horizontally (rather than vertically) oriented houses, which he described as “Hollywood Houses”—in reference to the form, not any particular style—in the Outer Sunset near the Pacific Ocean.⁶³ There are no known examples of Hollywood Houses within the Sunset survey area. Like most tracts constructed in the 1940s, the Holiday and Hollywood Houses were designed in a range of styles, including Colonial Revival, Regency, French Provincial, and Streamline Moderne.



2100 block of 45th Avenue, Galli, 1941.



Holiday houses on 2100 block of 45th Avenue, Galli, 1941.

⁶² Other, smaller Doelger-built split-level tracts are found on 31st, 32nd, and 33rd Avenues.

⁶³ Lorri Ungaretti. *Stories in the Sand. San Francisco's Sunset District, 1847-1964*. (San Francisco: Balangero Books, 2012).

Patio Plan

Initially designed in 1932 by Oliver Rousseau, the Patio Plan typology introduced light and air to the central portion of nearly attached tract houses. It features an interior courtyard at the top story, which separated living and sleeping areas, and was typically accessible from several rooms. The Patio Plan configuration is not visible from the street. The typology is most closely associated with the Period Revival styles constructed in the 1930s and was less commonly built after introduction of the Tunnel Entry typology. Aerial photographs taken in 1937-1938 reveal the prevalence of this typology in the Sunset District.



Aerial view of Patio Plan oval-shaped interior courtyard atriums on the west side of 34th Avenue. Designed by Oliver Rousseau.

Source: Bing.com



Patio Plan courtyard of a Rousseau-designed house in the Sunset District. Address unknown.

Source:
<http://www.sfgate.com/homeandgarden/article/Brightening-the-Sunset-Oliver-Rousseau-a-2703046.php#page-1>



Three sets of French doors open onto the interior courtyard at 1557 35th Avenue. Designed by Rousseau, this open-air patio was later enclosed with a skylight.

Source:
<http://www.sfgate.com/realestate/article/The-Walk-Through-1557-35th-Ave-San-Francisco-3164236.php>

Interiors

To minimize costs and maximize efficiencies, the interiors of Sunset District houses were typically limited to a few standardized layouts. The typical Sunset District house consisted of five rooms and slightly less than 1,000 square feet of livable area. It contained a single bathroom, a fireplace in the living room, two bedrooms, and a two-car (parked in tandem) garage. The separate living and dining rooms were typically located at the front, kitchen and bathroom near the center, and two bedrooms overlooking the rear yard. Variations on the basic five-room floor plan included built-in breakfast nooks, sunrooms, a third bedroom, or ground story living spaces. The enormously popular “Patio Plan,” introduced in 1932 by the Rousseau brothers, included a second-story interior atrium space that provided additional light and air to adjoining rooms.

The ground story (basement/garage) configurations varied greatly. The ground story of a Rousseau tract on 26th Avenue, for example, featured “a finished social room, with buffet and corner fireplace,” in the space adjacent to the laundry and three-car garage.⁶⁵ The Standard Building Company offered greater flexibility in its unfinished ground story space, describing it as a “huge basement capable of garaging four cars or allowing an ample social hall, servants’ quarters, or large laundry.”⁶⁶

Residential tract buildings feature many interior flourishes. Interior arched doorways and room dividers were common, particularly in the early 1930s. Bathrooms and kitchens often featured colorful polychromatic ceramic tiles. Floors were often wood or parquet. Several builders commissioned murals for the interior living rooms. Muralist Harry Tyrell painted murals over the fireplaces of Doelger’s early-1930s Sunset District tracts⁶⁷ and Oliver Rousseau’s houses on 36th Avenue likewise featured murals, several of which are known to exist.⁶⁸ Decorative interior stenciling can also be found in mid-1930s houses.

Descriptions of the most common layouts for 1930s to 1940s Sunset District tracts—the Junior 5, Tunnel Entrance, and Patio Plan—are described below. Interior plans and descriptions were accessed from www.saxerealestate.com and are summarized below.

⁶⁵ “Startling New Homes at Unbelievably Low Prices,” *San Francisco Chronicle*, December 26, 1931.

⁶⁶ “New Sunstream Homes Nearing Completion,” *San Francisco Chronicle*, September 9, 1939.

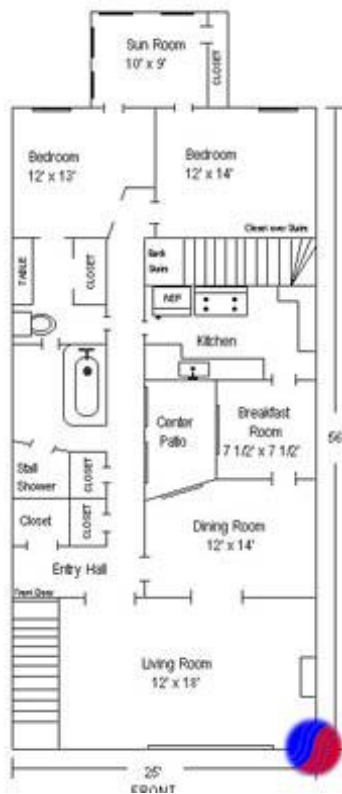
⁶⁷ Thatcher Covely, *Doelger Built Homes of the Moment*, (Booklet produced for Henry Doelger Builder Inc., 1935), 32.

⁶⁸ Several property owners contacted the Department regarding the presence of interior murals in buildings with the Sunset survey area.



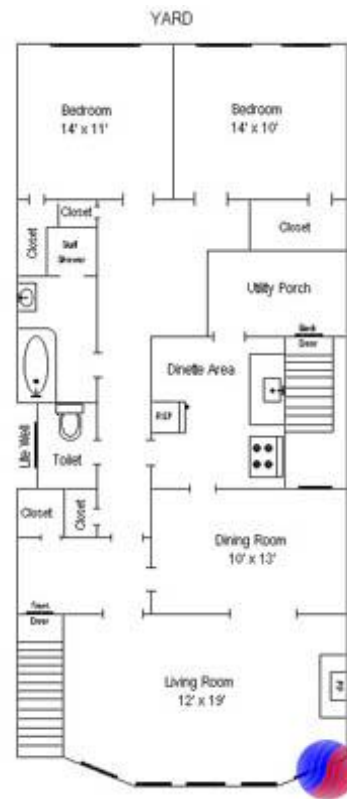
Junior-5

The Junior-5 is a basic and common floor plan built in the Sunset District. The name refers to the five-room interior configuration. Most Junior-5's were constructed during WWII and into the late 1940s. The average plan is slightly less than 900 square feet. The plan features a combined kitchen and dining area. "Jumbo" versions of the Junior-5 were constructed primarily in the postwar era and feature larger rooms and/or a third bedroom off the first floor tunnel passageway. The second floor living space of most Junior-5 buildings is through a tunnel entry.



Patio Plan

A still popular house plan layout, the Patio Plan configuration is referred to by some as the "Cadillac of the Avenue homes." It was built primarily in the early 1930s with occasional examples dating to the early 1940s. The name refers to the interior second floor center courtyard atrium, which is accessed from the hall, dining room, and breakfast nook. The patio serves to provide additional natural light to the center of the house.



Barrel Front

The barrel front layout featured a large living room, dining room, and separate Pullman built-in dinette. The barrel front layout could be expanded to include three upstairs bedrooms or a sunroom at the rear. A second set of interior stairs occasionally led to a downstairs den or social room.

Landscape Features

The Sunset District is subdivided on a standard grid pattern. Uniform front yard setbacks of approximately 10' characterize most blocks and tracts from the 1920s to 1950 and feature remarkably uniform landscape features. Paved entry walkways and driveways were typically flanked by narrow strips of lawn. Occasionally, the concrete walkways or driveways were scored with a curvilinear or geometric pattern. An additional thin swath of lawn was often found between the sidewalk and the curb. Some tracts historically featured small-scale shrubbery. Street trees are notably absent. The Sunset District's foggy climate and sandy soil make it difficult to maintain landscaping. With the exception of Parkway Terrace, an eight-block 1910's development that featured built-in concrete corner benches, the Sunset District does not feature planned landscape design elements that are found in surrounding neighborhoods. For example, the Sunset District does not contain curvilinear streets, uniform fences or tree species, alleys,⁶⁹ purposeful landscape design, or street furniture such as gates, pillars, or other entry markers.⁷⁰

The appearance of the neighborhood's existing landscape of uniform front yard setbacks might have changed drastically in the 1940s had prominent merchant builders succeeded in their effort to implement an alternative setback configuration. In 1943, builder Chris McKeon spearheaded a "crescent" setback frontage proposal for the Sunset District that would have required staggered front yard setbacks. McKeon—the then-Secretary of the Associated Home Builders—proposed a requirement to build corner houses directly to the property line, staggering back gradually to a setback of nine feet at the center of the block.⁷¹ Supported by builders, the proposal was touted as significant for the future development of the Parkside and Sunset District neighborhoods. Neighborhood residents, however, strongly resisted the contentious plan, which was narrowly rejected by the Board of Supervisors.

⁶⁹ A handful of one- or two-block long alleys are scattered within the Sunset District. Alleys, however, are not part of the neighborhood's standard street pattern.

⁷⁰ Several neighborhoods adjacent to the Sunset District display curvilinear streets (St. Francis Wood), uniform picket fences or specific tree species (Lakeside), alleys with fronting attached garages (Merced Manor and Balboa Terrace), purposeful landscape design (Parkmerced and Balboa Terrace), or street furniture such as gates, pillars, or other entry markers (Ingleside Terraces).

⁷¹ "Building Line in Parkside Upheld," *San Francisco Chronicle*, June 15, 1943.

Chapter 6

Builders

Merchant builders were responsible for constructing tracts of single-family houses on vast swaths of land in the west, southwest, south, and southeast areas of San Francisco. The larger builder firms purchased full blocks of vacant land for residential development rather than engage in a piecemeal, parcel-by-parcel approach. By building dozens, hundreds, and even thousands of houses, these builders were able to economize construction costs, increase speed and efficiency of construction, and offer affordable houses for the newly burgeoning class of middle-income San Franciscans. The Excelsior, Portola, and neighborhoods to the south and southeast were more often developed by smaller builders, who focused on just a few blocks. To the west, however, where large swaths of land were still untouched, builders such as Ray Galli, Henry Doelger, and the Standard Building Company developed thousands of houses atop the former sand dunes of the Sunset District.

Sunset District builders shared several notable characteristics. Many merchant building firms were family-run, often by brothers, for example, Oliver and Arthur Rousseau, Henry and John Doelger, Ray and Frank Galli, Carl and Fred Gellert (Standard Building Company), and Henry and Ellis Stoneson. These men were often young (many began building careers while in their early 20s), always white, and often emerged from working-class backgrounds. Many Sunset District builders were of draft age during World War I and several are confirmed veterans. They were typically high school graduates, with no formal architectural training (with the notable exception of Oliver and Arthur Rousseau), and several had no more than a grammar school education. They tended to design buildings in-house or use standardized plans, rather than commission consulting architects. Some were carpenters who transitioned to larger-scale building operations, while many others transitioned to residential development from wholly unrelated fields. Chris McKeon and Claude Lindsay, for example, were butchers, Henry Doelger sold tamales—and was a reported bootlegger—and Ray Galli a bookkeeper. Most were native San Franciscans, and, importantly, most builders resided in the Sunset District, often within the tracts they designed and built. They were fully invested in the successful emergence of this new neighborhood. During the course of their careers, many went on to serve on influential boards and commissions, including the powerful Associated Home Builders of San Francisco (Boyd C. Lindsay, McKeon, Doelger, and Ray Galli), Golden Gate Bridge Board of Directors (McKeon), and a Bay Area Rapid Transit (BART) commission (Doelger).

This chapter documents the work of large merchant building firms who led the development of the Sunset District, as well as the smaller-scale builders, who played a largely unacknowledged role in the neighborhood's development. The descriptions of individuals and firms include a short personal biography, a career summary (focused on Sunset District developments), and representative examples of their work in the Sunset District. While the information provided in this section is not comprehensive, it has been compiled as a guide to provide greater context for the works and careers of influential builders during this era of intensive residential building activity. The chapter is divided into major builders (typically merchant builders) and small-scale builders (who typically constructed buildings on scattered lots, rather than large tracts).

Large-Scale Builders

Henry Doelger

Henry Doelger dominated the home-building industry in San Francisco in the 1930s and early 1940s. During his 30-year career, Doelger's firm constructed approximately 11,000 buildings in San Francisco, primarily in the Sunset District.⁷⁴ From 1934 to 1941 he was the largest home builder in the U.S., constructing an average of two houses a day and employing 500 people, earning him the moniker "the Henry Ford of housing."⁷⁵ His specialty was a one-story over garage, single-family house, though he also built a limited number of duplexes and apartments in the Sunset District. Doelger was undoubtedly, the most influential Sunset District developer and in many respects, Doelger's career is illustrative of the other large merchant builders of that era. Therefore, a more detailed documentation of his career and building practices was warranted for this historic context statement.

Biography

Henry Doelger was born in San Francisco on June 24, 1896 in a back room above his parent's bakery at 1321 Mason Street.⁷⁶ In 1904, his parents opened a grocery store at 7th Avenue and Hugo Street in the Inner Sunset and moved the family to the residential unit above the store⁷⁷ His father died when he was ten years old, prompting Henry to quit eighth grade (a few years later) to work in order to contribute financially to his family. He never returned to school and later stated that he would "flunk a fifth-grade arithmetic test."⁷⁸

In 1922, while still in his 20s, Doelger bought (and sold) his first lot in the Sunset District, an area that 15 years later would be known as "Doelger City." With his brother Frank, an established Sunset District realtor, Henry entered the realm of real estate speculation, purchasing raw land as speculative investments. His first investment, an empty lot at 14th and Irving Streets, purchased for \$1,500 in 1922, was flipped a few months later for a handsome profit.⁷⁹ Several years later Doelger's investments increased in scale when, using borrowed money, he purchased 14 blocks for \$140,000 (\$10,000 a block). Henry's son Michael Doelger describes his father's shift from speculation to construction:

My father's older brother, Frank, taught him how to buy and sell lots, how to speculate. My father bought lots, but during the hard economic times there were no buyers for 'raw lots.' My father had overextended himself by buying these lots and had to recoup his costs. He hooked up with Carl Vedell. They hired a few carpenters and built a few houses. When these sold, they built more. His success in building and selling grew out of necessity: he couldn't sell empty lots, but with houses on them he could.⁸⁰

In 1927, Doelger built his first house in the Sunset District, a barrel front, single-family house at 1427 39th Avenue.⁸¹ Later that year, on that same block, he began construction of the first tract of Doelger-built homes.⁸² This solid block face of barrel front Mediterranean Revival houses, located on the 1400 block of 39th Avenue between Judah and Kirkham Streets, features alternating parapet forms and remains largely intact. Like other early tract builders of that

⁷⁴ Rob Keil, *Little Boxes: The Architecture of a Classic Midcentury Suburb* (Daly City, California: Advection Media, 2006). Note, because Doelger destroyed his business records, the exact number of Doelger-built houses in San Francisco is unknown. The 11,000 figure quoted in various publications may overstate his building activity, though it is within the realm of possibility. Doelger assigned a serial number to each of his houses (and possibly, dwelling units). The serial numbers for his Westlake development begin in the 13,000-range, lending some weight to the argument for 11,000 San Francisco houses.

⁷⁵ Rob Keil, *Little Boxes*, 31.

⁷⁶ Crocker-Langlely San Francisco Directory, 1896; and Keil, *Little Boxes*, 31.

⁷⁷ Andrew Curtin, "Henry Doelger, The City's premier homebuilder dies," *San Francisco Examiner*, July 24, 1978, 24. Note: Doelger is the only known Sunset District builder to have grown up in the Sunset District.

⁷⁸ *Ibid.*

⁷⁹ "Henry Doelger, The City's premier homebuilder dies," *San Francisco Examiner*, July 25, 1978.

⁸⁰ As quoted in Lorri Ungaretti's *Stories in the Sand: San Francisco's Sunset District, 1847-1964* (San Francisco: Balangero Books, 2012), 61.

⁸¹ The Western Neighborhoods Project documented and confirmed the correct address of Doelger's first house. <http://www.outsidelands.org/first-doelger.php> The San Francisco Assessor's office provides a construction date of 1927.

⁸² Thatcher Covely, *Doelger Built Homes of the Moment*. (Promotional booklet published by Henry Doelger Builder Inc., 1935), 47.

era, Doelger's first tract houses were designed in a single style, with identical massing and footprint, with differentiation limited to window muntin pattern, cornice ornamentation, and alternating parapet forms.



Fisheye view of Doelger's first tract development on the 1400 block of 39th Avenue.

Photo: Google Maps.

San Francisco City Directory listings trace his evolution from real estate speculation to construction: in 1925 and 1926 Doelger's listed occupation was "real estate," in 1927 it expanded to "real estate and builder," and by 1928 he is listed solely as a "builder."

During this early phase of his career, Doelger worked out of a one-room office in the basement of the apartment building he lived in at the northwest corner of Eighth Avenue and Judah Street (1391 Eighth Avenue/300 Judah Street). This basement office, which Doelger described as a "hole in the wall,"⁸³ was located next door to what would become the Doelger Building at 320 Judah Street.

320 Judah Street + Expanding Firm

In order to accommodate a growing number of employees and to provide a base for marketing and sales, Doelger in 1931 commissioned architect Charles O. Clausen to design a headquarters for his growing business. The new building functioned as a sales office, warehouse, and prominent visual advertisement for Doelger's emerging home building firm. Its bold Modern design was highly unusual for that time and Doelger highlighted the sales office in promotional materials, including the cover photograph of a 1936 promotional booklet. According to Doelger's son, Michael Doelger, the expanded building "held the sales office, the executive offices, and [Doelger's] workrooms, where some of his house designs were created."⁸⁴ Lumber, construction materials, a fleet of Doelger trucks, and hardware were also stored onsite.

By the mid-1930s, Henry Doelger Builder Inc. employed an increasing number of in-house employees who worked at 320 Judah Street, including architectural designers John Hunter and O. E. Peterson;⁸⁵ a painting and decorating department led by H. G. Douglas; a team of salesmen; and Doelger's secretary Ms. Alpha Porter, whom Doelger later described as his "right hand man."⁸⁶ Henry's younger brother John was also actively involved in the business. As a carpenter in 1927, he constructed many of the company's early homes. His roles at the company included carpenter, foreman, and superintendent of construction, and, by 1934 he served as the company's vice president.^{87 88}

⁸³ "Doelger Opens New Firm Offices," *San Francisco Examiner*, Saturday, April 20, 1940, 10.

⁸⁴ San Francisco Architectural Sunset Parkside Education and Action Committee (SPEAK), Architectural and Historical Resources of the Sunset District, "Sixteen Notable buildings," 2004-2005.

⁸⁵ Thatcher Covely, *Homes of the Moment*, 40.

⁸⁶ *Ibid.* and "Doelger Opens New Firm Offices," *San Francisco Examiner*, Saturday, April 20, 1940, 10.

⁸⁷ "Firm Official Began Service in Overalls," *San Francisco Chronicle*, May 5, 1940, front page of "Home" section.

⁸⁸ San Francisco City Directories, 1928-1940.



Henry Doelger in front of one of his first housing tracts, c. late-1920s.

Source: Leslie LaManna, www.outsidelands.org

“Henry Ford of Housing”

Doelger’s business continued to grow at an unprecedented pace. By 1940, Doelger had constructed more than 2,500 homes, mostly single-family houses in the Sunset District and Golden Gate Heights area, with 425 bought and sold in 1939 alone.⁸⁹ The largest concentration of Doelger houses spanned a cross-section of the Sunset District, from 15th Avenue, between Lawton and Quintara Streets, to the Pacific Ocean.⁹⁰ At that time, Doelger’s operation at 320 Judah Street employed 26 workers (including designers, draftsmen, sales staff, and administrative staff) and seven crews of carpenters totaling 300 men.⁹¹ Doelger’s lead in-house architectural designer for more than 20 years Chester Dolphin along with staff designer Ed Hageman developed versions of standardized plan layouts for five- and six-room houses.⁹²



Chester Dolphin (left) and Ed Hageman (right) in the drafting room at 320 Judah Street, circa 1937.

Source: Daly City Public Library Photo Collection.

By 1940 Doelger was recognized as the nation’s largest home builder and promoted himself as the builder of the nation’s fastest selling homes.⁹³ He was able to offer lower prices than small-scale builders because of the economies of scale of his building operation. By purchasing vast quantities of nails, lumber, and gypsum, for example, Doelger was able to command a lower price, which he passed on to consumers. He called this “buying power” and emphasized its importance in various marketing materials.⁹⁴ A promotional brochure from 1940 notes, “By the tremendous savings effected in the purchase of building materials in carload lots, Henry Doelger is able to build and sell a far better home at a lower cost than ordinarily could be done by smaller builders.”⁹⁵ Doelger was inspired by Henry Ford’s model for mass

⁸⁹ Brochure: *America’s Fastest Selling Homes are Built by Doelger*, 1940.

⁹⁰ *Ibid.*

⁹¹ *Ibid.*

⁹² *Ibid.* Note that neither Dolphin nor Hageman was a trained or licensed architect (Keil, *Little Boxes*, 74-77).

⁹³ Brochure: *America’s Fastest Selling Homes Are Built by Doelger*, 1940.

⁹⁴ Thatcher Covely, *Doelger’s Homes of the Moment*, 1936.

⁹⁵ Brochure: *America’s Fastest Selling Homes Are Built by Doelger*, 1940.

production of automobiles and applied this “Fordist” production model to assembly-line house building. Rather than build houses individually, workers were organized into specialized crews, each focusing on a specific step in the process: foundation work, framing, sheetrock, siding, and roofing. At one point Doelger even experimented with a conveyor belt to move pre-fabricated parts. To cut costs in his later developments, Doelger had his own planing mill at the job site.⁹⁶

By the early 1930s, builders had shifted from constructing tracts of nearly identical buildings designed in the same style to tracts that displayed a wide range of architectural styles. Although the interior layouts were limited to just a few options, the façades of Doelger’s early 1930s houses are extraordinarily picturesque, featuring miniature chateaus and castles designed in the Spanish Colonial Revival, Tudor Revival, French Provincial, Mediterranean Revival, and Storybook styles. This range of styles resulted in block faces with remarkably varied roof forms and cladding, entrances and stairways, fenestration patterns, and ornamental detailing.

The exuberant designs of the early 1930s, however, had evolved by the late 1930s into more restrained versions of this wide spectrum of architectural styles. The FHA stimulus and resultant mass production of housing resulted in exterior façades that were more standardized, displayed less articulation, and were quicker and cheaper to construct.



Doelger's early- to mid-1930s Sunset District tract houses featured fully expressed Period Revival styles, such as this muscular Spanish Colonial Revival house at 1530 33rd Avenue, built in 1935.

Design features touted by Doelger include an internal patio, a “Pullman” breakfast nook, a center atrium, a reverse floor plan, and a “daylight” kitchen.⁹⁷ In February 1941, Doelger told the *San Francisco Examiner*, “the very nature of this work ... requires constant ingenuity, for example kitchens which avoid a laboratory like uniformity and bring for a spontaneous ‘that’s the kitchen I want’ from women visitors. Through the conscientious effort to make each house not merely a job number, but the potential ‘perfect home’ for someone, builders are fulfilling a real obligation to the community.”⁹⁸

Due to economies of scale, efficient Fordist production, and new government-backed FHA mortgages, Doelger was able to offer the affordable homes and the possibility of home ownership to a wider range of household incomes. In 1941, buyers could purchase the \$5,560 “Rainbow House” with a 10% down payment and \$37.50 monthly mortgage. The slightly smaller “Freedom House” was available in 1942 for \$4,780, with \$480 down and a monthly mortgage of \$32.50.⁹⁹

⁹⁶ Keil, *Little Boxes*.

⁹⁷ Brochure: America’s Fastest Selling Homes Are Built by Doelger, 1940.

⁹⁸ *San Francisco Examiner*, “Builders Owe Debt to Community,” February 8, 1941.

⁹⁹ Housing costs listed in 1941 and 1942 advertisements in the *San Francisco Chronicle*, accessed (July 2012) at www.outsidelands.org.



Doelger posted numbered job cards in the basement of each house. His 3,230th house located on 33rd Avenue, was built in 1942.

By the late 1930s, consumers had the option of choosing a traditional revival style or a modernistic Streamline Moderne house. Doelger's early versions of the Streamline Moderne style, marketed as the "Styleocrat" and the "Rainbow House," provided some of the first Modern design options to his largely traditional or revival façade designs. Features such as glass block walls, curved balconies, flat parapets, and porthole windows are hallmarks of Doelger's early Modern designs. "We used to call that dog-and-cat hospital architecture," staff designer Edward Hageman of the glass block walls that are ubiquitous feature of Doelger's Streamline Moderne designs.¹⁰⁰ Around 1940, Doelger explained his decision to offer a variety of styles, including new Modern styles: "We've kept foremost in our minds the realization that houses, like people, have a definite character which should be expressed and which is completely lost if long rows of identical houses are constructed, as once was a builder's policy."¹⁰¹

The geographic focus of Doelger's building operation was San Francisco's emerging Sunset District neighborhood. From the late 1920s into the early 1940s, Doelger constructed many of the houses bounded by 27th Avenue, 39th Avenue, Kirkham Street, and Quintara Street.¹⁰² He also constructed larger, often detached houses on many blocks of Golden Gate Heights and Sunset Terraces. During World War II, Doelger worked for the United States Army Corps of Engineers and built an estimated 3,000 military dwelling units in South San Francisco, Benicia, Vallejo, and Oakland.¹⁰³ By 1948, Doelger had expanded his building ventures to the Richmond and Parkside areas, as well as San Mateo County. Plans for a new developments called for "200 sets of two-family flats, together with 25 four family and six-family dwellings in San Francisco proper."¹⁰⁴ Additionally, he had begun plans for more houses in the Golden Gate Heights neighborhood.



In 1939, Doelger built a handful of large detached single-family houses on 15th Avenue. The period revival houses were set on oversize lots and featured a rear alley, expansive front lawns, matching white picket fences, and mailboxes that were designed as miniature replicas of each house. Several of the mailboxes are extant.

¹⁰⁰ As quoted in a January 29, 2003 *New York Times* article by Patricia Leigh Brown: "Praising San Francisco's Champion of Conformity."

¹⁰¹ As quoted in Rob Keil's *Little Boxes*, 86.

¹⁰² Ken Zinns, *The Tradition Continued: The Sunset District Rowhouse of San Francisco, 1920–1945*, (Master's Thesis, December 9, 1983). Also, one of Doelger's promotional brochures from 1940 explicitly describes "Doelger City" as 26th to 36th Avenues between Noriega and Quintara Streets.

¹⁰³ Bunny Gillespie, *Images of America: Westlake* (San Francisco: Arcadia Publishing, 2008).

¹⁰⁴ *San Francisco News*, "Doelger Pushes Dunes," April 6, 1948.

Rousseau Brothers / Marian Realty Company

Founded in 1922, the Marian Realty Company was led by Arthur Rousseau and his younger brother, Oliver Rousseau. Unlike many Sunset District builders, the brothers were trained architects with deep ties to the architectural community in San Francisco. Their father and former partner, Charles Rousseau, was a renowned and prolific Victorian-era master architect. During the 1920s, the Rousseaus designed and constructed large apartment buildings, hotels, and office buildings, and the company was known as “one of the largest realty development and building organizations in the West.”¹⁰⁵ The economic crisis precipitated by the 1929 stock market collapse, however, forced the Rousseaus to radically shift their business focus. As the demand for large-scale projects dried up, the brothers transitioned to the construction of single-family houses in order to meet the demand for affordable housing. Arthur, the firm’s president, focused on the development financing, while Oliver was tasked with designing architecturally stimulating houses that were affordable to households of moderate means.¹⁰⁶ In the early 1930s, the Marian Realty Company partnered with the Whitney Investment Company (headed by Oliver Rousseau) to develop single-family residential tracts, one block at a time, in the Sunset District.¹⁰⁷

The highly picturesque Storybook single-family houses designed and developed by the Rousseau brothers in the early 1930s had a tremendous impact on the form, massing, and stylistic detailing of subsequent Sunset District residential tracts. Innovative design elements, such as the interior courtyard, a plan layout developed by Oliver Rousseau in 1932 that featured a top-story open-air patio, was widely adopted by Sunset District builders in the 1930s. In addition to the patio floor plan, which was described as “revolutionary in character,” Rousseau’s buildings featured integrated design and functionality elements that were considered new to San Francisco at that time, such as the two- and three-car garage, sunken living rooms, water heaters, and laundry machines.¹⁰⁸

Although the Rousseau brothers developed properties in the Sunset District during a span of only a few years (1931 to 1933) the stylistic impact of these houses on the emergent neighborhood was and is pronounced. Rousseau-designed houses are notable for their high level of architectural expression, Storybook-inspired design, inventive fenestration, and often-whimsical entry configuration. Although it is estimated that the Rousseaus built fewer than 200 houses in the Sunset District, later builders and designers—including developer Henry Doelger and architect Charles Clausen—often directly incorporated signature design elements from Rousseau buildings. The Rousseau tracts embodied a dramatic shift from near-identical houses designed in a single style (Mediterranean Revival) to houses designed in a profuse array of architectural styles—Storybook, Tudor Revival, Spanish Colonial Revival, French Provincial, and Mediterranean Revival—united by common setback, form, and massing.

¹⁰⁵ “Building Firm Plan to Erect 200 Residences,” *San Francisco Chronicle*, April 9, 1932.

¹⁰⁶ “Oliver Marian Rousseau,” *City-County Record* 20 (1953): 10-11, 21.

¹⁰⁷ “Home Demand Called Omen,” *San Francisco Examiner*, October 7, 1933.

¹⁰⁸ “6,000 See New Patio Plan,” *San Francisco Examiner*, February 4, 1933.



Built in 1933, this 34th Avenue Spanish Colonial Revival style house displays many of Rousseau's exuberant design elements.

The Rousseau brothers' first Sunset District development, consisting of 24 houses on 33rd Avenue, between Kirkham and Lawton Streets, was completed in May 1931. Other smaller clusters of Rousseau houses are located on 26th, 35th, 38th, and 43rd Avenues, Irving Street, and Noriega Street. The firm's Sunset District work culminated in 1933 with the construction of three blocks adjacent to the newly paved Sunset Boulevard. At 93 houses, this final development was by far the firm's most ambitious in the Sunset District and contains the largest and most expensive of the firm's houses. Oliver and Arthur Rousseau settled with their families in this development immediately after its completion, and their presence no doubt lent cachet to the emerging neighborhood. Oliver Rousseau resided in the large Spanish Colonial Revival corner building at 1598 36th Avenue from 1933 to 1937.¹⁰⁹ At the other end of the block, Arthur Rousseau resided at 1500 36th Avenue, in a Storybook-inspired Tudor Revival corner building, from 1933 to 1937.¹¹⁰ A third Rousseau (Annie), of unknown relationship to the brothers, resided at 1573 34th Avenue.

The Rousseau brothers were among a handful of developers active in the Sunset District during the Depression and prior to the advent of the Federal Housing Act's low-interest mortgage loan guarantees and the resultant mass construction of houses and rise of home ownership in the Sunset District. They were active in an area of the Sunset District that consisted, in large part, of vast sand dunes and scrubland. In order to attract potential home buyers to this fairly desolate area, the Rousseau brothers relied heavily on marketing strategies and partnerships with interior designers—including tours of fully furnished Model Homes—to successfully advertise and promote sales in this outlying San Francisco neighborhood. Named Model Homes, such as the "Sunset House" and "Surprise House," proved enormously popular with the public and were enthusiastically reviewed in local papers. The *San Francisco Chronicle* described the firm's early Model Houses thusly: "So great was the interest manifested by home lovers in the display that upon the sale of the Sunset House, it was decided to open a new exhibit in an adjoining home to accommodate the thousands who were unable to see Sunset House and to demonstrate different ideas for the decoration of a bungalow home."¹¹¹ District buildings were also advertised as an investment opportunity as the land value in the developing Sunset District was expected to increase.¹¹²

Although the Sunset District houses proved popular with the public and sold rapidly, the Marian Realty Company incurred mounting debts and the firm declared bankruptcy at the close of 1933.¹¹³ At that time, the firm's liabilities were listed at more than six million dollars, with debt scattered among many banks, insurance companies, and mortgage firms. A month later, Arthur Rousseau declared personal bankruptcy. In April 1934, Oliver Rousseau formed a solo real estate and brokerage firm called "Rousseau & Company" headquartered at 5408 Geary Boulevard

¹⁰⁹ Polk's Crocker Langley *City Directory*, 1931-1937.

¹¹⁰ *Ibid.*

¹¹¹ "Exhibit Shows Artistry of Decorations," *San Francisco Chronicle*, April 29, 1932.

¹¹² *Ibid.*

¹¹³ "Marian Realty Firm Declares Bankruptcy," *San Francisco Examiner*, December 29, 1933.

in the Richmond District.¹¹⁴ This new firm focused on scattered in-fill development of single-family houses, duplexes, and some larger projects throughout the City, with no known new buildings developed in the Sunset District.

Gellert Brothers / Standard Building Company

The Standard Building Company, led by the brothers Carl and Fred Gellert, was an extraordinarily prolific building firm, with strong ties to the Sunset District.¹¹⁵ The brothers' father, Charles Gellert, was a German immigrant who worked as a house painter in San Francisco, and their mother, Willis, was an immigrant of Russian descent.¹¹⁶ Carl was born in 1899 and Fred in 1902. As young men, the Gellert brothers were employed as ironworkers until 1921, when they joined their father Charles as house painters.¹¹⁷ Their early work as house painters likely familiarized the brothers with the construction industry, and by 1922 they are credited with building their first house in the Sunset District.¹¹⁸ With little more than an eighth-grade education, the Gellert brothers were largely self-schooled in the building industry, acting as apprentices and taking night classes to learn architectural drawing.¹¹⁹ By 1926, the San Francisco City Directory lists the Gellert brothers and their father Charles as builders, working from their home at 164 Otsego Avenue in San Francisco's Mission Terrace neighborhood.¹²⁰

Carl and Fred continued to work as small-scale contractors through the 1920s, primarily constructing individual single-family houses. Their business activities increased during the real estate boom of the 1920s, and in 1932, they founded the Standard Building Company.¹²¹ That same year, the Gellerts built their first full-block subdivision at Ardenwood Way off Sloat Boulevard, near the Sunset District's southernmost boundary, which consisted of 24, fully detached, expressive Period Revival houses.¹²²

Similar to other merchant builders, the early versions of Standard Building Company houses were often fully expressed version of various Period Revival styles. By the late 1930s, however, the extravagant ornament and detailing that characterized the early 1930s houses were abandoned in favor of restrained house designs that were quicker and less expensive to construct. During this time the Gellert brothers began to construct single-family row houses on a large scale in the Sunset District. Along with other Sunset merchant builders, the Gellert brothers benefited from FHA loan policies, allowing them to quickly construct entire blocks of residential tracts.¹²³

In 1939, the Standard Building Company developed the Sunstream brand of single-family houses in the Sunset District (refer to "Chapter 7: Selling and Buyers" of this context statement for more information). This enduring branding and associated marketing effort proved remarkably profitable, and by 1940 the Standard Building Company's sales doubled those of the year before.¹²⁴ The Sunstream brand was later applied to houses constructed outside of the Sunset District, and they continued to be constructed by the Standard Building Company into the 1970s.¹²⁵

¹¹⁴ "Rousseau Starts New Real Estate Brokerage Firm," *San Francisco Examiner*, April 7, 1934.

¹¹⁵ California Death Index, 1940-1997.

¹¹⁶ United States Federal Census, 1900, 1910 & 1920.

¹¹⁷ Polk's Crocker Langley City Directory, 1920-1930.

¹¹⁸ Ken Zinns, *The Tradition Continued: San Francisco's Sunset District Rowhouse* (Master's Thesis, 1983), 9.

¹¹⁹ Woody LaBounty "The Gellert Brothers and Lakeshore Park," www.outsidelands.org.

¹²⁰ Zinns, *The Tradition Continued*, 9.

¹²¹ 1932 was the first year that the Standard Building Company was listed in San Francisco City Directories.

¹²² LaBounty.

¹²³ *Ibid.*

¹²⁴ Francis Newton, "Merchandise Programs for an Operative Builder," *National Real Estate Journal*, June 1940, 38.

¹²⁵ LaBounty.

After the United States entered World War II in 1941, the Standard Building Company was forced to suspend the construction of private residences in order to redirect resources to the war effort.¹²⁶ During the war, the Gellerts shifted their focus to military housing and defense facilities throughout California, including defense projects in Oakland, Pittsburg, Stockton, Richmond, and Treasure Island.¹²⁷ In the postwar era, the firm resumed work on its Lakeshore Park subdivision, which was begun in 1941.¹²⁸ The Lakeshore development (located just south of the Sunset District), was marketed to higher-income buyers than the firm's earlier Sunset District tracts. Lakeshore Park houses were fully-detached, typically featuring split-level or ranch-style floor configurations, and included double garages.¹²⁹



1443 32nd Avenue, Standard Building Co., 1937.

The Gellert brothers were among the largest and most successful merchant builders in San Francisco's history. At peak periods of activity, the company employed crews of carpenters, with 10-20 carpenters per crew. Each crew focused on a specific house plan layout in order to maximize efficiency. As the firm expanded, they began to develop duplexes, apartment buildings, and large-scale residential tracts.¹³⁰ Over time, Standard Building Company formed dozens of smaller firms focused on different development activities including construction, sales, advertising, realty, and land investment.¹³¹ Longtime employee, Peter Brusati, recounted the role of these smaller firms:

Each one had a different name, including Bay Area Contractors, Trelleg (Gellert spelled backward) Construction Co., and Salta (Atlas backward). At one time, Standard Building Company was challenged by the IRS, and the case took three to four years. Eventually, 75 percent of the companies were allowed. Those disallowed were merged into other companies.¹³²

Standard Building Company constructed approximately 25,000 housing units in the Bay Area, including the large-scale Midtown Terrace development near Twin Peaks; Lakeshore Plaza Shopping Center; tracts in Forest Knolls, Country Club Acres, Forest Hill, Lake Merced and Mount Sutro; and dozens of blocks of single-family houses in the Sunset District.¹³³ The company was active throughout the Bay Area as well, constructing the large-scale Serramonte-Center in 1966.¹³⁴ The largest of the company's developments, Serramonte consisted of a planned-community and shopping center, with 10,000 units, a shopping mall, a 5,000-car parking lot, public high schools, churches, and recreational areas.¹³⁵

¹²⁶ Ibid.

¹²⁷ Ibid., Also, Ungaretti, *Stories in the Sand*, 57.

¹²⁸ LaBounty.

¹²⁹ Ibid.

¹³⁰ LaBounty.

¹³¹ As quoted in Ungaretti, *Stories in the Sand*, 56.

¹³² Ibid.

¹³³ Daniel Gregory. *From Be It so Humble: the impact of the merchant builder / land developer on the evolution of housing in the bay area 1850-1979*. UC Berkeley, Department of Architecture, February 19, 1979. Also, Ungaretti, *Stories in the Sand*, 57.

¹³⁴ "Sunstream's Serramonte," *San Francisco Examiner*. September 18, 1966

¹³⁵ Ibid.

Despite their geographic reach, the Gellert's remained rooted in the Sunset District. The Standard Building Company's headquarters were located at 1500 Judah Avenue, in the Sunset District, from 1935 to 1946. In 1946, the firm moved to a prominent Sunset District location, 2222 19th Avenue¹³⁶. The brothers likewise, lived in or near the developing Sunset District neighborhood. In 1930 Carl moved from Mission Terrace to 218 Castenada Avenue, in Forest Hill, where he lived until 1939. He then moved to 44 Sloat Boulevard, adjacent to the brothers' first development on Ardenwood Way, where he lived from 1939 to 1968. He later moved to a large house, adjacent to a grand public staircase, at 300 Magellan Avenue, in Forest Hill, where he resided from 1968 to 1974. Carl's brother, Fred, meanwhile remained in the Mission Terrace neighborhood until 1932 before moving briefly to a tract house on Monterey Blvd, then more permanently to 1030 Vicente Avenue, in the Sunset District, where he lived from until 1950. He later resided at 300 Gellert Drive, a sprawling corner lot across in the Lakeshore development, until 1978.

Raymond F. Galli / Galli Construction Co.

Raymond "Ray" Galli was born in San Francisco in 1896 to Italian and German immigrants, Frank and Frieda Galli. After working as a bookkeeper for an Oakland Dairy through the 1920s, he established a building company in 1925 with his savings.¹³⁷ The 1930 United States Federal Census reports Galli and his wife, Bernadine W. Galli, living at 1574 28th Avenue in the Sunset District with their son, Raymond, Jr. At that time, Galli's occupation was listed as "contractor/builder." Their house was part of a tract constructed by Galli in 1928–1929.

In 1931, Galli's brother, Frank, joined the firm. Frank was primarily responsible for management and administrative duties while Ray had a more prominent role on the political, public and financial fronts.¹³⁸ R. F. Galli, Inc., also known as Galli Construction Co., managed to survive the Depression, while maintaining wages of \$8 per day, which established a loyalty with his company among union leaders.¹³⁹ In 2005, Galli's son Ron explained the firm's labor-friendly philosophy, "Galli houses were built by union labor. Dad said that he didn't believe in working the guys by lantern light. Dad wanted the guys to be home with their families by 4:30 or 5 o'clock. And if they were earning a living wage, they could go buy the same house for themselves."¹⁴⁰

In 1935, Galli opened an office at 377 West Portal Avenue, at the southern edge of the Sunset District, which remained his base of operations through the 1960s. He was involved in all aspects of the business, from accounting, to construction to sales.¹⁴¹ During WWII, Galli focused on defense-related housing, building a line of "Defense Homes" for war-related workers in the Sunset District and in Richmond, California.¹⁴² The firm retained a strong presence in residential development, building in San Francisco's Sunset District, Golden Gate Heights, Lakeside, McLaren Park Terrace, Francisco Heights, Forest Hill, Merced Manor, and the Excelsior. Throughout his 35-year career, Galli oversaw the construction of more than 3,000 residences in the Sunset and Parkside Districts alone, with numerous additional developments on the San Francisco Peninsula and wider Bay Area.¹⁴³

¹³⁶ Polk's Crocker Langley City Directory.

¹³⁷ Ray Galli Jr., "The Heritage of Galli Builders," August 15, 2003, www.gallheritage.com.

¹³⁸ "Brothers Form Team to Build Homes in San Francisco," January 28, 1951, unnamed newspaper clipping, San Francisco Public Library, History Room, clippings file.

¹³⁹ Galli, "The Heritage of Galli Builders."

¹⁴⁰ Ungaretti, *Stories in the Sand*, 52.

¹⁴¹ Galli, "The Heritage of Galli Builders."

¹⁴² *Ibid.*, and Ungaretti, *Stories in the Sand*, 53.

¹⁴³ Galli, "The Heritage of Galli Builders."



The Challenger, a new Galli model home, at 2278 44th Avenue, one of 33 newly constructed Galli homes, as promoted in the San Francisco Examiner, February 28, 1942.

Source: www.gallheritage.com

Galli is credited with inventing the popular “tunnel entrance” plan in the late 1930s, which allowed more light and livable space through the use of a central entryway.¹⁴⁴ The tunnel entrance features a ground-story interior passageway leading from the front of the building to a deeply recessed interior courtyard and stairway to the second story entrance.¹⁴⁵ The vast majority of tract houses built after 1939 featured the tunnel entrance.

After the war, the City of San Francisco acquired many of Galli’s undeveloped parcels in the Sunset and Parkside neighborhoods through eminent domain in order to construct schools, a library, and a community center. The unwilling loss of these properties resulted in a shift in the firm’s construction activities to areas outside of the City. In the mid-1950s, Galli retired and his son Ray Jr. assumed control of the company; he was later joined by his brother Ron.¹⁴⁶ The firm resumed development in San Francisco in the 1960s, working on the first phase of the Diamond Heights redevelopment project.¹⁴⁷ Also in the 1960s, the firm moved its offices from San Francisco to San Mateo County. The firm is still active in the home building industry, primarily in the South Bay.¹⁴⁸

Although Ray Galli is an important Sunset District builder, there are no known Galli-built houses located within the Sunset survey area.



Ray Galli’s first office. Sunset District, unknown location, circa 1930.

Source: www.gallheritage.com

¹⁴⁴ Galli, “The Heritage of Galli Builders.”

¹⁴⁵ Ken Zinns, *The Tradition Continued: San Francisco’s Sunset District Rowhouse* (Master’s Thesis, 1983), 15.

¹⁴⁶ Galli, “The Heritage of Galli Builders.”

¹⁴⁷ *Ibid.*

¹⁴⁸ Ray Galli Jr. retired in 1994.

Chris McKeon / Happy Homes

Christopher Dennis McKeon was born in 1893 and raised in San Francisco's Mission District.¹⁵⁰ His parents, Irish immigrants Thomas and Lenore McKeon, owned a retail meat and butcher shop at 2160 Mission Street where McKeon and his older brother, Thomas, worked throughout the 1920s. While the 1920 census lists his profession as a silk wholesaler,¹⁵¹ highlighting his entrepreneurial spirit, McKeon registered as a butcher in both the 1930 census and his 1918 draft card.¹⁵² He graduated from Sacred Heart High School.

In 1927, McKeon began his career as a carpenter, constructing working-class housing in the McLaren Park neighborhood.¹⁵³ In the 1930s and 1940s, McKeon developed extensive tracts in the Sunset District and Berkeley, including 154 houses in University Gardens, along Rose and Sacramento Streets in Berkeley, and dozens of houses in "Rivera Heights" in the Sunset District.¹⁵⁴ By September of 1936, McKeon acquired the Happy Homes Building Company (a firm he previously worked for) and focused his residential construction activity on the then-booming Sunset District during and following World War II.¹⁵⁵ Like many Sunset builders, McKeon lived and worked in the neighborhood he helped develop, residing for a short time at 2163 29th Avenue in his Rivera Heights tract. Based on city directory research, it appears that McKeon only resided at that address the year he oversaw construction and sales of the tract. His primary Sunset District address was 346 Santiago Street, where he resided from 1932 to 1948.¹⁵⁶ McKeon's offices were located in the Sunset District at 2194 30th Avenue from 1936 to 1939. He relocated within the neighborhood several times, to 948 Taraval Street from 1939 to 1942 and to 550 Taraval Street from 1944 through 1955.¹⁵⁷

McKeon was active in the political realm of the housing industry in San Francisco, occupying numerous roles on the State Contactor License Board (SCLB) over a span of 24 years, the influential Associated Home Builders of San Francisco, the San Francisco Property Owners Association, and the Golden Gate Bridge board of directors.¹⁵⁸ As the population of the Sunset grew, so too did a need for improved transportation infrastructure, such as the extension of Highway One through St. Francis Wood, where he had settled in 1948 with his family at 405 St. Francis Boulevard. The well-connected builder organized the West of Twin Peaks Freeway Fighters and headed the Mayor's Citizens Committee on Freeways to challenge proposed freeway development in San Francisco and San Mateo Counties.¹⁵⁹ McKeon died in his St. Francis Wood home on August 29, 1968, at the age of 75. By then he had built approximately 15,000 houses and apartment units in the Bay Area.¹⁶⁰



2163 29th Avenue, built in 1937, the house McKeon resided in during construction and sales of his Rivera Heights tract.

¹⁵⁰ California Death Index, 1940-1997.

¹⁵¹ United States Federal Census, 1920.

¹⁵² World War I Draft Registration Cards, 1917-1918.

¹⁵³ Ibid.

¹⁵⁴ Ibid.

¹⁵⁵ Zinns, Ken. *The Tradition Continued: The Sunset District Rowhouse, 1920-1945*, (Master's Thesis, 1983).

¹⁵⁶ San Francisco City Directories, 1930-1955.

¹⁵⁷ Ibid.

¹⁵⁸ "Final Rites for McKeon," August 31, 1967. Untitled newspaper clipping, on file at San Francisco Public Library History Room clippings file for Christopher McKeon.

¹⁵⁹ "Angry Charges Fly in New Freeway War," November 18, 1959. Untitled newspaper clipping, on file at San Francisco Public Library History Room clippings file for Christopher McKeon.

¹⁶⁰ "McKeon Quits Board," Untitled newspaper clipping, on file at San Francisco History Room clippings file.

Golden Gate Investment Company

The Golden Gate Investment Company was a real estate and construction firm active in San Francisco from 1918 until the late 1930s. Unlike other Sunset District firms, the Golden Gate Investment Company's sales office, at the Mechanics Building, was located in downtown rather than the Sunset District. Although little is known about the firm's early years, building permits and deed records indicate that the firm was very active in the Sunset District during the 1930s. Although the firm was only listed in San Francisco city directories from 1918 until 1929, it was documented in sales ledgers as the builder and seller of houses in the Sunset District from 1933 until 1938.

The Golden Gate Investment Company is known to have constructed dozens of single-family houses in the blocks surrounding 32nd and Rivera streets in the 1930s. Many of the houses are fully expressed Period Revival styles reminiscent of Rousseau's and Doelger's early work.¹⁶³ The firm occasionally commissioned architects to design houses—renowned architect Charles Clausen designed several clusters of buildings, including two unusual Art Deco buildings on 33rd Avenue. A cluster of five Streamline Moderne buildings constructed in 1938 on 32nd Avenue, one of only a handful of known groupings of Streamline Moderne houses in the Sunset District, is also credited to the firm.



2137 32nd Avenue, Golden Gate Investment Co., 1938.



2191 32nd Avenue, Golden Gate Investment Co., 1933. This house features unusual Period Revival roof forms and detailing not commonly found in the Sunset District.

Boyd C. and Claude T. Lindsay

The Lindsay brothers, Claude T. and Boyd C., constructed distinctive Sunset District houses during the 1930s. Born and raised in Utah—Boyd in 1893 in Eden¹⁶⁴ Claude in 1902 in Ogden¹⁶⁵—the brothers worked with their father, Walter, as ranch hands on the family livestock farm.¹⁶⁶ In 1925, the extended Lindsay family moved to San Francisco where they resided at 2381 Bryant Street in the Mission District.¹⁶⁷ Boyd and Claude, along with their brothers Clyde and Ray, worked as carpenters for the family's real-estate/construction firm, headed by Walter Lindsay. In 1927, Boyd left the

¹⁶³ Although 13 houses on this block are confirmed as built by the Golden Gate Investment Co., it is likely that the firm built an additional nine houses on this block, which were constructed in the same year and share similar building features.

¹⁶⁴ California Death Index, 1940-1997.

¹⁶⁵ Family data collection, individual records. Accessed from Ancestry.org, March 2012.

¹⁶⁶ U.S Census of Population and Housing, 1910: *Summary Population and Housing Characteristics: California*.

¹⁶⁷ Polk's Crocker Langley *City Directory*. 1925-1950.

family firm to become an independent contractor and moved to 183 Oxford Street in San Francisco's Excelsior neighborhood with his wife Mary and daughter Maude.¹⁶⁸

In 1931 Claude and Ray partnered to form a construction firm, located at 140 Duboce Street near the east portal of the Sunset Tunnel.¹⁶⁹ By 1937, Claude had opened a sales office at 820 Taraval Street in the Sunset District and in 1939, Boyd's firm operated out of 1176 Alemany Boulevard in the Excelsior District.¹⁷⁰ Although Claude and Boyd headed separate firms, they followed similar business models, constructing single houses or small clusters rather than larger development of a full block.

Claude designed houses in a range of Period Revival styles, though it is his Streamline Moderne designs that are particularly distinctive. The fully expressed Streamline Moderne houses often featured a two-story curved glass block window, circular metal balconettes, and porthole windows. Likewise, Boyd designed similarly expressive versions in Spanish Colonial and Mediterranean Revival styles, often favoring a prominent chimney or tower element. Scattered examples of Boyd's Sunset District houses, constructed between 1936 and 1940, are located in the area bounded by 31st Avenue to 35th Avenue, from Kirkham Street to Quintara Street. It is also possible that Boyd constructed houses in the Excelsior District during this time.



Although Boyd and Claude Lindsay maintained separate firms, they clearly shared plans and design elements. 1729 27th Avenue (top left) was built by Claude in 1939 and 1722 30th Avenue (top right) by Boyd that same year.

Left: 1547 37th Avenue, Claude Lindsay, 1938.

¹⁶⁸ Ibid.

¹⁶⁹ Polk's Crocker Langley City Directory. 1932-1937.

¹⁷⁰ Ibid.

In the postwar era, the Lindsay brothers expanded their geographic reach to include the larger San Francisco Bay Area and expanded operations into the supply side of the construction industry. Claude and Ray acquired the “New Colma Mill and Lumber Company,” with yards and mills located in Daly City, Decoto, Montrose, Forest Hills, Auburn, Nevada City, Georgetown, and Reno (Nevada).¹⁷¹ In 1946 they allegedly sold vast quantities of lumber at illegally high rates, supplying “black market operations as far east as Massachusetts.”¹⁷²

In the 1950s, Claude was an active developer in Menlo Park, responsible for developing single-family residential tracts, apartment housing, and commercial buildings.¹⁷³ In 1955, he began construction of his signature “Lifetime Homes”—billed as affordable three bedrooms, two bath single-family houses—in Sunnyvale, Santa Clara, and San Jose.¹⁷⁴

Meanwhile, in the 1950s, Boyd served as president of the Associated Home Builders of San Francisco, alongside vice president Oliver Rousseau and director Frank Oman.¹⁷⁵ On January 19, 1985 Boyd passed away in Sunnyvale, California.¹⁷⁶

Stoneson Brothers / Stoneson Development Corporation

Brothers Henry and Ellis Stoneson headed the Stoneson Development Corporation, a merchant builder firm that constructed hundreds of single-family residential houses as well as a large-scale multi-unit planned neighborhood development in San Francisco. The Stoneson brothers, along with Henry Doelger, were known for being among the largest of the nation’s housing developers.

The Stoneson brothers were born in Victoria, British Columbia, Ellis in 1893 and Henry in 1895.¹⁷⁷ Their parents were Icelandic immigrants who immigrated to British Columbia before moving to Washington State in the late 1880s.¹⁷⁸ The brothers’ father was a shopkeeper who struggled to provide for the family; to help make ends meet, the teenage brothers worked as carpenters. According to Henry, the brothers were “driving nails around British Columbia—and we’ve been driving nails ever since.”¹⁷⁹ With no more than a grammar school education, the brothers moved to Alaska and British Columbia in their early 20s to pursue careers in the construction industry.¹⁸⁰ They both worked as foremen for contractors in Alaska, British Columbia, and later in Washington.

In 1922, the Stoneson brothers moved to San Francisco¹⁸¹ and worked in the building trades on simple odd jobs for contractors, typically involving home repairs and alterations.¹⁸² By 1928, they had partnered with Fred Thorinson,¹⁸³ a friend from Washington, took out a loan for materials, and built and sold their first house.¹⁸⁴ The firm’s sales office

¹⁷¹ “OPA Charges Black Market in Lumber; Sues for \$1,000,000” *San Francisco Examiner*, August 29, 1946.

¹⁷² “2 SF Builders Held as Price Violators,” *San Francisco Examiner*, February 20, 1947.

¹⁷³ “Plans for 475 Homes Drawn,” *San Francisco Examiner*, December 29, 1946 and “Zoning Feud in Menlo Park,” *San Francisco Examiner*, August 21, 1955.

¹⁷⁴ “Real Estate Review: Farm,” *San Francisco Examiner*, January 18, 1955.

¹⁷⁵ “Builders Going to D.C Parley,” *San Francisco Examiner*, February 28, 1951.

¹⁷⁶ *California Death Index, 1940-1997*.

¹⁷⁷ *California Death Index, 1940-1997*.

¹⁷⁸ United States Federal Census, 1910.

¹⁷⁹ “S.F Builder Dies After Brief Illness,” *San Francisco Examiner*, December 31, 1958.

¹⁸⁰ *Ibid.*

¹⁸¹ “Stoneson Brothers Win National Fame for San Francisco Building Projects,” *San Francisco Examiner*, July 13, 1952.

¹⁸² “The Stoneson Brothers and the City They Built,” *The Icelandic Canadian*, Spring, 1960, 33, as cited in Caroline Cartwright, “Icelandic Heritage Based on The Life Stories of Henry and Ellis Stoneson and Andy Oddstadd Jr.” *College of San Mateo Historic Library*, 1980.

¹⁸³ Polk’s Crocker Langley *City Directory*, 1927-1929.

¹⁸⁴ Cartwright.

was located at 379 Yerba Buena Street, close to the West Portal neighborhood, until 1932.¹⁸⁵ In the mid-1920s, Stoneson Brothers & Thorinson purchased a large plot of vacant land in what is now the St. Mary's Park neighborhood just south of the Mission District (between Alemany Blvd. and Crescent Ave.) and constructed a tract of single-family houses designed in various iterations of the Mediterranean Revival style.¹⁸⁶ Henry and Ellis Stoneson both lived within their St. Mary's Park tract—Henry at 225 Murray Street from 1927 to 1936 and Ellis at 235 Murray Street from 1927 to 1932.¹⁸⁷

In the 1930s to 1940s, the firm constructed smaller-scale single-family tracts throughout western San Francisco, primarily in the area around Lake Merced and in the Sunset District.¹⁸⁸ The brothers typically designed houses in traditional and Period-Revival styles, although their prominent sales office at 1 Sloat Boulevard embodied a fully expressed Streamline Moderne style.¹⁸⁹ By 1937 the firm had purchased a large swath of agricultural land in the southwestern area of San Francisco, subdivided the land, and constructed a large-scale residential tract in what is now the Lakeside District at a reported rate of one house a day.¹⁹⁰ The brothers later resided on the same Lakeside District block: 100 Stonecrest (Henry) and 30 Stonecrest (Ellis).¹⁹¹

The Stoneson brothers won government contracts to develop housing during World War II; however, their business was slowed as the war put a temporary hold on non-essential building activities.¹⁹² In the postwar years, their construction activities dramatically increased with the soaring demand for veteran housing.¹⁹³ During this time, the Stoneson brothers constructed residential tracts in cities throughout the San Francisco Bay Area, notably in San Bruno, San Mateo, Millbrae, Hayward, and Daly City.¹⁹⁴

In the late 1940s, the Stoneson brothers began work on their most ambitious project to date: the "Stonestown" planned neighborhood development and shopping center just outside the Sunset District. Stonestown was built on a 110-acre site, of which 42 acres were devoted for commercial uses, and the remaining 68 acres were used for a mix of two-story townhouses and high-density apartment towers, all set in a park-like setting.¹⁹⁵ Designed by local architect Angus McSweeney, Stonestown was built to house an estimated 3,000 to 3,500 renters.¹⁹⁶ Stonestown opened to the public in 1952 at a total cost of \$35 million.¹⁹⁷ With 783 apartment units and a major shopping center, Stonestown was promoted by the builders as a "City Within A City."¹⁹⁸ When completed, Stonestown was the nation's fourth largest apartment / shopping center development.¹⁹⁹

The Stoneson brothers are credited with building close to 15,000 houses and apartment units in San Francisco, primarily in St. Mary's Park, Lake Merced, Lakeside and Sunset District neighborhoods, and an additional 10,000

¹⁸⁵ Polk's Crocker Langley City Directory, 1926-1940. The firm is not listed in City Directories from 1933 to 1935, though it is listed in 1936 with a sales office at 1630 Ocean Avenue.

¹⁸⁶ "S.F. Builder Dies After Brief Illness," *San Francisco Examiner*, December 31, 1958.

¹⁸⁷ Polk's Crocker Langley City Directory, 1927 and U.S. Census of Population and Housing, 1930.

¹⁸⁸ Thorinson left the firm at some point after 1936.

¹⁸⁹ San Francisco Planning Department. *San Francisco Modern Architecture and Landscape Design 1935-1970 Historic Context Statement*. December 2010.

¹⁹⁰ "Henry Stoneson Community Builder," *City-County Record*, March 23, 1953.

¹⁹¹ San Francisco City Directory, 1951.

¹⁹² *Ibid.*

¹⁹³ "S.F. Builder Dies After Brief Illness," *San Francisco Examiner*, December 31, 1958.

¹⁹⁴ "Two Stoneson Home Areas," *San Francisco Examiner*, September 8, 1956.

¹⁹⁵ "Henry Stoneson Community Builder," *City-County Record*, March 23, 1953.

¹⁹⁶ *San Francisco Call*, July 2, 1949, image caption.

¹⁹⁷ *Ibid.*

¹⁹⁸ "Stonestown: A City Within a City," *Architect & Engineer* (July 1950): 12-15.

¹⁹⁹ Woody LaBounty, "Parkmerced," June, 2006, www.outsidelands.org/parkmerced.php.

more in the larger Bay Area.²⁰⁰ The brothers served as presidents and directors of various local and national homebuilder and contractor associations. Ellis Stoneson served two terms as the president of the Associated Home Builders of San Francisco between 1942 and 1944, and was one of the founding members and the director of the National Association of Home Builders.²⁰¹ Ellis was frequently called to Washington, D.C. to assist the Homebuilders Emergency Committee in planning emergency wartime housing.²⁰²

Ellis Stoneson passed away on August 23, 1952, just a few weeks before Stonestown opened to the public.²⁰³ Henry continued in the construction industry for an additional six years, until he passed away on December 20, 1958.²⁰⁴ During the course of Henry's 25-year building career in San Francisco, he achieved considerable financial success: his estate was appraised at nearly \$1.5 million—equivalent to more than \$11 million in 2012 dollars.²⁰⁵ Unlike the unabashed self-promoter Henry Doelger, the Stoneson brothers were reportedly humble despite their success. Henry Stoneson described himself as “a guy who was handy with tools, who went on to build a lot of buildings.”²⁰⁶



1490 32nd Avenue, Stoneson, 1937.

Lang Realty Company

The Lang Realty Company was a prolific San Francisco development firm active in San Francisco from 1917 to the 1950s. Although there are no known examples of the firm's work in the Sunset survey area, a brief history of the firm is warranted because of its influential and extensive building activities in and around the Sunset District. In the mid-1920s, during a peak period of construction, Lang Realty was led by August Lang, his son August Jr., and William and Rudolph Lang. Marketed as “Real Estate, Insurance, and Home Builders,” the firm employed in-house architects, including W. E. Hughson and Harold G. Stoner.²⁰⁷ Several of the Langs had previous experience in the building industry working as managers and salesmen at major building firms including F. Nelson and Sons and Oscar Heyman and Brothers.²⁰⁸ Lang Realty expanded rapidly in the 1920s. By 1925, while in the midst of several large-scale projects in western San Francisco, the firm maintained sales offices in Downtown, Outer Richmond (5300 Geary Street), and the Sunset District (900 Irving Street).

Lang Realty, along with property owners/builders Ernest and Oscar Hueter, architect Harold Stoner, and construction supervisor Walter Zweig, were part of a development team that designed, built, and marketed the new Balboa Terrace residential development in the 1920s.²⁰⁹ Located just to the southeast of the Sunset District, the new, discrete neighborhood featured detached cottages and larger houses designed in a range of Period Revival and

²⁰⁰ “Home builder Ellis Stoneson Dies at 59,” *San Francisco Chronicle*, August 25, 1952.

²⁰¹ “Stoneson Brothers.” last modified 8/7/02. www.outsidelands.org/stonesons.php

²⁰² *San Francisco Chronicle*, August 25, 1952.

²⁰³ California Death Index, 1940-1997.

²⁰⁴ Ibid.

²⁰⁵ “Stoneson Estate \$1,442,225,” *San Francisco Examiner*, December 13, 1961; Bureau of Labor Statistics Inflation Adjustment Calculator

²⁰⁶ *San Francisco Chronicle*, August 25, 1952.

²⁰⁷ San Francisco City Directory, 1925.

²⁰⁸ San Francisco City Directory, 1916.

²⁰⁹ Western Neighborhoods Project, “Balboa Terrace.” Accessed February 2013, www.outsidelands.org.

Storybook styles. Detached garages were located at the rear of the lot, fronting alleyways. With early 1920s house prices hovering above \$10,000, these houses were far beyond the reach of lower- to middle-income house buyers.

Other mid-1920s Lang Realty Company developments included approximately 200 California Bungalow houses in the Parkside neighborhood, just south of the Sunset District, in 1926–1927,²¹⁰ and Laguna Honda Park, a residential development adjacent to Laguna Honda Blvd., in the mid-1920s.²¹¹

By the late 1920s into the 1930s, Lang Realty had shifted its building and marketing efforts to upper-income residential tracts in the emerging Forest Hill neighborhood, located directly to the east of the Sunset District. In that development, the firm again favored a Storybook design aesthetic, which presented a “quaint, medieval atmosphere.”²¹² It was here, too, that Lang Realty experimented with the concept of fully furnished model houses, opening a “San Francisco Model House” for the “educational purposes in better homecraft,” to showcase the houses’ many design features, from tiles, to door locks, to an automatic refrigerator.²¹³

By the 1930s, the growing firm had expanded its reach far beyond western San Francisco. In 1939, Lang Realty boasted a downtown headquarters, two local branch offices near Sherwood Forest (200 Casitas Avenue) and West Portal (850 Ulloa Street), and branch offices in Marin County (San Anselmo) and San Mateo County (Burlingame).²¹⁴ At that time, the firm’s president, August Lang Jr., and secretary-treasurer, William Lang, resided in Burlingame, while vice president Rudolph Lang resided in a prominent house near the entrance to the firm’s Balboa Terrace development.²¹⁵ By 1951, the firm had consolidated its San Francisco sales offices to the Sherwood Forest branch and a branch office at the corner of 19th Avenue at Ocean Avenue.²¹⁶

²¹⁰ Brandi, Richard and Woody LaBounty, *San Francisco’s Parkside District 1905-1957*, (March 2008), 28.

²¹¹ Brandi, Richard. *San Francisco’s West Portal Neighborhoods*, (Chicago: Arcadia Books, 2005), 59.

²¹² “Lang Realty Home Draws Thousands to Free Exhibit,” *San Francisco Chronicle*, June 4, 1927, 11, as quoted in “Imagination Country,” by Woody LaBounty, April 2003, on www.outsidelands.org.

²¹³ *San Francisco Chronicle*, January 23, 1926, 11, as quoted in “Imagination Country,” by Woody LaBounty, April 2003, on www.outsidelands.org.

²¹⁴ San Francisco City Directory, 1939.

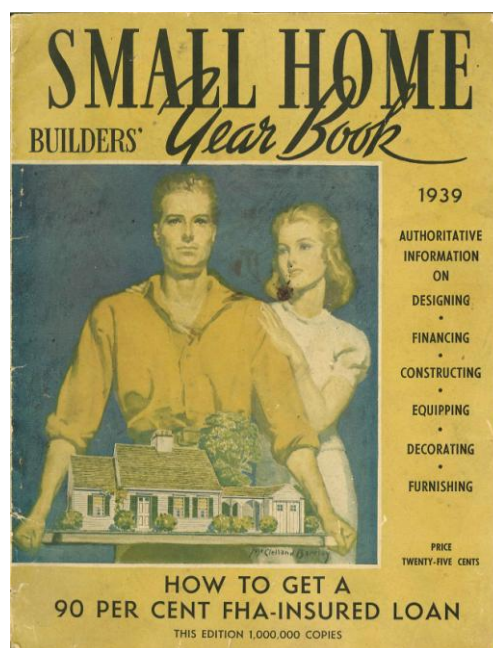
²¹⁵ Ibid.

²¹⁶ The firm is listed in San Francisco City Directories as late as 1961, however, the Langs no longer appear to be associated with the firm at that point and the branch offices are no longer listed.

Small-Scale Builders

Although most residential buildings in the Sunset District were constructed by a handful of large merchant building firms, there are numerous examples of one-off speculative houses, personal residences, and small clusters of houses built by aspiring builders. A review of building permits within the survey area reveal a minimum of 60 builders and firms.²¹⁷ Even within Doelger City, the area bounded by 26th Avenue, 36th Avenue, Noriega Street and Quintara Street, and credited to Henry Doelger, numerous non-Doelger buildings are found. Occasionally these smaller-scale builders engaged the services of architects, though it appears that many were designed in-house or were purchased standardized house plans. A notably popular house plan favored by smaller builders was a standard French Provincial design, near-identical examples of which are scattered throughout the Sunset District. Unlike Mediterranean Revival or Spanish Colonial styles, which featured myriad design elements, entryways, and window forms, the French Provincial house often appears in identical forms with minimal variation.

Builders were not interested in advancing architectural styles; their concerns were focused on constructing buildings that met FHA specifications and sold quickly. This was particularly true for smaller-scale builders who held less capital than larger firms and needed more immediate returns on their investment. House-plan catalogs and a range of publications were produced to assist the small-scale builder, who often had little or no experience in the building trades and/or real estate development. Various guides counseled prospective builders on modern features and trends, cautioned against too radical a style, and provided inspiration for materials, ornament, detailing, and styles. One 1930s guide argued, “The popular future style trends in this country seem toward the continued adaptation and modification of the historical styles. Thus a tested style, modified and adapted to developments of research and science will result.” Another guide cautioned against too modern a style, arguing that a “radical and ultra style soon becomes déclassé and a burden,” adding that “for expensive houses an openness of plan, large plate glass windows, great expanse of walls and roofs, expensive gadgets and visionary experiments may be possible, but the great majority of families neither want nor can afford too radical a style.”²¹⁸



This catalog from 1939 offered guidance ranging from financing, to construction, to interior design.

Many smaller-scale builders offered additional related services. For example, George H. McCarthy, a Sunset District builder and resident, advertised “Real Estate, Builders, Renting and Leasing, General Insurance, Homes Built to Order,” in the 1931 San Francisco City Directory.²¹⁹

The following section provides information about some of the Sunset District’s smaller-scale builders. In many cases, relatively little is known about the careers of these builders. The information provided below was pieced together through building permit histories, census records, and listings in San Francisco city directories.

²¹⁷ Based on a review of more than 200 building permits. Building permits were not pulled for every property within the survey area.

²¹⁸ House Plan catalog.

²¹⁹ McCarthy’s office was listed as 2049 Irving Street.

Henry Horn / Castle Building Company

Henry Horn was born on April 3, 1900 in San Francisco.²²⁰ He was raised in San Francisco and worked as a “railroad clerk” during his late teenage years and early 20s.²²¹ By the time he was 27, he had formed his own construction firm called the “Castle Building Company,” with a downtown office at 830 Market Street.²²² The Castle Building Company was active from 1928 until 1932.²²³ The firm is known to have built single-family houses in the Sunset District between 1928 and 1931, including a small tract of four split-level houses on Rivera Street and 33rd Avenue (right). Split-level houses are exceptionally rare in the Sunset District and this tract, designed by architect Donnell Jaekle, is the earliest known grouping in the Sunset District.²²⁴



Although the Castle Building Company was active only for a limited number of years, Henry Horn remained in the real estate industry for 40 years,²²⁵ developing both industrial and commercial buildings.²²⁶ During World War II Horn led the Office of Price Administration in San Francisco, and he later served as a member of the San Francisco Board of Realtors.²²⁷ He died on November 13, 1970 at age 70.²²⁸

Herman Christensen²²⁹

Herman Christensen was born on December 4, 1892 in Sweden and immigrated to the United States in 1913.²³⁰ Christensen first lived in Queens, New York, where he worked as a carpenter with his older brother Edward. By 1929, Christensen had moved to San Francisco, where he initially resided in the Mission District and was employed as a builder.²³¹ From 1929 until 1955 Christensen was an active builder in both San Francisco and San Mateo County.²³² He worked from his home at 1422 27th Avenue in the Sunset District from 1930 to 1939 and, later, from his apartment at 1399 21st Avenue. Christensen is known to have engaged the services of architects. For example, 2214 29th Avenue (right) was designed in the Mediterranean Revival style in 1936 by architect Charles O. Clausen.²³³ In June 1977, at the age of 85, Christensen passed away in Menlo Park California.²³⁴



²²⁰ California Death Index, 1940-1997.

²²¹ United States Federal Census, 1920 and World War I Registration Draft Card, September 12, 1918.

²²² Polk's Crocker Langley City Directory, 1928.

²²³ Ibid., 1928-1932.

²²⁴ Building Permits, City and County of San Francisco Public Works, Central Permit Bureau.

²²⁵ “Henry Horn Dies at 70, S.F. Real Estate Man,” *San Francisco Chronicle*, November 14, 1970.

²²⁶ “Henry Horn, S.F. Realtor,” *San Francisco Examiner*, November 14, 1970.

²²⁷ Ibid.

²²⁸ “Henry Horn Dies at 70, S.F. Real Estate Man,” *San Francisco Chronicle*, November 14, 1970.

²²⁹ Note, not to be confused with H. Christian Christiansen, a Danish building contractor who died in 1941.

²³⁰ *California Death Index, 1940-1997* and New York State Census, 1915.

²³¹ Polk's Crocker Langley City Directory, 1929.

²³² Ibid., 1929-1955 and “City Property Held Up; Bid Probed,” *San Francisco Examiner*, October 15, 1954.

²³³ Building Permits, City and County of San Francisco Department of Public Works, Central Permit Bureau.

²³⁴ *California Death Index, 1940-1997*.

Ragner Monson

Ragner Monson was born on August 18, 1899 in Sweden.²³⁵ In 1917, at age 18, he immigrated to San Francisco.²³⁶ Monson was an active builder and carpenter in San Francisco from 1924 to 1939.²³⁷ He was listed in San Francisco city directories as a carpenter or contractor, though he never listed a fixed office location. Little is known about Monson's career as a builder in San Francisco, though he is credited with a pair of single-family houses on 29th Avenue in the Sunset District. Built in 1931, 2270 and 2274 29th Avenue (right) display an unusual stair configuration with forward-facing tradesman doors. The houses are designed in the Mediterranean Revival style. In 1940, Monson moved with his wife and children to San Mateo and later to Contra Costa County. He died May 25, 1982 in Vacaville, California at age 93.²³⁸



Christian Anderson

Christian Anderson was born in Norway in 1880 and immigrated to San Francisco with his wife Marie Anderson in 1907.²⁴⁰ In 1910, the Andersons shared a house with Christian's older brother, Charles, at 27 Fountain Street in Noe Valley.²⁴¹ Both Christian and Charles got their start in the building industry as carpenters, eventually working as independent contractors.²⁴² By 1930, the Anderson brothers had moved, with their families to adjacent houses on the 100 block of Granville Way, close to Mount Davidson and the West Portal neighborhood.²⁴³ At that time, Christian and Charles were both listed as contractors in the building industry.²⁴⁴

Christian was active in the Sunset District during the 1920s to 1930s, where he specialized in the construction of single-family stucco-clad houses, many designed in similar Mediterranean Revival and French Provincial styles.²⁴⁵ Known examples of his work from 1927 to 1939 are located in the area bounded by 30th and 32nd Avenues between Moraga and Judah Streets.²⁴⁶ Anderson's tracts were typically quite small, consisting of a handful of adjacent houses.



1451 31st Avenue, 1937.

²³⁵ Ibid.

²³⁶ Swedish Emigration Records, 1783-1951. (www.ancestry.com).

²³⁷ Polk's Crocker Langley City Directory. 1924-1940.

²³⁸ California Death Index, 1940-1997.

²⁴⁰ United States Federal Census, 1910 and 1930.

²⁴¹ Ibid.

²⁴² Ibid.

²⁴³ Ibid.

²⁴⁴ Ibid.

²⁴⁵ Aside from four small groupings of houses in the Sunset District, little is known about exactly how many building Christian Anderson constructed in San Francisco.

²⁴⁶ San Francisco Assessor's Office, Sales ledgers, Block no. 1822, 1914-1938.

Small-scale builders and buyers

A sample of buildings constructed by small-scale speculative builders and builder-owners are described below.²⁴⁷



In 1938, Sunset resident A. Hallgren built this French Provincial house at 2278 29th Avenue for \$3,500 as a speculative property. Hallgren lived several blocks away at 1594 29th Avenue. The following year, he either sold or rented the property to David and Alice Richardson.



Contractor Thomas J. Sullivan constructed a cluster of houses on the 2200 block of 32nd Avenue in 1931. Permits indicate that he was the owner and builder and did not engage an architect. The stair configuration—shaped cheek walls with a tradesman door located directly beneath the stair landing—is unusual for the Sunset District.



This Tudor-inspired house, at 2218 35th Avenue, features a rare cat-slide roof. The house was designed by its original owner, 28-year-old carpenter Harry Oscar Skold, and built by the California Construction Company in 1938. Skold, a Swedish immigrant, who was formerly employed as a seaman, resided here with his wife Dorothy.²⁴⁸

²⁴⁷ Examples are not necessarily of architecturally significant buildings.

²⁴⁸ 1938 Original Building Permit; United States Federal Census, 1930; and San Francisco City Directories, 1935-1945.



J.F. Johnson of Ville Noret, Inc. owned, designed, and constructed this cluster of Mediterranean Revival houses on the 2100 block of 35th Avenue, in 1937.



In 1933, property owner C. Rege, hired architect Irvine Ebbets to design a Spanish Colonial Revival house at 2230 27th Avenue. The Churrigueresque window surrounds are unusual for a tract house. This investment property was constructed for an estimated \$6,000.²⁴⁹ The 2200 block of 27th Avenue was slowly built up over a 20-year period. Beginning in 1929, numerous builders constructed from one to four buildings along the block face, with the last small cluster built out in 1950.



In 1940, property owners Eugene and Joanna Howard hired builder George Larsen to build this Mediterranean Revival house at 2270 33rd Avenue. The five-room building was estimated to cost \$4,600. At that time, Eugene was a driver at the San Francisco Emergency Hospital. The couple moved from a Mission District flat to their new house, where they resided until at least the 1960s.²⁵⁰

²⁴⁹ Department of Public Works Building Permit Application (1933).

²⁵⁰ Department of Public Works Building Permit Application (February 21, 1940) and San Francisco City Directories: 1941, 1951, 1961.

The following table documents the active years of Sunset District builders identified during the research phase of this context statement. It includes known Sunset District builders active from 1925 to 1950, with a particular focus on builders active in the Sunset District survey area. Builder information was primarily gathered from original building permits, sales records, and listings in San Francisco City Directories. It should be considered a starting point, not a comprehensive list of Sunset District builders.

Builder Firm	Owner	Active Years ²⁵²	Associated Architect
A & D Realty Co.	-	1937–1938	None listed
Allred, Clifford S.	-	1915–1934	None listed
Anderson, Christian	-	1920–1938	None Listed
Anderson, N. W.	-	1936–	None Listed
Anthony, T.	-	1939–	None listed
Arnott, Jason & Son	-	1927–1949	-
Baldinson, J.	-	1940–	None Listed
Ballit, Frederick	-	1931–	None Listed
Bay Cities Building Co.	-	1936–	C. O. Clausen
Bendon, G. O.	-	1927–	None Listed
Biltwell Construction Co.	“Louie” Epp	1941–2013	G. W. Claudius (1940s)
Blinco, C. O.	-	1934–1944	None listed
Boe, A. M.	-	1932–	None listed
Castle Building Co.	Henry Horn	1928–1932	Donnell Jaekle
Charlson, Charles	-	1948–	None listed
Christiansen, Herman		1929–1955	C. O. Clausen
Costello, Lawrence	-	1915-1957	None listed
Costello, Michael & Son	-	1947–	G. W. Claudius
Doelger, Henry Builder Inc.	Henry Doelger	1925–1940s	Staff designers
Epp, Louis (see Biltwell)	“Louie” Epp	1925-1941	G. W. Claudius (1940s)
Galli Construction	Ray F. Galli	1938–1968	Edmund Denke (designer)

²⁵² “Active Years” is defined as years listed in the San Francisco City Directories and/or the year listed on original building permits.

Getz, Sol & Sons	Sol Getz	1891-1955	
Golden Gate Investment Co.	-	1933-1938	C. O. Clausen
Hallgren, A.	-	1937-	None listed
Happy Homes Building Co.	S. K. Burdsell / Chris McKeon	1936-1941	Suffoegnon, A.
Harrison, Klint	-	1938-	None listed
Heyman, Oscar	-	1920s	
Johnson, Nels E. ²⁵⁴	-	1925-1942	None listed
Laney, Albert & Mary	-	1928-	None listed
Lang Realty Co.	August, Rudolph & William Lang	1917-1950s	Harold Stoner and W. Hughson
Larsen, George	-	1940-	None listed
Lindsay, Boyd		1925-1953	None listed
Lindsay, Claude T.		1925-1955	None listed
Marian Realty Co.	Oliver and Arthur Rousseau	1922-1933	Oliver and Arthur Rousseau
McCarthy, Charles	-	1936-1942	None listed
McCarthy, George H	-	1923-1946	None listed
McKeon Happy Homes (aka McKeon Construction Co.)	Chris McKeon	1940-1966	None listed
Miller, J. T. & Francis	-	1932-	None listed
Mirsky & Sons	-	1931-	None listed
Mittelstaedt, Oscar E.		1923-1953	None listed
Monson Brothers	Ragner Monson	1907-1950s	None listed
Nelson, Frank F.	-	1937-	None listed
Northern Co. Title Investment Co.	-	1937-1939	None listed
Rockledge & Frieze	-	1927-	None listed
Standard Building Company / (Sunstream Homes)	Carl & Fred Gellert	1932-1972	None listed
Stoneson Development Company	Henry & Ellis Stoneson	1920s-1950s	None listed

²⁵⁴ Note: A Nels E. Johnson and Nels J. Johnson were listed simultaneously in city directories as carpenter/contractor. Nels J. was listed from 1927-1938. Occasionally Nels was spelled "Nils."

Sullivan, Thomas J.	-	1924–1933	None listed
United Investment Corp.	-	1943–	None listed
Vukicevich, Peter E.	-	1936–	Irvine, R. R.
Warden, Allan	-	1932–	None listed
Weitz, Albert	-	1939–	None listed
Woods, Fred	-	1931–	None listed
Young, Samuel	-	1935–	C. O. Clausen

Architects

Few Sunset District builders were trained architects. Many of the larger builders employed staff designers and a few commissioned consulting architects. A handful of architects are known to have designed Sunset District tract houses including Charles O. Clausen, Charles W. Claudius,²⁵⁵ R.R. Irvine, A. Suffoignon, Edmund Denke, and Donnell Jaekle.

Of particular note is Charles O. Clausen who designed remarkably expressive Period Revival houses in the Sunset District in the mid-1930s. Clausen was raised in San Francisco, apprenticed with the architecture firm Meyer and O'Brien at 18, earned his architect's certificate by age 23,²⁵⁶ and opened his own office by age 24, working in the Phelan and Hearst Buildings.²⁵⁷ His commissions include the Larkspur Mission Revival style City Hall (1913, extant)²⁵⁸ and numerous grand apartment buildings in neighborhoods throughout San Francisco in the 1910s-1920s. In the early 1930s, possibly correlating to the downturn in building activities as a result of the Great Depression, Clausen shifted his focus to the design of smaller-scale, single-family houses. From his home office in the Richmond District, Clausen Studios, Clausen accepted commissions from small-scale builder developers to design houses for modest-income home buyers. A review of building permits indicate that Clausen was one of only a handful of outside architects commissioned by Sunset District builders. Clausen is known to have worked for the following Sunset District builders: Bay Cities Building Company, Samuel Young, Golden Gate Investment Company, Herman Christensen, and E.W. Perkins.

Clausen's best-known Sunset District commission—and one that likely led to commissions from other Sunset District home builders—is the Doelger Building at 320 Judah Street in the Inner Sunset. Designed in 1932 in a striking Art Deco style, the building served as the headquarters, sales office, and warehouse for Henry Doelger's then-emergent construction firm. The Doelger Building is one of a handful of buildings Clausen is known to have designed in a Modern style. His Art Deco design of modest single-family two houses on 33rd Avenue, in the Sunset District, appears directly inspired by the boxy, stepped design of 320 Judah Street.

²⁵⁵ During a peak period of housing production in 1939-1940, architect Charles W. Claudius also worked for the FHA as an "Examiner." (Source: San Francisco City Directories).

²⁵⁶ Dennis McCarthy, "Charles O. Clausen, Architect," July 1926 column, unnamed newspaper.

²⁵⁷ United States Census, 1910 and San Francisco City Directories.

²⁵⁸ www.MarinHistory.org (Accessed August 2012)

Chapter 7

Marketing, Sales, and Buyers

Nationwide, the 1930s–1940s witnessed an onslaught of advertising, contests, and inventive sales techniques to lure the expanding base of prospective house buyers. One popular marketing strategy involved staging fully furnished and decorated “model homes.” Across the country, builders of new subdivisions promoted and displayed full-scale houses, staged with the latest in furnishings, appliances, and equipment. Influential publications, such as *Ladies’ Home Journal*, glamorized the new technological advances and household gadgets.²⁵⁹ Many of these design innovations and related marketing efforts specifically targeted middle-class women, who had less access to domestic help than women of previous generations.²⁶⁰ Houses were designed and marketed for efficiency—with women’s labor and comfort at the fore—and utilized the latest in modern technologies and interior arrangements. The gendered domestic spheres of the house—particularly the kitchen—were marketed as scientifically planned and featured modernized equipment.²⁶¹ In 1935, for example, the General Electric Company (GE) sponsored an architectural competition to incorporate GE appliances into residential design. The winning entrant managed to incorporate 70 GE features into a single house.²⁶²

In addition to appliances and equipment, furniture stores and interior designers engaged in cross-marketing strategies by decorating model houses in the latest designs. These nationwide design trends and marketing strategies were readily embraced by Sunset District merchant builders, who attempted to promote and differentiate their products through a variety of marketing techniques including staged model homes, house naming contests, extensive newspaper advertising, branding, product placement in radio programs, and personal services such as free repair and house calls. The following sections document the marketing strategies employed by Sunset District builders and the key demographics of home buyers.

Model Homes

Brothers Oliver and Arthur Rousseau, of the Marian Realty Company, and Henry Doelger were early promoters of the fully furnished model homes in the Sunset District. Doelger embraced model homes as a marketing strategy early in his building career. In 1932, prior to the mass construction that characterized the Sunset District later in the decade, Doelger displayed several fully furnished model homes on 31st Avenue and 18th Avenue. With evocative names such as The Windsor, The Abbey, The Chatel, and Casa Alhambra, Doelger sought to evoke an upscale atmosphere in the midst of a crippling economic depression. The Rousseau brothers’ first known model homes—described in advertisements as the “Sunset House”—were located at 1564 and 1568 36th Avenue.²⁶³ Both featured identical interior plans, including the new “Patio Plan” interior courtyard, though each featured markedly different façade styles. An article in the Real Estate section of the April 29, 1932 *San Francisco Chronicle* gushingly described the houses:

So great was the interest manifested by home lovers in the display that upon the sale of the Sunset House, it was decided to open a new exhibit in an adjoining home to accommodate the thousands who were unable to see Sunset House and to demonstrate different ideas for the decoration of a bungalow home.²⁶⁴

²⁵⁹ Kenneth T. Jackson, *Crabgrass Frontier: The Suburbanization of the United States* (New York, NY: Oxford University Press, 1985).

²⁶⁰ As noted in Gwendolyn Wright’s *Building the Dream* (1981), the number of domestic servants in the United States decreased 50% from 1900 to 1920. Most of these were day workers, rather than live-in servants, 72.

²⁶¹ *The Home Idea Book*. (Johns Manville, 1939), 2.

²⁶² *Ibid.*

²⁶³ “Sunset House Welcomes Public,” *San Francisco Chronicle*, April 9, 1932.

²⁶⁴ “Exhibit Shows Artistry of Decorations,” *San Francisco Chronicle*, April 29, 1932.

In 1933, the Rousseau brothers' Storybook-inspired developments, centered around 35th Avenue and Kirkham Street, featured 18 model homes decorated and furnished by O'Connor Moffat & Co., which were enthusiastically described and reviewed in both the *San Francisco Chronicle* and the *San Francisco Examiner*.²⁶⁵ The "Surprise House," at 1548 35th Avenue, reportedly attracted more than 6,000 visitors during its opening, the largest crowd ever experienced by the Marian Realty Company.²⁶⁶ In addition to its three-car garage (an unusually large capacity for that time) and the Rousseau-originated interior patio ("surprise") courtyard, the Surprise House showcased new interior features such as a triangular kitchen sink and a large dressing room closet which provided a desirable direct connection from the master bedroom to the bathroom.

Known Marian Realty (Rousseau brothers) model homes include: 1535 35th Avenue, July 1932;²⁶⁷ La Belle Brittany, 1500 block of 35th Avenue, 1933; 1578 35th Avenue, April 1933; 1545 34th Avenue, March 1934;²⁶⁸ 1573 34th Avenue, March 1934;²⁶⁹ and 3031 Kirkham Street, 1934.



The "Surprise House," 1548 35th Avenue.

Sunstream Homes / Standard Building Company

In contrast to the luxury marketed by the Rousseau brothers, the Standard Building Company began to market "Sunstream Homes," a brand of low-cost (priced under \$6,000) single-family houses in the Sunset District in 1939.²⁷⁰ The name resulted from the merging of the word sun (from the Sunset District) and streamline, reflecting the company's promise of a "streamlined lifestyle" in the Sunset District.²⁷¹ As part of its initial campaign, more than 100 5' x 10' billboards with Sunstream slogans were stationed at corners throughout the neighborhood. The first block of Sunstream Homes was constructed on 31st Avenue between Quintara and Rivera Streets.²⁷² The brand proved tremendously popular in the Sunset District, and in the following decades the Standard Building Company applied the Sunstream name to more expensive houses constructed throughout the City.²⁷³

Furnished model homes were an important component of the Sunstream Homes marketing strategy. The Standard Building Company contracted with a major furniture dealer to furnish a new model home every six weeks, often in a

²⁶⁵ "Low Cost Era Nears End in Sunset Tract," *San Francisco Examiner*, October 14, 1933. It should be noted that the exact locations of these 18 model homes is unknown. Research was only able to determine locations of those mentioned in the text.

²⁶⁶ *Ibid.*

²⁶⁷ "Classy Group Model Homes Being Erected," *San Francisco Chronicle*, July 16, 1932.

²⁶⁸ "Two Emporium Homes Beckon," *San Francisco Examiner*, March 17, 1934.

²⁶⁹ *Ibid.*

²⁷⁰ Woody LaBounty. "The Gellert Brothers and Lakeshore Park," Western Neighborhoods Project website: www.outsidelands.org.

²⁷¹ Francis Newton, "Merchandise Programs for an Operative Builder," *National Real Estate Journal*, June 1940, 38.

²⁷² *San Francisco Chronicle*, September 9, 1939; and Newton, 38.

²⁷³ LaBounty, *The Gellert Brothers and Lakeshore Park*.

“modern classical” or “Swedish modern” design.²⁷⁴ The names of model homes initially incorporated “Sunstream” with the nearest street, e.g., the Sunstream Rivera, on Rivera Street,²⁷⁵ while later model homes were assigned catchier names such as the Sunstream June Bride and the Sunstream Security.

Other marketing schemes employed by the Standard Building Company—as highlighted in a 1940 article in the *National Real Estate Journal*—included the creation and promotion of the Standard Free Service Department, an on-call free repair service available to home buyers for the first few years after purchase.²⁷⁶ Heavily promoted in radio and print advertisements, the Department consisted of trained repairmen and a slogan-heavy repair truck, stocked with hinges, tiles, and paint, to fix “any of the little things that can go wrong when a home is being broken in.”²⁷⁷

The Standard Building Company also marketed its homes through a regular radio program, “I Want a Home.” The half hour Sunday noontime program featured musical recordings and occasional special guests, such as the local Girls’ High Songsters, who performed in May 1940. The Standard Building Company was plugged during the program as was a regular five-minute discussion of FHA loans, the benefits of home ownerships, and even the suggestion that a down payment for a Sunstream house was an excellent wedding present.²⁷⁸ Mention of the radio program was touted in the company’s newspaper sales advertisements.²⁷⁹



The Standard Building Company's Free : truck and repairmen in 1939.

Source: National Real Estate Journal, June 1940.

²⁷⁴ Newton, *National Real Estate Journal*. Note: Advertisements in the *San Francisco Chronicle* occasionally refer to “Swedish Modern.”

²⁷⁵ Newton, *National Real Estate Journal*, 38.

²⁷⁶ *Ibid.*

²⁷⁷ *Ibid.*, 40.

²⁷⁸ Newton, *National Real Estate Journal*, 40.

²⁷⁹ *San Francisco Chronicle*, advertisement, May 5, 1940, 14.



Display of Sunstream Homes newspaper advertisements produced by Standard Building Company, 1939-1940. Note that house exteriors are rarely or minimally visible.

Source: National Real Estate Journal, June 1940.

Doelger's Model Homes & Contests

By the late 1930s, prolific builder Henry Doelger relied heavily on the showcase model home as a sales and marketing strategy and, like other merchant builders of that era, frequently partnered with furniture stores to provide the interior design and furnishings. Each year, Doelger featured a constantly rotating display of model homes for public view. In 1940, for example, his policy was to keep two stylistically distinct and differently priced model homes continuously on display. Doelger's model homes were heavily advertised in local newspapers, often with accompanying articles extolling the building's style, latest technological gadgetry, value, and availability of FHA mortgage financing.

Patriotic names for model homes were common leading up to and during World War II. Model homes included The American, at 1958 30th Avenue (Doelger, 1941), the Freedom House, at 1738 43rd Avenue (Doelger, 1942), the Challenger, 2278 44th Avenue (Galli, 1942), and Sunstream Security, at 76 Middlefield Drive (Standard Building Company, 1942).²⁸⁰ Other model house names attempted to evoke affluence or an aura of exclusivity. A sample of Doelger's model homes, as advertised in promotional brochures and the real estate section of the weekend *San Francisco Chronicle*, include:

1930s

The Windsor, 31st at Lawton, 1932²⁸¹
The Abbey, 1651 31st Avenue, 1932
The Chester, Ortega at 18th Avenue, 1932
Casa Alhambra, 1687 31st Avenue, 1932
The Chatel, 1651 31st Avenue, 1932
El Cadre, 1647 31st Avenue, 1932
The Wiltshire, 1925 17th Avenue, 1933 (Sunset Terrace)
The Normandie, 18th Avenue at Ortega, 1933
The Riviera, 1917 17th Avenue, 1933
The Padre, 33rd Avenue at Kirkham, 1935
The Deauville, 33rd Avenue at Kirkham, 1935
The Yorkshire, 33rd Avenue at Kirkham, 1935
The Charm House, c.1936
Maison Distingue, 1855 26th Ave, September 1939
The Trenton, 1843 27th Avenue, September 1939

1940s

The Lexington, 1766 16th Avenue, January 1940
The Doe-Val (as in Doelger-Value) at 1858 30th Avenue, February 1940
The Forty Finer, 1538 40th Avenue, March 1940
The Westchester, 1619 33rd Avenue, May 1940
The Headliner, 1687 33rd Avenue, May 1940
The El Dorado, 1614 41st Avenue, June 1940
The Georgian, 1739 33rd Avenue, August 1940
The Lynbrook, 1646 34th Avenue, August 1940
The Doelworth, 1754 19th Avenue, August 1940
The House of Wonders 1710 35th, February 1941
The Lafayette, 1750 34th Avenue, 1941²⁸²
The American, 1958 30th Avenue, 1941
The Styleocrat, 3430 Moraga Street, 1941
The Courtland, 1746, 35th Avenue, 1941

The onslaught of new model homes on display is noted in a May 12, 1940 *San Francisco Chronicle* article, "every week in San Francisco is New Home week these days."²⁸³

During the peak of building construction and intensive sales competition, Doelger sponsored several house naming contests. This marketing strategy was designed to generate excitement, advertisement copy, and news stories, and to physically lure contestants to the Sunset District to view his completed houses. The first known contest, publicized in January 1940, focused on Doelger's latest model home, located at 1935 29th Avenue. Applicants were required to visit the house in order to enter the contest. The first-prize winner would receive \$100 and a new kitchen stove.²⁸⁴ Later

²⁸⁰ Western Neighborhoods Project, www.outsidelands.org.

²⁸¹ Model houses from 1932-1935 are mentioned on page 41 of the promotional booklet, "Doelger Built Homes of the Moment," *Henry Doelger, Builder, Inc.* 1936.

²⁸² The Lafayette, American, Styleocrat, and Courtland are listed in Lorri Ungaretti's book *Stories in the Sand, San Francisco's Sunset District, 1847-1964*.

²⁸³ "Always New Home Week," *San Francisco Chronicle*, May 12, 1940, 12.

²⁸⁴ "Oh, For a Name!" *San Francisco Examiner*, January 13, 1940. Note: According to the Consumer Price Index calculator, \$100 in 1940 equates to the buying power of more than \$1,600 in 2012.

that year, Doelger held a second contest in August for a model home located at 1754 19th Avenue.²⁸⁵ The winning name: “The Doelworth.”²⁸⁶

Name This **DOELGER STERLING HOME** OVER **\$300 IN PRIZES**

FIRST and SECOND PRIZES \$100 Cash & \$136.50
 New 1940 Wedgewood Store
 (Choose your first prize corner)
THIRD PRIZE \$50.00 CASH
FOURTH PRIZE \$25.00 CASH
 Rules and facts in promotional folder.

“NAME PLEASE”

Enter the **NAME PLEASE** contest today. Cut your official entry blank of the **MODEL HOME, 1935-29th Avenue**. Just give us a living name for this outstanding model and get yourself in the running for one of these prizes.

See this Beautiful MODEL HOME
1935-29th AVE.

Come with us and visit our first model home of 1940. Pass through the distinctive patio entrance with its beautiful red garden. Relax in the sea-view living room overlooking a magnificent sweep of the Pacific. See the tiled sunlight kitchen attractively finished in white with red trim—near the club car breakfast nook, the streamlined bath, and a host of other distinctive features. Here is your ideal home—awaiting your inspection.

Furnished by **Sterling Furniture Co.**
 One of the most interesting examples of modern interior decoration, using streamlined motifs in the furniture. Selected from the very latest models of the Sterling. The result is one of the finest preoccupations ever created by Sterling decorators.

HENRY DOELGER
 1200 HUDSON STREET

Left: Contest advertisement, *San Francisco Chronicle*, January 7, 1940.

Below: Doelger’s “The Lafayette” model home (1941) at 1750 34th Avenue.



The adoption of fully furnished “model homes” as a marketing strategy was likely limited to the Sunset District’s large-scale merchant builders, including Chris McKeon, Ray Galli, and the Stoneson Brothers, though none appear to have embraced the strategy as thoroughly as Henry Doelger and the Standard Building Company. Reflecting on the building activities of that time, the Galli brothers stated, “People would look at a model house, then pick one under construction that they wanted to buy. I think that was new at the time, at least for San Francisco. Before that, many builders just built one home at a time.”²⁸⁷ Known Galli model homes include: The Carmel, 1554 39th Avenue, January 1940; The Queen Anne, 1550 39th Avenue, January 1940; The May Time, 2223 43rd Avenue, 1942; The Spring Haven, 1574 39th Avenue, February 1940; Casa Moderna, 1590 39th Avenue, March 1940; The Thrift House, 3324 Moraga Street, May 1940; The Holiday House, 2163 44th Avenue, 1942; The Parkway, 2627 37th Avenue (1940); Priority House, 2191 44th Avenue, 1941; The Rivera, 2191 45th Avenue, 1941; Chatelet Merced, 3007 20th Avenue, 1938; and the Vicente, 2161 Vicente Street, 1941.²⁸⁸

²⁸⁵ “Thousands Enter Name Contest,” *San Francisco Examiner*, August 31, 1940.

²⁸⁶ Ungaretti, *Stories in the Sand*, 65.

²⁸⁷ From an oral history interview with the Galli sons Ron and Ray Jr., conducted in 2005 by Lorri Ungaretti and printed in *Stories in the Sand*, 47.

²⁸⁸ *San Francisco Chronicle* advertisements and Ungaretti, *Stories in the Sand*, 51.

Cross Marketing

In the 1930s to 1940s, cross marketing between builders and related stores and suppliers was common practice. Sales brochures and other builder-produced marketing materials in San Francisco frequently contained advertisements from businesses supplying services, furnishing, or equipment such as venetian blinds, painting supplies, plaster ornamentation, custom upholstery, and wallpapering. Newspaper advertisements for furnished model homes were funded, in part, by furniture stores such as Sterling, Redlick-Newman, and Lachman Bros. Advertising costs were shared. The Standard Building Company, for example, paid 60% of the cost of model homes advertising, while its associated furnishings store paid 40%.²⁸⁹ As evidenced by the copious number of ads and special weekend sections devoted to real estate, local newspapers benefited from prolific builder advertisements and reciprocated with glowing “articles” highlighting the rapidly expanding building industry. A review of the *San Francisco Chronicle* weekend real estate section from the 1930s to 1940s revealed rampant boosterism, highly complimentary copy of local builders, and articles that reinforced paid advertisements.

Cross-marketing materials also included promotional literature, such as a 50-page booklet, “Doelger Built Homes of the Moment,” commissioned by Doelger in 1935. In addition to glowing text, photographs, and poetry devoted to Doelger homes, this free booklet contained advertisements for 47 local products and services related in some way to the production or purchase of a Doelger house, including banks and insurance companies; furniture and drapery stores; suppliers of plumbing, gas, and lighting fixtures; lumber and paint companies; hardware and nails suppliers; various contractors (foundations, decorative stonework, electrical work, iron work, plastering, stucco work, excavation, landscaping, roofing, cabinetry, wallpapering, and wood flooring); cleaning suppliers; moving and storage companies; automobile dealers and service stations; and even a muralist.²⁹⁰ This extensive cross-marketing effort hints at the widespread impact and “trickle down” effect of FHA loans designed to stimulate the construction industry and promote home ownership.

The following is one of several poems by Thatcher Covely included in the 1935 promotional booklet “Doelger Built Homes of the Moment.”²⁹¹

*Contentment*²⁹²

A Doelger Built Home is our castle ...
Our dream house that came true.
He built it ... we dreamed it
While courting ... we two.

It isn't a mansion with acres of ground,
But a cozier built home is hard to be found—
So quiet ... so peaceful ... so modern and neat,
It's nice to reside on a Doelger Built street
Where contentment and beauty blend into one,
And then sweet repose when worktime is done.
Is it no wonder we're happy living out there
In a Doelger Built Home so roomy and fair—
Out in the “Sunset” where sunsets are gold,
In our Doelger Built Home we're going to grow old.

²⁸⁹ Newton, *National Real Estate Journal*, 38.

²⁹⁰ Thatcher Covely, *Doelger Built Homes of the Moment*. (Promotional booklet published by Henry Doelger Builder Inc., 1935. Note: Muralist Harry Tyrrell described his interior murals in Doelger's homes as “completing a symphony of color and enhancing the value of the home.”)

²⁹¹ *Ibid.*, 21.

²⁹² Covely, *Doelger Built Homes of the Moment*, 21.

Sunset District Builder Sales Offices

Most of the large-scale merchant builders constructed visually prominent sales offices in the Sunset District or in nearby neighborhoods. The sales offices were often boldly modern in design, unlike the majority of their house designs. The buildings were frequently pictured on promotional materials, serving as company advertisements, and housed the sales, office, and warehouse/storage function of the larger firms. Examples of known Sunset District builder sales offices are pictured below.



Henry Doelger's Sunset District sales office at 320 Judah Street. Built in 1932, with a horizontal addition in 1940. The building is extant.



McKeon's Happy Homes sales office at 550 Taraval Street. McKeon moved offices frequently and occupied three other Sunset District sales offices during his career, including a temporary sales office onsite during initial sales at Rivera Heights. 550 Taraval Street is extant.



Standard Building Company sales office at 2222 19th Avenue in the Sunset District. The building is extant, though heavily altered.²⁹³

Source: San Francisco Public Library History Center, September 1943.

²⁹³ Other Standard Building Company offices and support buildings included 1500 Judah Street (office), a lumber mill on Sloat Blvd. and warehouses on Vicente Street. Source: Ungaretti, *Stories in the Sand*, 55.



Galli sales office at 377 West Portal Avenue, southeast of the Sunset District. The building is extant.

Source: www.gallheritage.com

Buyers

Due to economies of scale, efficient Fordist production, and new government-backed FHA mortgages, Sunset District builders were able to offer affordable homes and the possibility of home ownership to a wider range of household incomes. The clear targets of many builders' marketing efforts were San Francisco's working-class and middle-class families. An analysis of the 1940 United States Federal Census reveals that early residents of Sunset District tract houses shared many common characteristics, including:²⁹⁴

Housing Ownership. Nearly all of the single-family houses were owner-occupied with just 3% occupied by renters. The average value for most homes was approximately \$6,000, with house values ranging from \$4,900 to \$8,000. The handful of renters paid an average of \$45 per month rent.

Family Units. Most households were composed of a married couple, with many of these households containing one or two children. However, there were scattered exceptions to the nuclear family unit, including childless married couples, multi-generational family units, and households with lodgers. Households headed by a single, divorced, or widowed adult were more likely to contain lodgers. Two female lodgers, for example, resided with property owner William Schutte at 2142 31st Avenue. A few doors down, 29-year-old divorcée Glee Taylor lived with a 21-year-old female lodger; both worked as nurses. Likewise, it was not unusual for a household to include various in-laws or elderly parents. A few households, particularly those with elderly relatives, employed live-in servants. Some households contained multiple generations, for example, renters Don (an unemployed tailor) and Veronica MacDonald (homemaker) shared their two-bedroom house at 1539 33rd Avenue with their daughter, son-in-law, and two school-aged grandchildren. Down the block, a well-paid banker lived at 1591 33rd Avenue with his wife, daughter, son-in-law, two grandchildren, and live-in servant.

Race / Ethnicity. 100% of residents were listed in the census as "White." The vast majority (89%) of residents were American citizens, with most born in California. Immigrants were primarily from western European countries, with many from Ireland and Italy.

Education: A large number of adults (31%) completed no more than a grammar school education. Very few (14%) attended any college and only a handful of residents completed a four-year college education.

²⁹⁴ Based on documentation and analysis of 1940 United States Federal Census records for six discrete builder tracts ranging in size from 12 to 44 houses located within the Sunset survey area. This research was conducted in summer 2012 by San Francisco Planning Department intern Jessica Childress.

Occupations: Adult men reported high levels of employment, primarily in working-class, service-oriented, or government jobs. Common occupations included salesmen, clerks, policemen, and firemen, and the average annual salary for men hovered around \$2,000. In December 1940, Chris McKeon, director of the Associated Home Builders of San Francisco, cited a study that 85% of the families purchasing new homes in San Francisco had incomes of less than \$2,000 per year.²⁹⁵ A surprisingly large number of women (nearly 40%) worked in jobs outside of the home. Typical occupations included retail sales, clerical work, nursing, teaching, and phone operators. A few women worked in family-owned businesses. Women with small children tended not to work outside the home.

²⁹⁵ Newspaper clipping dated December 14, 1940, from the San Francisco Public Library History Room, hanging file collection. The newspaper name and article title are missing.

Chapter 8

Architectural Styles: Evolution, Design Elements, Character-Defining Features

The primary architectural styles found in Sunset District builder tracts—Spanish Colonial Revival, Mediterranean Revival, French Provincial Revival, Tudor Revival, Colonial Revival, Storybook, and Streamline Moderne derive from diverse historical, cultural, and architectural sources, theories, and practice. This chapter provides information on the associated design elements, stylistic evolution, and character-defining features as expressed in residential tract buildings from 1925 to 1950. It is important to note that while pure expressions of the styles documented in this chapter are found in the Sunset District, it was also common for buildings to display a fusion of design elements associated with several styles.

EVOLUTION

The Panama Pacific Exposition held in San Diego in 1915 heralded a major stylistic shift away from the late Victorian and Classical styles that had dominated early 20th century architectural design. San Diego's Exposition featured a complex of Spanish Baroque buildings, designed by southern California architect Bertram Goodhue, which had a profound impact on residential design throughout California. Exposition buildings provided a different architectural focus, one that was attuned to the American West. This California-based vocabulary drew primarily from Spanish-Colonial influences, which, in addition to referencing the Spanish-Mexican heritage of the area, were easily adapted to California's climate and natural environment. In the latter 1910s and 1920s, the resulting styles such as Mission Revival, Spanish Colonial Revival, and Churrigueresque, were adapted for the construction of prominent new religious and civic buildings. In San Francisco, a fusion of these styles also dominated the single-family residential architecture of the Sunset District during the 1920s and 1930s.

Spanish Colonial Revival / Mediterranean Revival

The terms "Spanish Colonial Revival" and "Mediterranean Revival" are often used interchangeably to describe a style that incorporates red Spanish clay tile roofs, stucco walls, and arched window and door openings. This style of building is also referred to occasionally as Mission Revival, Spanish Eclectic, Pueblo Revival, Mediterranean Colonial, and Monterey Revival.²⁹⁶

Although architectural style classifications are renowned for their lack of consistency, the categorization of Spanish Colonial Revival and Mediterranean Revival styles are notably malleable. This context statement recognizes the limitations of classification and does not attempt to resolve this ongoing dialogue; rather, a set of working definitions was developed in order to aid the understanding of the Spanish-influenced style as expressed in tract houses designed for the 1920s to 1940s middle-income home buyer. For the sake of simplified classifications—recognizing the interchangeability and overlap of stylistic elements—this historic context statement adopts the following definitions:

Mediterranean Revival is a catch-all umbrella term that includes buildings with Spanish, Mexican, Italian, and Moorish influences. It takes an inclusive approach and applies to buildings that clearly reference vernacular design elements—red Spanish clay tile parapets or coping, stucco exterior cladding, and arched window or door

²⁹⁶ Spanish Colonial Multiple Property Submission (Mobile, Alabama):F-1; Gregory, *Be It So Humble*, 108; McAlester, *A Field Guide to American Houses*; Morgan, *The Abrams Guide to American House Styles*; Cunliffe and Loussier, *Architecture Styles Spotter's Guide: Classical Temples to Soaring Skyscrapers*; Gebhard, "The Spanish Colonial Revival in Southern California (1895-1930), *Society of Architectural Historians*, (May 1967): 131-147.

openings. The style reflects an eclectic synthesis of design elements from the Mediterranean region. It is the most common style of single-family builder tracts constructed in the mid-1920s to mid-1930s.

Spanish Colonial Revival references California's Spanish Colonial and Missions legacy. It is rooted in Spanish Colonial architecture as built in California, rather than Spain. In addition to red Spanish clay tiles, stucco cladding, and an emphasis on arches, this style references the thick adobe walls, shaped parapets, exposed timber, bell towers, and ironwork of the original Spanish Mission buildings. The style does not reflect attempts to recreate the past faithfully, rather it draws from the romantic associations of the Spanish Colonial rule. Examples of Spanish Colonial Revival tract houses are less common than those classified as Mediterranean Revival and in the Sunset District were constructed primarily in the early 1930s.

The above definitions are intended to guide identification of the easily recognizable examples as well as subtler evolutions. Character-defining features of each style are described in more detail in the following chapter.

By the late 1930s, the Spanish Colonial Revival and Mediterranean Revival style had run its course in San Francisco. After 1940, few Sunset District builders adopted design elements from these styles, opting instead for Tudor Revival, French Provincial, Colonial Revival, and Minimal Traditional styles.

Period Revival Styles

San Francisco's 1920s to 1950s merchant builders favored Period Revival styles including Spanish Colonial Revival, Mediterranean Revival, Tudor Revival, and French Provincial. Drawing from this range of Period Revival styles, builders created stylized and individualized façades that are unified by materials, setback, massing, and form. The introduction of Period Revival styles, and its close relative, the Storybook style, in the 1920s is credited in part to the overseas experiences of American soldiers during World War I. At that time, soldiers were exposed to structures of rural European countryside and postcards transmitted these images to a wider audience back home. Articles and advertisements frequently invoked "Old World charm." One advertisement claimed "Quaintness is secured through the use of a tower."²⁹⁷ Builders constructed tracts of miniature castles and chateaus, incorporating medieval designs and elements from vernacular European structures. Sunset District builder Chris McKeon advertised his houses as "miniature chalets of France of the days of the monarchy."²⁹⁸

Storybook

Storybook, a subset of Period Revival style, is an exuberant style inspired by medieval European vernacular forms. Emblematic features such as turrets, dovecotes and the meandering transition from masonry to stucco attempted to evoke picturesque, aging European buildings.²⁹⁹ The primary hallmarks of the Storybook style are exaggerated, often cartoonish interpretation of medieval forms, the use of artificial means to suggest age and weathering, and whimsical designs.³⁰⁰

Storybook style, also referred to as Fairy Tale, Disneyesque and Hansel & Gretel, originated in Los Angeles in the early 1920s. Its introduction in Los Angeles is linked to the silent film industry, in particular the experience of Hollywood set designers in evoking the exaggerated appearance of age and ruins; the fact that many silent films were set in Europe; and the "demand for homes that reflected the fantasy of film."³⁰¹ In Los Angeles, the style was

²⁹⁷ Arrol Gellner, *Storybook Style: America's Whimsical Homes of the Twenties*, (New York: Penguin Books, 2001).

²⁹⁸ "52 New Homes Being Erected," *San Francisco Chronicle*, April 1936.

²⁹⁹ Gellner, *Storybook Style*, 18.

³⁰⁰ *Ibid.*, 13.

³⁰¹ *Ibid.*

incorporated into the design of a few small residential tracts and large architect-designed custom houses with finely crafted wrought iron, carved wood, and rubble stone.³⁰²

In the late 1920s, Storybook style migrated to the San Francisco Bay Area, with significant architect-designed residential compounds built in Berkeley and Oakland. Bay Area architects associated with the style include Walter Dixon, Carr Jones, and William Raymond Yelland. It is not known if these architects designed houses in San Francisco or in the Sunset District. In San Francisco, the style dates to a short time frame, approximately 1930 to 1935 and known examples are largely limited to several residential tracts in the Sunset District as well as individual houses scattered citywide. Builder Henry Doelger and architect/builder Oliver Rousseau are known to have developed Storybook-inspired tracts in the Sunset District. San Francisco architect Harold Stoner designed many exuberantly picturesque Storybook houses in the nearby Balboa Terrace development in the late 1920s and his designs graced the pages of Dixon's *Home Designer and Garden Beautiful* magazine.³⁰³ There is significant overlap between Storybook and Period Revival styles constructed at that time.

Colonial Revival

To a lesser extent, Sunset District builders incorporated design elements associated with the Colonial Revival style. Colonial Revival houses in a variety of iterations (Dutch Colonial, Georgian Colonial, American Colonial, and Cape Cod Colonial) were a dominant house style nationwide, particularly on the East Coast, in the 1920s to 1940s. A late-1920s article in *Popular Mechanics* noted the Colonial Revival's enduring popularity, "Styles in houses come and go like styles in cars ... It pays to build in a style as liquid in public approval as a Liberty bond at a bank. Colonial is such a style."³⁰⁴ The restoration of Colonial Williamsburg in Virginia during the 1930s exposed the style to a wider audience. By the early 1940s, the number of source books on colonial architecture had more than doubled, reflecting the widespread acceptance and popularity of the style.³⁰⁵

However, the Colonial Revival style was rarely fully expressed in Sunset District tract houses. Design elements associated with the style were not common in the Sunset District until the early 1940s, and were typically simple gestures toward the style rather than a full embrace. Modest design gestures such as the presence of shutters and wood cladding at the gable end of Sunset District tracts signified Colonial influence.

³⁰² Gellner, *Storybook Styles*, 18.

³⁰³ Proctor, Jacquie. "Bay Area Beauty: The Artistry of Harold G. Stoner, Architect. www.jacquieproctor.com/haroldstoner

³⁰⁴ As quoted in David Gebhard, "The American Colonial Revival in the 1930s," *Winterthur Portfolio*, Vol. 22, No. 2/3, 1987, 109.

³⁰⁵ Gebhard, "The American Colonial Revival in the 1930s," 111.

DESIGN ELEMENTS

Sunset builders incorporated a range of historicist details at the primary façade to create an overall sense of variety of residential tracts. Decorative design elements created individualized primary façades, while standardization in terms of height, setback, massing, and plan modulation united the individual buildings into a coherent, uniform streetscape.

Common design elements, applied to a range of styles, include arches, balconettes, multi-light casement windows, textured stucco cladding, balconies, recessed entries, parapets, double-hinged garage doors, mansard roof forms, and Spanish clay tile. Less common design elements include weathervanes, cusped Moorish arches, decorative sound holes, decorative curls, urns, niches, turrets, decorative stairway tiling, and medieval elements such as machicolated hoods.

It is interesting to note that Sunset tract houses constructed during the height of the Depression, roughly 1930 to 1935, typically display more expressive design features, more ornamentation, and façade articulation than buildings constructed after 1938. Despite a climate of economic austerity, builders in the early 1930s emphasized picturesque features that are largely missing in tract houses constructed just a few years later. By the late 1930s, the economics of mass production largely prohibited the façade articulation and ornamentation that characterized earlier tract house production. The definitions and photographic examples below provide a sample of common, prominent, and/or unusual design elements found on Sunset District tract houses and should not be considered a comprehensive list.

Machicolations

Machicolations are a projected feature of an English castle. In medieval times, stones were dropped through openings in the machicolated projection to injure attackers massed at the base of a defensive wall.³⁰⁶ Sunset District builders incorporated this design element above doorways, garage openings, and arched openings of residential buildings. Machicolated features are associated with Mediterranean Revival, Spanish Colonial Revival, and Storybook-influenced styles.



Machicolations above the garage door of 2270 33rd Avenue, constructed by George Larsen in 1940 (left) and 1523 33rd Avenue, designed by Oliver Rousseau in 1931 (right).

³⁰⁶ Gellner, *Storybook Style*.

Turrets and Towers

Turrets and dovecote-inspired towers are prominent features of early 1930s Sunset District residential tract buildings. Dovecote structures for raising pigeons were common in the French countryside. Often circular in form, dovecotes were built as freestanding structures or incorporated into the ends of rural European buildings. In the Sunset District, these muscular design elements were primarily incorporated into Spanish Colonial Revival, Tudor Revival, and Storybook influenced styles in the 1930s and are rarely found after 1938. Occasionally, the primary entrance was inserted into the base of a tower.



The entry of this Doelger (1932) at 1601 31st Avenue (left) is located completely within a double-height tower. At right, the Rousseau (1933) at 1577 34th Avenue features a two-story crenellated tower. Both buildings incorporate second-story Monterey-style balconies.

Crenellations

Crenellated design elements evoke the look of castle fortresses. Crenellations were added to parapets of Spanish Colonial Revival and Mediterranean Revival buildings constructed in the late 1920s to early 1930s.



2211 32nd Avenue, Mirsky & Sons, 1931.



1590 32nd Avenue, Henry Doelger, 1931.

Niches

Inset decorative niches and projecting faux niches were occasionally incorporated on the ground story of mid- to late-1920s tract houses, particularly those of the Mediterranean Revival barrel front design. The niches were typically arched and slightly recessed. A single niche was standard, though occasionally a building featured a niche on other side of the garage. Niches appear more common in tracts rather than individual buildings and were occasionally added to every other building within a tract. In ancient Roman times, niches (known as aediculae) were shrines that housed statues or small altars.



A projecting faux niche on 28th Avenue.



Niche located with an entry alcove.

Tradesman and Garage Doors

Garage doors from the 1920s to 1940s were typically paired double-hung paneled wood doors with multi-light glazing. Garages from this period display a wide range of decorative elements. In the 1940s, builders began to introduce overhead awning garage doors, which were typically more restrained in design. Today, there are very few buildings with original garage doors.

Though perpendicular to the primary façade and minimally visible from the street, the tradesman door was typically a wood paneled, multi-light door that often featured the same muntin pattern as the primary fenestration.



1726 22nd Avenue, 1936.



1658 21st Avenue, 1928.

Shutters

Non-functional wood shutters are a common design element of Sunset District tract houses constructed after 1940. The shutters are most often incorporated in the design of Minimal Traditional and Colonial Revival buildings and are often the primary decorative element for such buildings. Most shutters are solid wood or louvered, however, there are examples of shutters with cut-out designs including flowers, trees, and simple geometric shapes.



2727 Ortega Street, 1943.



2075 29th Avenue, 1939.

Balconies / Balconettes

Balconies and balconettes were incorporated in tract houses designed in a broad range of architectural styles. The design and materials of balconies were often a direct reflection of a building's style. Balconies inspired by the Monterey Revival style feature a full- or partial-width second story cantilevered balcony with a turned or sawn wood balustrade. Streamline Moderne balconies display horizontal wood speedline railings or delicate metal railings featuring interlocking circles and geometric shapes. Occasionally, Streamline Moderne balcony walls are solid, with stucco curves. Most fully expressed French Provincial houses feature one or more balconettes, topped with elegant decorative railings. Historic photos occasionally show people standing on tract house balconies, though many balconies and balconettes appear to be strictly decorative.



Above left: 1470 32nd Avenue, C.T. Lindsay, 1939.

Above Right: A cluster of French Provincial houses on 26th Avenue display elegant single and paired metal balconettes.



Left: 2238 Santiago Street, 1949.

STYLES AND CHARACTER-DEFINING FEATURES

The following section provides a brief description of the primary and secondary styles found at the street-facing façades of Sunset District residential tracts constructed from the 1920s to 1950. The nine primary styles—Mediterranean Revival, Barrel Front Mediterranean Revival, Spanish Colonial Revival, Tudor Revival, French Provincial, Storybook, Streamline Moderne, Colonial Revival, and Minimal Traditional—are the most commonly found styles in the Sunset District. A list of character-defining features is included along with photographs of buildings that display a range of expressions of each particular style. Not every listed character-defining feature must be present for a building to fit a particular style. Many buildings display characteristics of several styles rather than a pure expression of a single style. Examples are provided to demonstrate the various iterations of each style and are not necessarily an indication that a particular building is architecturally significant.

The five secondary styles are less commonly found in the Sunset District and/or display design influences that are more typically incorporated into the design of other styles. The secondary styles include: Pueblo, Churrigueresque, Monterey Revival, Art Deco, and Mixed / Eclectic / Transitional.

Primary Styles

MEDITERRANEAN REVIVAL

Mediterranean Revival is an umbrella term that encompasses design elements associated with Italian domestic buildings and the Moorish architecture of North Africa. It is often used interchangeably with the term “Spanish Colonial Revival,” though for the purpose of this historic context statement, it is called out as its own style. When first constructed as a residential revival style, it was marketed by builders as “Spanish” or “Mediterranean.”

The style had a long shelf life for the design of Sunset District tract houses, from the mid-1920s to the early 1940s. Significant examples of the Mediterranean Revival style typically display a full expression of the style including complexity of design, expressive massing, and articulated façades, and would draw from the character-defining features outlined below. Restrained versions of the style that incorporated some features and gestures of the style, yet displayed flush façades, simple plans, and minimal ornamentation, would not qualify as architecturally significant.

Character-defining features of the Mediterranean Revival style as expressed in c.1930-1940 Sunset District residential tracts:

- Gabled roof form topped with red Spanish clay tile
- Stucco cladding, often thickly textured
- Arched door openings and/or stairway entry arch
- Arched windows, often in a ganged configuration
- Muscular chimney stacks and/or towers
- Ornamentation can include molded rope mullions, vigas, cartouches, machicolations, and niches



1443 31st Avenue, Christian Anderson, 1936.



1561 34th Avenue, Rousseau, 1933.

The list of character-defining features is not comprehensive. It does not include character-defining features of individual buildings such as one-story over integrated garage massing, recessed garage opening, double-hinged garage doors, façade articulation, front yard setback, and design elements derived from a range of architectural styles.

BARREL FRONT MEDITERRANEAN REVIVAL

The barrel front Mediterranean Revival house displays the characteristic elements of the Mediterranean Revival style—stucco cladding, Spanish clay tile, and emphasis on arches—within a constrained barrel front façade form. The barrel front refers to a bowed bay which projects over the garage opening. These buildings were typically constructed in the Sunset District from the mid-1920s until c.1931 and are reflective of the high level of standardization and “cookie cutter” approach taken with the earliest tracts. Barrel front Mediterranean Revival houses are most often the only style found in these early tracts. Occasionally, houses within these tracts alternated between crenellated and shaped roof parapets.

Significance is generally derived from the overall architectural effect of a grouping of barrel front Mediterranean Revival buildings and the relationship among neighboring buildings, rather than the importance of any one building.

Character-defining features of the barrel front Mediterranean Revival style as expressed in c.1925 -1931 Sunset District residential tracts:

- Shaped or crenellated parapet capped with Spanish clay tile
- Bowed bay window that projects above the squared or chamfered garage opening
- Smooth or textured stucco exterior cladding
- Wood sash windows, arched or squared, set in a ganged configuration of four or five openings
- Geometric muntin patterns, particularly at the upper quarter of the windows
- Applied ornament including cartouches, shields, inset geometric shapes, and/or corbeled cornice detailing
- Decorative niches or windows occasionally flank the garage opening



2257 29th Ave., 1926.



1478 31st Ave., Anderson, 1932.



1438 28th Ave., 1930.

The list of character-defining features is not comprehensive. It does not include character-defining features of individual buildings such as one-story over integrated garage massing, recessed garage opening, double-hinged garage doors, façade articulation, front yard setback, and design elements derived from a range of architectural styles.

SPANISH COLONIAL REVIVAL

The terms “Spanish Colonial Revival” and “Mediterranean Revival” are often used interchangeably to describe a style that incorporates red Spanish Clay tile roofs, textured stucco walls, and arched window and door openings. Spanish Colonial Revival is differentiated from Mediterranean Revival in that it additionally references the thick adobe walls, shaped roof forms, exposed timber, bell towers, and ironwork of 18th century Mission churches. The style draws from the design elements associated with a romanticized interpretation of the Spanish Colonial rule. When first constructed as a residential revival style, it was marketed by builders as “Spanish.”

Examples of the Spanish Colonial Revival style as applied to Sunset District tract houses often displayed greater variation in design and stylistic elements than other Period Revival styles. Its zenith in the design of Sunset District tract houses occurred c.1931–1935. Significant examples of the Spanish Colonial Revival style would typically display a full expression of the style including complexity of design, expressive massing, articulated façades, and would draw from the character-defining features outlined below. The appearance of thick adobe walls is one of the style’s essential features. Restrained versions of the style that incorporated some features and gestures of the style, yet displayed flush façades, simple plans, and minimal ornamentation, would not qualify as architecturally significant.

Character-defining features of the Spanish Colonial Revival style as expressed in 1930-1940 Sunset District residential tracts:

- Gable roof forms topped with red Spanish clay tile
- Muscular chimney stacks and/or towers
- The appearance of thick adobe walls
- Stucco cladding, often thickly textured
- Ground level entry alcoves
- Arched, chamfered or squared window or door openings, often with robust, turned wood mullions
- Ornamentation and design elements can include quatrefoils, wrought iron grilles, niches, sound holes, balconies, ogee arches and Churrigueresque detailing



1631 31st Avenue, Doelger, 1932.



1690 32nd Avenue, F.F. Nelson, 1937.

The list of character-defining features is not comprehensive. It does not include character-defining features of individual buildings such as one-story over integrated garage massing, recessed garage opening, double-hinged garage doors, façade articulation, front yard setback, and design elements derived from a range of architectural styles.

TUDOR REVIVAL

Inspired by post-medieval English architecture, the Tudor style was occasionally applied to the façade of Sunset District tract houses. The style is occasionally referred to as Elizabethan, Jacobean, and Half-Timber.³¹⁰ Houses designed in the Tudor Revival style are fairly rare and display significant variability in design elements. Applied half-timbering imitates medieval or post-medieval buildings with “wattle-and-daub” or plaster in-fill. There are no known groupings of Tudor Revival tracts, individual examples of the style are found interspersed amongst other Period Revival façades. The style was applied to Sunset District tract houses from the early 1930s to the early 1940s.

Significant examples of the Tudor Revival style would typically display a full expression of the style including complexity of design, expressive massing, articulated façades, and would draw from the character-defining features outlined below. Restrained versions of the style, commonly constructed in the 1940s, that incorporated some features and gestures of the style, yet displayed flush façades, simple roof forms, and minimal gestures toward half-timbering, would not qualify as architecturally significant.

Character-defining features of the Tudor Revival style as expressed in c.1930 -1940 Sunset District residential tracts:

- Steeply pitched, prominent forward-facing gable roof forms, often with a cat slide or cross-gabled parapet
- Asymmetrical primary façade
- Stucco exterior cladding, smooth or roughly textured
- Half-timbering, invoking the appearance of wattle and daub
- Windows are typically multi-pane casement windows, ganged, topped with transoms, and set in squared, rather than arched surrounds
- Verge boards and finials
- Wood cross-hatched decorative elements, occasionally found at the balconette or verge board.



1641 31st Avenue, Doelger, 1932.



1531 32nd Avenue, Standard Building Co., 1935.

The list of character-defining features is not comprehensive. It does not include character-defining features of individual buildings such as one-story over integrated garage massing, recessed garage opening, double-hinged garage doors, façade articulation, front yard setback, and design elements derived from a range of architectural styles.

³¹⁰ Gellner, *Storybook Style*, 10.

FRENCH PROVINCIAL

Common in tracts of Period Revival houses, the French Provincial style often displays highly standardized “cookie cutter” designs. There was typically very little variability in design as applied to Sunset District tract houses in the 1930s. By the 1940s, a stripped iteration of French Provincial was one of the dominant wartime and postwar styles used in residential tracts. A mansard roof is the primary element indicating the style in tracts from the 1940s.

Significant examples of the French Provincial style display a full expression of the style with a particular emphasis on exuberant ornamentation and draw from the character-defining features outlined below. Restrained versions of the style (common in the late 1930s to 1940s) that incorporated some features and gestures of the style, such as the mansard roof, yet displayed flush façades and minimal ornamentation, would not qualify as architecturally significant.

Character-defining features of the French Provincial style as expressed in c.1930 -1950 Sunset District residential tracts:

- Mansard roof form
- Symmetrical building features
- Smooth stucco exterior cladding
- Elegant, slender, ogee arched wood-sash windows with upper divided sash (primarily in early 1930s)
- Metal balconettes with elegant patterned metal railing
- Quoins at the corners and scored stucco at the ground story
- Applied ornament, including rows of dentils, finials, cartouches, shields, robust brackets, urns, and widow’s walk



1462 32nd Avenue, C.T. Lindsay, 1939.



1454 32nd Avenue, Christian Anderson, 1939.

The list of character-defining features is not comprehensive. It does not include character-defining features of individual buildings such as one-story over integrated garage massing, recessed garage opening, double-hinged garage doors, façade articulation, front yard setback, and design elements derived from a range of architectural styles.

STORYBOOK

Storybook houses are exceptionally rare in San Francisco. In tract houses, the style is differentiated from related Period Revival styles by its exaggerated, whimsical designs and use of applied masonry accents to create the appearance of crumbling ruins. Faux stone accents were often applied at the building's base or on the chimney to create the illusion of weathered and aged exposed stonework beneath crumbling stucco.

The whimsical style was applied to Sunset District tract houses for a period limited to the early 1930s. Significant examples of the Storybook style would typically display a full expression of the style including complexity of design, expressive massing, and articulated façades, and would draw from the character-defining features outlined below. Restrained versions of the style that incorporated some features and gestures of the style, such as rubble accent detailing, yet displayed flush façades, simple plans, and minimal ornamentation, would not qualify as architecturally significant.

Character-defining features of the Storybook style as expressed in c. 1931-1937 Sunset District residential tracts:

- Complex or asymmetrical roof forms
- Stucco exterior cladding, often embedded with rusticated masonry accents
- Wood sash windows, often multi-lite
- Occasional use of half-timbering
- Muscular chimney stacks
- Use of false stone accents to evoke a sense of age and weathering
- A range of decorative elements, which may include finials, balusters, balconettes, and applied ornament



1681 31st Avenue, Doelger, 1932.



2659 17th Avenue, 1933.

The list of character-defining features is not comprehensive. It does not include character-defining features of individual buildings such as one-story over integrated garage massing, recessed garage opening, double-hinged garage doors, façade articulation, front yard setback, and design elements derived from a range of architectural styles.

STREAMLINE MODERNE

In San Francisco, the period of construction of Streamline Moderne buildings began in the late 1930s and continued to at least 1950. It was the first widely adopted Modern architectural style in San Francisco and, as expressed in tract houses, represented a radical departure from traditional and revival design vocabularies. The first known examples of Streamline Moderne tract building in the Sunset District neighborhood were constructed by Henry Doelger and Jason Arnott in 1937. It is one of the rarest styles found in San Francisco's residential builder tracts. There are scattered examples of adjacent Streamline Moderne houses; the style, however, is typically interspersed amongst a variety of revival styles.

Significant examples of the Streamline Moderne style would typically display a full expression of the style. Restrained versions of the style that incorporated some features and gestures of the style, yet displayed flush façades, and minimal ornamentation, would not qualify as architecturally significant.

Character-defining features of the Streamline Moderne style as expressed in 1937-1950 Sunset District residential tracts:

- Flat roof form
- Rounded corners and curved surfaces
- Balconies of curved stucco, often with wood speedline railings or decorative metal railings with circular motifs
- Smooth stucco exterior cladding
- Glass block window walls, occasionally curved
- Squared and porthole window openings
- Casement and fixed windows with horizontal muntins
- Applied speedlines (bands of horizontal piping, also known as "speed whiskers"³¹⁵), particularly near the cornice
- Absence of historically derived ornamentation



2815 Moraga Street, Doelger, 1940.



1786 36th Avenue, C.T. Lindsay, 1939.

The list of character-defining features is not comprehensive. It does not include character-defining features of individual buildings such as one-story over integrated garage massing, recessed garage opening, double-hinged garage doors, façade articulation, front yard setback, and design elements derived from a range of architectural styles.

³¹⁵ Michael F. Crowe, *Deco by the Bay: Art Deco Architecture in the San Francisco Bay Area* (New York: Viking Studio Books, 1995), 3.

COLONIAL REVIVAL

Design elements associated with the Colonial Revival style did not typically appear in Sunset District tract houses until the late 1930s. These elements were fairly minimal, often the presence of shutters and decorative wood cladding at the gable end signified Colonial Revival influence. The emergence of the style in the Sunset District corresponded with the mass production of tract houses in the 1940s and the associated decrease in façade ornamentation and expression. Considering the overall context of residential development in the late 1930s–1940s, the Colonial Revival style, as applied to Sunset District tract houses, would typically not qualify as architecturally significant. If, however, a Colonial Revival tract house displayed a full expression of the style, with complexity of plan and design, it could qualify as significant.

Character-defining features of the Colonial Revival style as expressed in c.1938–1950 Sunset District residential tracts:

- Shallow pitched roof form, often side-gabled
- Flush rather than recessed garage opening
- Smooth stucco exterior cladding
- Decorative wood window shutters
- Wood sash windows set in squared openings
- Horizontal or vertical wood board accents, particularly in the gable ends
- Scalloped trim



1310 Funston Avenue, 1941.



1746 35th Avenue, Doelger, 1940.

The list of character-defining features is not comprehensive. It does not include character-defining features of individual buildings such as one-story over integrated garage massing, awning or double-hinged garage doors, façade articulation, front yard setback, and design elements derived from a range of architectural styles.

MINIMAL TRADITIONAL

Tract houses constructed in the mid-1940s and during the immediate postwar era often fall into the category of Minimal Traditional. These mass-produced buildings are characterized by a lack of design intent and display minimal ornamentation. This restrained expression resulted from the scaling back of costly and time-intensive decorative elements in order to cut costs and speed construction. Considering the overall context of residential development in the 1930s–1940s, the Minimal Traditional style, as applied to Sunset District tract houses, would typically not qualify as architecturally significant because of the design restraint resulting from mass production. There is considerable overlap between the restrained Colonial Revival style and Minimal Traditional. Features that are characteristic of Minimal Tradition houses in San Francisco include the following:

- Shallow pitched roof form, often side- or cross-gabled
- Flush, rather than recessed, garage opening
- Tunnel entrance or straight side stair
- Smooth stucco exterior cladding, occasionally with wood board accents
- Decorative trim, often scalloped, at gable ends



2232 Santiago Street, 1949.



2282 34th Avenue, 1949.



2235 34th Avenue, Standard Building Co., 1938.



2283 34th Avenue, 1947.

Secondary Styles / Design Influences

In addition to the dominant façade styles of Sunset District houses, builders occasionally incorporated stylistic elements from the Pueblo, Churrigueresque, Monterey Revival, and Art Deco styles. The examples provided below feature uncommon design elements, pulled from specific styles, which are occasionally incorporated into the design of residential tract buildings.

PUEBLO

Often categorized as a subset of the Spanish Colonial Revival style, Pueblo is a regional style of the American Southwest. It mimics the appearance of adobe brick construction. It was not commonly adapted to residential tract architecture in San Francisco, though scattered examples do exist. In the Sunset District, it appears that Pueblo-influenced designs were constructed in the late 1920s. The primary character-defining features, as expressed in residential tract buildings, are its boxy massing with flat roof, stucco cladding, and projecting vigas (a wood member that projects out from the adobe walls of Spanish Colonial buildings).



1554 32nd Avenue, Doelger, 1931.

CHURRIGUERESQUE

This style is a variant of the Spanish Colonial Revival and references Moorish and Baroque motifs. The term Churrigueresque refers to Spanish Baroque architect and sculptor José Benito de Churriguera, whose elaborate decorative style was prolific throughout central Colonial Spain. The primary character-defining feature of the Churrigueresque style is the highly decorative stucco work that surrounds windows or entryways. As expressed in c.1930 to 1936 residential tracts, the style typically features ogee arched windows, stucco exterior cladding, and roof forms capped with Spanish clay tiles.



2166 32nd Avenue, Golden Gate Investment Co, 1935.



2219 32nd Avenue, Oscar E. Mittelstaedt, 1933.

MONTEREY REVIVAL

Monterey Revival is a variant of the Spanish Colonial Revival style. It is differentiated by the presence or suggestion of a full- or partial-width balcony and less commonly, an L-shaped house plan. Residential tract buildings influenced by Monterey Revival design are uncommon and, typically, a balcony is the primary design element to suggest the style.



1569 34th Avenue, Oliver Rousseau, 1933.



2830 Lawton Street, Oliver Rousseau, 1932.

ART DECO

Introduced in the 1920s, the Art Deco style is associated with San Francisco's commercial and institutional buildings and is less commonly found in domestic architecture. There are very few Art Deco single-family houses in San Francisco; however, the Sunset District contains scattered examples of tract buildings that display Art Deco stylistic elements, which can include a flat roof form with stepped roofline detailing; ziggurat forms; bold geometric elements, chevrons, and vertically oriented decorative lines; and the absence of historicist detailing. The onset of the Great Depression in 1930 and the resultant widespread decrease in building activity curtailed the construction of Art Deco buildings. As a result, relatively few buildings in San Francisco were designed in this style, which was largely replaced by the curvier Streamline Moderne in the late-1930s.



2083 29th Avenue, F. & T. Rossich, 1939.



1487 31st Avenue, L.L. & M.L. Wold, 1937.

MIXED / ECLECTIC / TRANSITIONAL

Although not a style unto itself, there are scattered examples of buildings in the Sunset District that display a mixed fusion of unrelated styles. Such examples may incorporate glass brick, portholes, or speedlines—design elements associated with Streamline Moderne styles—with features more typically associated with Mediterranean or Colonial Revival styles. A fusion of the Streamline Moderne style with traditional design elements such as a hipped roof and shutters may reflect a builder’s desire to incorporate emerging Modern design without alienating potential house buyers with too radical a style.



1526 31st Avenue, Standard Building Co., 1936.



This eclectic house on 21st Avenue displays Art Deco ziggurats (filled with glass block) and porthole garage windows, with Spanish clay tile and arches inspired by Mediterranean Revival design.



1767 31st Avenue. This 1940 building displays elements from multiple styles: Colonial Revival (shutters), Streamline Moderne (porthole windows), and Monterey Revival (wide projecting balcony).

Chapter 9

EVALUATION GUIDELINES: Individual Properties and Historic Districts

The following section provides an overview of the criteria for significance and the seven aspects of integrity used to evaluate properties in the Sunset survey area. It contains general information about the criteria of significance and aspects of integrity adopted by the National Park Service and the California Office of Historic Preservation as well as detailed guidance for evaluating the significance and integrity of residential tract buildings in the Sunset District. In addition, specific criteria and integrity considerations are outlined for both individual evaluations and potential historic district evaluations.

Significance

Significance establishes why, where, and when a property is important. The criteria for significance, as established by the National Park Service, are identical at the federal, state, and local level. The criteria apply to buildings as well as landscapes, structures, and objects. Properties are evaluated for significance within their relevant historic contexts using the following adopted criteria:

National Register	California Register	Definition
Criterion A	Criterion 1	Associated with events that have made a significant contribution to the broad patterns of our history.
Criterion B	Criterion 2	Associated with the lives of persons significant in our past.
Criterion C	Criterion 3	Displays distinctive characteristics of a type, period, or method of construction, work of a master, high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.
Criterion D	Criterion 4	Yielded, or may be likely to yield, information important in prehistory or history.

Integrity

Integrity is the authenticity of physical characteristics from which resources obtain their significance. When a property retains its integrity, it is able to convey its significance, its association with events, people, and designs from the past. Integrity is the composite of seven qualities: location, design, setting, materials, workmanship, feeling, and association. The condition and alteration history of a building's interior spaces are not considered for this historic resource survey. The National Register defines the seven aspects of integrity as follows:³¹⁷

1. Location is the place where the historic property was constructed or the place where the historic event occurred. Except in rare cases, the relationship between a property and its historic associations is destroyed if the property is moved.
2. Design is the combination of elements that create the form, plan, space, structure, and style of a property. Design can also apply to districts. For districts significant primarily for architectural value, design concerns

³¹⁷ National Park Service. National Register Bulletin No. 15: How to Apply the National Register Criteria for Evaluation (Washington, DC: U.S. Department of the Interior, 2002).

more than just the individual buildings or structures located within the boundaries. It also applies to the way in which buildings, sites, or structures are related.

3. Setting is the physical environment of a historic property. Whereas location refers to the specific place where a property was built or an event occurred, setting refers to the *character* of the place in which the property played its historical role. It involves *how*, not just where, the property is situated and its relationship to surrounding features and open space.
4. Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. A property must retain the key exterior materials dating from the period of its historic significance.
5. Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
6. Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character.
7. Association is the direct link between an important historic event or person and a historic property. A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property's historic character.

Individual Resource Evaluation

For the Sunset survey, the following considerations were used to frame common themes of potential significance associated with individual properties. The bulleted considerations are meant to guide the evaluation of significance; additional considerations may emerge during the survey process.

In addition to qualifying under at least one criterion of significance, an individual property must retain sufficient integrity to convey this significance in order to qualify for listing on the California or National Registers. *National Register Bulletin No. 15: How to Apply the National Register Criteria for Evaluation* provided guidance in development of the integrity thresholds. A higher threshold of integrity is required for individual resources as compared to district contributors.

SIGNIFICANCE: National Register Criterion A / California Register Criterion 1

Association with significant events in local, state, or national history

Residential tract construction from 1925 to 1950 in the Sunset District is associated with several broad contextual themes including the shift to automobile-based housing; the expansion of San Francisco into the vast sand dunes; New Deal federal financing programs such as the 1934 Federal Housing Act (FHA); mass-production; and pre- and postwar development. Nearly every house constructed during this era is generally associated with some combination of these wide-ranging themes and patterns of development. However, in order for a theme to qualify as significant under Criteria A/1, there must be a *specific* association to an event, pattern of events, or historic trends. Moreover, a Sunset District house must be associated with the specific historic context in an important way. The aforementioned themes are too broad to qualify as significant under Criteria A/1.

Associations with specific events in the Sunset District that qualify as significant under Criteria A/1 include the little-known World War I veterans home ownership assistance program, the Veterans' Welfare Board, which predated and presaged the FHA mortgage financing programs. However, it is more likely for a historic district—as compared to an individual property—to convey the significance of this important government program.

Other specific events include the innovative marketing strategies employed by builders in the 1930s. An individual named “Model House” from the early 1930s, for example, located within a residential tract, may qualify as significant as it represents an early trend in residential marketing. By the late 1930s, however, “Model Houses” were commonplace, with many builders displaying a new model houses every few weeks, therefore, later examples of such houses would not qualify as significant under Criteria A/1.

Specific themes may also include racial integration of all-White/Caucasian residential tracts or tracts that were previously marketed with deed restrictions precluding purchase by non-Whites/Caucasians. An individual house may qualify if it is an important example of residential racial integration if, for example, it is linked to an important court case related to segregation. No such properties were uncovered during the research and writing of this context statement, though existence of such properties is likely.

INTEGRITY

The aspects of integrity most important for Criteria A/1 are determined by the significant association. Likewise, the retention of essential features in order to convey significance is determined by the identified significance and period

of significance. For example, an early model house that qualifies as a significant trend in residential marketing would have a period of significance related to its use as a furnished display house, open to the public, which typically corresponded to the year of construction. Because the design of model houses was used to entice prospective buyers, a high importance is placed on integrity of design, materials, and workmanship. In such cases, the integrity analysis documented for Criteria C/3 should be consulted. On the other hand, if an individual building is significant for its association with an important segregation court case, for example, the period of significance would likely correspond to the year(s) related to the court case rather than the year of construction. Retention of the physical appearance of the building during the period of significance would, in such instances, be more important than the appearance of the building when originally constructed. Other aspects of integrity, including feeling, location, setting, or association, may, in this example, have a higher importance.

Properties associated with an important event or person should retain sufficient integrity such that “a historical contemporary would recognize the property as it exists today.”³¹⁸ In general, a lower threshold of integrity is appropriate for properties significant under Criteria A/1 or B/2, provided there is sufficient historic fabric to convey the association with a significant event, trend, or person. Buildings that are significant solely for architecture, Criteria C/3, must retain higher integrity of materials, design, and workmanship.

SIGNIFICANCE: National Register Criterion B / California Register Criterion 2:

Association with significant individuals in local, state, or national history

Sunset District tract houses from 1925 to 1950 may be significant for their association with persons significant to San Francisco’s, California’s, or the nation’s history. In such cases, a house must be closely associated with the productive life and accomplishments of a significant person. The birthplace, childhood home, or temporary residence of a significant person would not qualify under this criterion. The private homes of individual builders may qualify, if occupied during key periods of activity and development. For example, Henry Doelger’s hillside residence on 15th Avenue, from which he could view his emergent residential tracts, would qualify as significant.

INTEGRITY

The aspects of integrity most important for Criteria B/2 are determined by the significant association. Likewise, the retention of essential features in order to convey significance is determined by the identified significance and period of significance. For example, if in the late 1940s, a prominent writer produced his/her important manuscripts from a study in his/her c. 1930 tract house, the identified period of significance would be the late 1940s, rather than the original construction date. The physical fabric, as it existed in the late-1940s, even if altered from the original c.1930 design, would be considered character-defining. In such cases, integrity of association and feeling would likewise be important.

Properties associated with an important event or person should retain sufficient integrity such that “a historical contemporary would recognize the property as it exists today.”³¹⁹ In general, a lower threshold of integrity is appropriate for properties significant under Criteria A/1 or B/2, provided there is sufficient historic fabric to convey

³¹⁸ National Park Service, Bulletin No. 15.

³¹⁹ Ibid.

the association with a significant person, event, or trend. Buildings that are significant solely for architecture, Criteria C/3, must retain higher integrity of materials, design, and workmanship.

SIGNIFICANCE: National Register Criterion C / California Register Criterion 3:

Possesses distinctive characteristics of a type, style, period, or method of construction; is the work of a master designer, builder, or craftsman; or exhibits high artistic values

Sunset District tract houses from 1925 to 1950 may be significant for their architecture if they possess the distinctive characteristics of a style as expressed in the form of a single-family house. Individual examples must be distinctive, though not necessarily architect-designed, with complexity of design, ornamentation, plan, or modulation. A house with muscular massing, an articulated façade, ornamental flourishes, and inventive design elements is more likely to qualify as distinctive than is a house with restrained gestures of a specific style. Modest examples with restrained architectural expression do not qualify under this criterion. Generally speaking, considering the overall context of residential development in the Sunset District, most tract houses from the late 1930s to 1950 are modest in design—due to efforts by builders to cut labor and materials costs and decrease construction time—and would not qualify as architecturally significant under Criteria C/3.

It is relatively rare for a single house within a uniform builder tract to meet this criterion. The primary exceptions, as described below, include exceptional houses designed in fully expressed Streamline Moderne, Spanish Colonial Revival, and Storybook-influenced styles.³²⁰

Streamline Moderne tract houses are significant as they represent a radical departure from traditional and revival styles and an early adaptation of emerging Modern design to mass-produced residential tracts. It was the first Modern style available to modest income homebuyers. Streamline Moderne tract houses are exceptionally rare, with the earliest known examples constructed in 1937. Prewar Streamline Moderne tract houses are typically more expressive, in terms of design and ornamentation, than postwar examples and therefore are more likely to qualify as individual resources under this criterion.

Early tract examples of the Spanish Colonial Revival style often display greater variation in design and stylistic elements than other Period Revival styles and were less likely to be “cookie cutter.” The style’s zenith occurred in the early- to mid-1930s, a building era that typically emphasized more design and ornamentation than postwar tract houses; as a result, the Spanish Colonial Revival style is more likely than other Period Revival styles to qualify under this criterion.

Due to its rarity, exuberant expression of design, and limited period of construction (the early 1930s), Storybook-influenced designs are more likely than other Period Revival styles to qualify under this criterion. Storybook style is exceptionally rare in San Francisco and incorporates elements of Period Revival styles, in particular the Tudor Revival, Norman Revival and French Provincial. The whimsical style is typified by exaggerated interpretation of medieval styles and, often, the use of applied faux stonework to suggest age or weathering.

³²⁰ Additional exceptions may include fully expressed buildings, with clear design intent, that do not fit a particular style.

Although Streamline Moderne, Spanish Colonial Revival, and Storybook are more likely to qualify as individually significant, other styles, if fully expressed, and displaying many of the key character-defining features as outlined on pages 88-100 may also qualify under this criterion, as many buildings are not a pure expression of a single style.

Tract houses may also qualify as significant under Criteria C/3 if they represent a prototype for an experimental method of production or design that was later adopted for mass production. Such properties could include early examples of influential building typologies such as the tunnel entrance, or patio plan interior courtyards.

A house designed by a master builder or architect may also qualify as significant under Criteria C/3 if it expresses a particular aspect or phase in the development of his work. Henry Doelger's early 1930s transitional phase from buildings designed in near-uniform form and massing, to buildings expressing highly individualized form, massing, and design may qualify as significant under this criterion. Master builders identified in this context statement include Henry Doelger, the Stoneson Brothers, Oliver Rousseau, and the Standard Building Company. Charles O. Clausen is the sole master architect associated with the design of Sunset District residential tracts from 1925 to 1950 within the Survey area.

The following considerations are intended to guide the selection of criterion used to evaluate individual properties as well highlight the level of architectural expression required to qualify under architectural significance, Criteria C/3. It is not a comprehensive list.

- Refer to "Chapter 8: Architectural Styles" for an overview of stylistic evolution, design elements and key character-defining features of a particular style.
- Several styles including Colonial Revival and Minimal Traditional were constructed primarily in the 1940s, a period characterized by simple massing and designs, restrained ornamentation, and minimal façade articulation. Such styles, therefore, are unlikely to qualify as individually significant due to the inherent design restraint of mass production in the 1940s.
- Physical integrity does not constitute architectural significance. A single well-preserved house, located in an area that contains a concentration of heavily altered buildings, might stand out due to physical intactness; however, the well-preserved house must first qualify for its architectural significance.

INTEGRITY

The aspects of integrity most important for Criteria C/3 are design, materials, and workmanship. The following character-defining features are essential and must be present in order to meet the minimum threshold for integrity for properties significant under Criteria C/3:

- Historic massing, form, setback, and roofline
- Historic cladding materials
- Historic entryway and/or stairs configuration
- Historic window openings or changes to window openings that are minimal and compatible
- Architectural detailing that reflects historic design and key elements of a style

Important Features

The following building features are important and, in combination with other elements, contribute to the building's

design. Prior replacement of the building features, as described below, will not necessarily impact integrity to the extent that the building is no longer eligible for listing on the California or National Registers.

- **Windows.** Windows are a prominent feature of tract houses. With few exceptions, Sunset District tract houses constructed from 1925 to 1950 were originally built with wood sash windows, often in a fixed, awning, or casement configuration. Divided light steel sash windows were occasionally used in high-style architect-designed houses during the period. Aluminum sliders were not installed prior to the 1950s.

The retention of original window configuration, wood sash material, and decorative muntin patterns is important. The prior replacement of historic windows, however, may not impact the building's eligibility for listing if the original window shape, framing, and openings are retained.

- **Doors.** Unlike most residential buildings constructed prior to the 1920s, the entry door has a subordinate position in the design of residential tract houses and is often minimally visible from the sidewalk. Prior replacement of doors may not impact the building's eligibility for listing.

Residential tracts, particularly those constructed between 1925 and 1939, often featured a secondary pedestrian door, called a tradesman door, perpendicular to the primary façade and contained within the recessed garage opening. Prior replacement of this tradesman door may not impact a building's eligibility for listing.

- **Garage Doors and Openings.** Prior to 1940, most garage doors were set in deeply recessed openings. Retention of these openings, if original to the design, is important, though not essential for integrity.

Originally, the garage doors of tract houses were paired and double-hinged, often with decorative detailing and divided lights. Some houses were designed with an overhead awning-style garage door. Historic garage doors do exist, but are extraordinarily rare. As such, the prior replacement of such doors may not impact a building's eligibility for listing.

- **Tunnel Entrance.** An open passageway and visual connection to the deeply recessed, light-filled interior stairway of "Tunnel Entrance" tract houses is a key character-defining feature for that building type. The presence of added security gates does not result in a loss of integrity; however, the enclosing of these openings with a solid door and walls may impact a building's eligibility for listing.
- **Additions.** Horizontal or vertical additions that are minimally visible, and respect the scale and massing of the historic building, may not impact a building's eligibility for listing. Additions that are out of scale with the historic building may impact integrity.
- **Setting and Landscape Features.** Builders often, though not always, provided a small front lawn and/or planted shrubbery. Occasionally, the driveway or walkway displayed concrete scored in curvilinear or geometric patterns. Such landscape features contribute to a property's setting, though retention of such elements is not essential to the overall design of individual buildings. The prior removal of such elements may not impact a property's eligibility for listing.

Additional Integrity Considerations:

- **Cumulative Impact.** The cumulative impact of multiple minor alterations must be considered when evaluating the integrity of individual properties. Nonetheless, an exceptional building, that displays the full expression

of a particular style, may feature contemporary garage doors, entry doors, and windows and yet still retain sufficient integrity to convey significance.

- **Common Styles.** A higher threshold for integrity may be warranted for expressions of often-copied styles that display little differentiation. For example, the French Provincial style, as introduced in the Sunset District in the late 1930s, is largely limited to a single standardized façade design; in such cases, the building should retain nearly all of its original features, including window configuration and muntin pattern.
- **Rare Building Types.** A lower threshold for integrity may be warranted for unique or rare high-style expressions of tract houses. Such expressions are more likely to occur on unusually expansive corner properties, houses of early Streamline Moderne design, and/or one-off architect-designed houses.
- **Interiors.** The condition and alteration history of a building's interior spaces are not considered for this historic resource survey.

SIGNIFICANCE: National Register Criterion D / California Register Criterion 4:

Yielded, or may be likely to yield, information important to prehistory or history

Individual residential buildings constructed from 1925 to 1950 are unlikely to convey significance under this criterion, which is primarily focused on ruins or subsurface remains.

Historic District Evaluation

For the Sunset survey, the following considerations were used to frame common themes of potential significance associated with eligible historic districts. The bulleted considerations are meant to guide the evaluation of significance; additional considerations may emerge during the survey process.

SIGNIFICANCE: National Register Criterion A / California Register Criterion 1

Association with significant events in local, state, or national history

Residential tract construction from 1925 to 1950 in the Sunset District is associated with several broad contextual themes including the shift to automobile-based housing; the expansion of San Francisco into the vast sand dunes; New Deal federal financing programs such as the 1934 Federal Housing Act (FHA); mass-production; and pre- and postwar development. Nearly every house constructed during this era is generally associated with some combination of these wide-ranging themes and patterns of development. However, in order for a theme to qualify as significant under Criteria A/1, there must be a *specific* association to an event, pattern of events, or historic trends. Moreover, a Sunset District tract must be associated with the specific historic context in an important way. The aforementioned themes are too broad to qualify as significant under Criteria A/1.

Associations with *specific* events in the Sunset District that qualify as significant under Criteria A/1 include the little-known World War I veterans home ownership assistance program, the Veterans' Welfare Board, which predated the FHA mortgage financing programs. It is more likely for a historic district—as compared to an individual property—to convey the significance of this pioneering government program.

Other specific events include early trends in residential marketing employed by builders in the 1930s, such as the display of named “Model Houses.” Such houses, however, were typically scattered over many blocks rather than grouped together and are therefore more likely to qualify as significant individually rather than as a historic district.

INTEGRITY

In addition to possessing at least one criterion of significance, a historic district must retain sufficient integrity to convey its significance in order to qualify for listing on the California or National Registers. Taken as a whole, buildings within the district must collectively retain enough historic fabric in order to convey its significance. The condition and alteration history of a building's interior spaces were not considered or evaluated during the historic resource survey.

The impact of alterations on the district's overall integrity—including contributing elements other than buildings—depends upon their scale, number, and conformity with the historic design.³²¹ A lower threshold of integrity is required for district contributors as compared to individual historic resources, though the majority of buildings within a district should display moderate- to high-levels of physical integrity. The final decision about integrity is based on the condition of the district as a whole and its ability to convey significance.³²²

Properties associated with an important event or person should retain sufficient integrity such that “a historical contemporary would recognize the property as it exists today.”³²³ Although there are no absolute requirements

³²¹ National Park Service, *Historic Residential Suburbs*, 101.

³²² Ibid.

³²³ National Park Service, Bulletin No. 15.

regarding the minimum percentage of district contributors, in the case of Sunset District residential tracts, it is reasonable to require that the vast majority of buildings within an identified eligible district should maintain sufficient integrity in order to convey the district's significance.

Essential Features

The following building features are essential and must be present in order to meet the minimum threshold for integrity for district contributors:

- Historic massing, form, setback, and roofline
- Historic cladding materials
- Sufficient character-defining features to convey the historic style

SIGNIFICANCE: National Register Criterion B / California Register Criterion 2

Association with significant individuals in local, state, or national history

Sunset District tract houses from 1925 to 1950 may be significant for their association with persons significant to San Francisco's, California's, or the nation's history. In such cases, a property or grouping of properties must be closely associated with the productive life and accomplishments of a significant person. The birthplace, childhood home, or temporary residence of a significant person would not qualify under this criterion. A historic district is less likely than an individual building to meet this criterion.

It should be noted that associations with a specific architect or builder should be evaluated as "the work of a master" under Criteria C/3, rather than Criteria B/2. However, this association may be considered under Criteria B/2 if a significant architect or builder resided within a tract during or shortly after construction.

INTEGRITY

In addition to possessing at least one criterion of significance, a historic district must retain sufficient integrity to convey its significance in order to qualify for listing on the California or National Registers. Taken as a whole, buildings within the district must collectively retain enough historic fabric in order to convey its significance. Moreover, it is critical that the specific building associated with a significant person (e.g., the personal residence of a significant builder) retain integrity of design, materials, location, and workmanship.

The impact of alterations on the district's overall integrity—including contributing elements other than buildings—depends upon their scale, number, and conformity with the historic design.³²⁴ A lower threshold of integrity is required for district contributors as compared to individual historic resources, though the majority of buildings within a district should display moderate- to high-levels of physical integrity. The final decision about integrity is based on the condition of the district as a whole and its ability to convey significance.³²⁵ The condition and alteration history of a building's interior spaces were not considered or evaluated during the historic resource survey.

³²⁴ National Park Service, *Historic Residential Suburbs*, 101.

³²⁵ *Ibid.*

Properties associated with an important event or person should retain sufficient integrity such that “a historical contemporary would recognize the property as it exists today.”³²⁶ Although there are no absolute requirements regarding the minimum percentage of district contributors, in the case of Sunset District residential tracts, it is reasonable to require that the vast majority of buildings within an identified eligible district should maintain sufficient integrity in order to convey the district’s significance.

Essential Features

The following building features are essential and must be present in order to meet the minimum threshold for integrity for district contributors:

- Historic massing, form, setback, and roofline
- Historic cladding materials
- Sufficient character-defining features to convey the historic style

SIGNIFICANCE: National Register Criterion C/ California Register Criterion 3

Possesses distinctive characteristics of a type, style, period, or method of construction; is the work of a master designer, builder, or craftsman; or exhibits high artistic values

Several significant architectural themes are associated with the evolution of residential tract design in the Sunset District, from 1925 to 1950. These themes, as outlined below, are additional considerations for the evaluation of architectural significance of residential tracts.

Uniform style and form. Tracts from the 1920s displayed near identical massing, stair typologies, roof forms, window configuration, and ornamentation, typically reflective of the Mediterranean Revival style, set in cohesive blocks. Slight differences and the placement of alternating parapets, muntin detailing, and decorative elements differentiated individual buildings from their immediate neighbors. Significance is derived from the overall architectural effect of the district, and the relationship between similar buildings, rather than the importance of any one building. In order to qualify as significant, the district’s buildings must display full and related expressions of a particular style. Examples include full blocks of barrel front Mediterranean Revival houses designed with close attention to detail at the window and bay, and with inventive design elements such as alternating niches, crenellations, or decorative ground story windows.

Uniform style, diverse forms. Transitional tracts from the early 1930s are significant as examples of a short-lived shift from a uniform style and form (barrel front Mediterranean Revival), to the same style applied to a diversity of forms. Though still drawing from the Mediterranean Revival style, these tracts often featured unusual design elements including the angled side stair typology, asymmetrical double bays, and center entry porticos. Houses also featured a profusion of design elements unheard of in earlier tracts including miniature towers, articulated façades, ogee arched openings, and other exuberant details. The overall effect was a dramatic departure from the standardized barrel front configuration typical of the late 1920s and presaged the greater diversity expressed in later mixed-style Period Revival tracts. Typically, these transitional tracts were constructed in the early 1930s and were relatively small, containing far fewer buildings than tracts described above. In order to qualify as significant, the district’s buildings

³²⁶ National Park Service, Bulletin No. 15.

must display full expressions of a particular style with complexity of form, façade articulation, and diversity of ornamentation.

Diverse styles, diverse forms. Tracts displaying a range of Period Revival styles as applied to a variety of building forms and massing are significant as examples of a short-lived (c.1931 to 1937) period of highly expressive, picturesque residential tract design. These tracts are typically dominated by exuberant iterations of the Mediterranean Revival, French Provincial, Spanish Colonial, and Tudor Revival styles. The buildings are muscular, well-articulated and display a complexity of design and profusion of design elements not commonly found on the typical Sunset District tract house. Façades styles and ornamentation are highly individualized as are the form and massing; however, the tracts retain cohesion through unified front yard setbacks, the scale of roof forms, and limited entry typologies. In order to qualify as significant, the district's buildings must display full expressions of the various Period Revival styles with complexity of form, façade articulation, and diversity of ornamentation.

In addition the themes outlined above, tracts of Sunset District houses may be broadly significant for their architecture if they possess the distinctive characteristics of a style or styles. Tracts must be distinctive, though not necessarily architect-designed, with complexity of design, ornamentation, plan, or modulation. A grouping of buildings that display muscular massing, articulated façades, ornamental flourishes, and inventive design elements is more likely to qualify as distinctive than houses with restrained gestures of a specific style. Modest examples with restrained architectural expression do not qualify under this criterion. Generally speaking, considering the overall context of residential development in the Sunset District, most tract houses from the late 1930s to 1950 are modest in design—due to efforts by builders to cut labor and materials costs and decrease construction time—and would not qualify as significant under Criteria C/3.

Tracts may also qualify as significant under Criteria C/3 if they represent a prototype for an experimental method of production or design that was later adopted for mass production. Such properties could include early examples of influential building typologies such as the tunnel entrance or Oliver Rousseau's innovative "patio plan" interior courtyard, which was widely adopted by competing builders.

A tract designed by a master builder or architect may also qualify as significant under Criteria C/3 if it expresses a particular aspect or phase in the development of his work. Henry Doelger's early 1930s transitional phase from buildings designed in near-uniform form and massing, to buildings expressing highly individualized form, massing, and design may qualify as significant under this criterion. Master builders identified in this context statement include Henry Doelger, the Stoneson Brothers, Lang Realty, Ray Galli, Oliver Rousseau, and the Standard Building Company. Charles O. Clausen is the only known master architect associated with the design of Sunset District tracts in the Sunset survey area. A tract must be an important example of a builder's or architect's accomplishments; not all tracts designed or developed by master builders or architects qualify as significant.

The following considerations are intended to guide the selection of criterion used to evaluate clusters of buildings as well highlight the level of architectural expression required to qualify under architectural significance, Criteria C/3. It is not a comprehensive list.

- Refer to "Chapter 8: Architectural Styles" for an overview of stylistic evolution, design elements, and key character-defining features of a particular style.
- Several styles including Colonial Revival and Minimal Traditional were constructed primarily in the 1940s, a period characterized by the simple massing, restrained ornamentation, and minimal façade articulation resulting from efforts by builders to cut costs and speed construction. Such styles, therefore,

considering the overall context of residential development in the Sunset District, are unlikely to qualify as individually significant due to the design restraint of mass production in the 1940s.

- By 1940, restrained iterations of various Period Revival, Colonial Revival, and Minimal Traditional styles dominated the design of residential tracts. For example, a stripped iteration of the French Provincial house was commonly constructed throughout the 1940s. Though identifiable by mansard roof forms, tracts of these houses do not display the distinctive characteristics and full expressions of the style. Tracts designed in a restrained iteration of a particular style, or range of styles, are unlikely to qualify under Criteria C/3.
- Physical integrity does not constitute significance. A cluster of well-preserved houses might stand out due to the retention of historic features and overall physical intactness; however, the potential district must first qualify for its significance.
- A tract does not need to be the first or *most* important example of a “significant and distinguishable entity” and more than one district may qualify under this criterion.
- Streamline Moderne tract houses are significant as they represent a radical departure from traditional and revival styles and are an early adaptation of emerging Modern design to mass-produced residential tracts. However, Streamline Moderne was typically just one of a number of façade styles offered to house buyers. It was very rarely the dominant or only style of a particular tract.³²⁷ Moreover, the style was introduced in the late 1930s, a period that corresponded with the introduction of simple massing and designs, restrained ornamentation, and minimal façade articulation. Although it is more likely for a Streamline Moderne building to qualify as individually eligible than to contribute to a Period Revival tract that qualifies as architecturally significant, it is possible for districts to contain Streamline Moderne contributors.

INTEGRITY

In addition to possessing at least one criterion of significance, a historic district must retain sufficient integrity to convey its significance in order to qualify for listing on the California or National Registers. Taken as a whole, buildings within the district must collectively retain enough historic fabric in order to convey its significance. The aspects of integrity most important for buildings significant under Criteria C/3 are design, materials, and workmanship.

The impact of alterations on the district’s overall integrity—including contributing elements other than buildings—depends upon their scale, number, and conformity with the historic design.³²⁸ A lower threshold of integrity is required for district contributors as compared to individual historic resources, though the majority of buildings within a district should display moderate- to high-levels of physical integrity. The final decision about integrity is based on the condition of the district as a whole and its ability to convey significance.³²⁹

Although there are no absolute requirements regarding the minimum percentage of district contributors, in the case of Sunset District residential tracts, it is reasonable to require that the vast majority of buildings within an identified eligible district maintain sufficient integrity in order to convey the district’s significance. The condition and alteration history of a building’s interior spaces were not considered or evaluated during the historic resource survey.

³²⁷ Just one small tract of five Streamline Moderne houses was identified in the Sunset survey area, though four of the five buildings no longer display integrity.

³²⁸ National Park Service, *Historic Residential Suburbs*, 101.

³²⁹ *Ibid.*

Essential Features

The following building features are essential and must be present in order to meet the minimum threshold for integrity for district contributors:

- Historic massing, form, setback, and roofline
- Historic cladding materials
- Sufficient character-defining features to convey the historic style

Additional Integrity Considerations:

- **Setting and Landscape Features.** An evaluation of integrity should include the district's setting and landscape features, if any, such as fencing, streetscape elements, pillars, and street layout. Builders often, though not always, provided a small front lawn and/or planted shrubbery around each individual building. Such landscape features contribute to a property's setting, though retention of such elements may not be essential to convey the potential historic district's overall design.

SIGNIFICANCE: National Register Criterion D / California Register Criterion 4

Yielded, or may be likely to yield, information important to prehistory or history

Groupings of residential buildings constructed during the Period of Significance are unlikely to convey significance under this criterion, which is primarily focused on ruins or subsurface remains.

Examples: Individual Building Evaluations of Significance and Integrity

The following examples illustrate the level of architectural expression and integrity required to qualify as significant under Criteria C/3.



Example 1: Small-scale Mediterranean Revival

Though small in scale, this 1931 house, with its miniature tower, double-bay configuration, angled stairs, decorative stair tile, projecting vigas, ogee entry arch, thickly textured stucco, and machicolated bay, is a distinctive and full expression of the Mediterranean Revival style and is significant for its architecture under Criteria C/3. It was constructed at a time when most Mediterranean Revival houses were designed in a few standardized façade options (e.g. the barrel front typology). Although the front door, garage doors, and windows at the angled bay were replaced, the building retains sufficient integrity to convey its significance as an inventive expression of the Mediterranean Revival style.

Architecturally Significant: Yes

Retains integrity: Yes

Eligibility: individual historic resource



Example 2: Spanish Colonial / Mediterranean Revival

Built in 1939 by Boyd Lindsay, this house features design elements inspired by Spanish Colonial and Mediterranean Revival styles. Its expressive tower, entry alcove, façade articulation, and ornamentation qualify as architecturally significant under Criteria C/3. Alterations appear limited to the replacement of the primary window and tower window.

Architecturally Significant: Yes

Retains integrity: Yes

Eligibility: Individual historic resource



Example 3: Mediterranean Revival

Designed in 1931 by small-scale builder O. E. Mittelstaedt, this Mediterranean Revival house is a fairly typical example of the Mediterranean Revival style (paired arched windows with arched entry) with ornamentation largely limited to an inset niche. It appears largely intact, with the exception of replacement garage doors. Nonetheless, because it is a common and restrained iteration of the style, and lacks facade articulation and complexity of design, the building does not qualify as an expressive version of the style and period and is not individually architecturally significant under Criteria C/3.

Architecturally Significant: No

Retains integrity: Yes

Eligibility: Not an individual resource



Example 4: Tudor Revival

Built in 1936 by the Golden Gate Investment Co., this large corner building displays Tudor detailing at both façades. The house features elaborate design and ornamentation including a two-sided projecting bay (not visible in photo), extensive stickwork, balconette, and a steeply pitched gable roof form. It retains integrity of materials and design, despite the likely replacement of historic windows on the secondary facade. As a full expression of the Tudor Revival style, the house is architecturally significant under Criteria C/3.

Architecturally Significant: Yes

Retains integrity: Yes

Eligibility: Individual historic resource



Example 5: French Provincial

Built in 1939 by Christian Anderson, a smaller-scale builder who specialized in this style, the house features unusually elaborate ornamentation for the French Provincial style, including a widow's walk, extensive quoining, balconette, dentils, and requisite mansard roof form. It also retains high integrity of materials and design. The unusually expressive version of this common style is architecturally significant under Criteria C/3.

Architecturally Significant: Yes

Retains integrity: Yes

Eligibility: Individual historic resource



Example 6: Restrained French Provincial

This 1940s building retains its original garage doors, balconette, and metal widow's walk. However, in the 1940s, near-identical examples of this restrained version of the style proliferated in the Sunset District. The house does not display the ornamentation, articulation, and design qualities necessary to qualify as significant under Criteria C/3.

Architecturally Significant: No

Retains integrity: Yes

Eligibility: Not an individual resource



Example 7: Rare Streamline Moderne cluster

This heavily altered house is one of five adjacent, nearly identical Streamline Moderne buildings constructed in 1938 by the Golden Gate Investment Company. With the exception of speedlines and chimney stack, the original design is no longer apparent. Alterations include a new window opening and window sash, new garage door, brick cladding at the ground story, and the removal of glass block accents. Of the five extant buildings, just one retains its physical integrity, which provides clues as to this building's historic, architecturally significant design. As originally constructed, this house would qualify as significant under Criteria C/3; however, its compromised integrity renders it ineligible for listing.

Architecturally Significant: Yes

Retains integrity: No

Eligibility: Not an individual resource



Example 8: Early Streamline Moderne

Designed in 1938 by C.T. Lindsay, a prolific early builder noted for his exceptional Streamline Moderne tract houses, this house on 31st Avenue is significant for its architecture under Criteria C/3. The use of a curved two-story glass block window wall is a hallmark of Lindsay's design. In addition, the circle-patterned metal balconette, rounded garage opening, speedlines, and glass block sidelights embody the style's sleek and streamlined design. It is a rare iteration of style. The building retains its key character-defining features specific to the style and retains its integrity despite the replacement window and garage doors.

Architecturally Significant: Yes

Retains integrity: Yes

Eligibility: Individual historic resource



Example 9: Streamline Moderne

Built in 1940 by Boyd Lindsay, the design of this house draws from the Streamline Moderne design vocabulary of speedlines and curved surfaces. It retains high integrity of design and materials and features original windows and garage door. Nonetheless, the restrained version of the style does not qualify as architecturally significant under Criteria C/3.

Architecturally Significant: No

Retains integrity: Yes

Eligibility: Not a historic resource



Example 10: A cluster of angled stair tract houses

This cluster of 1943 tract houses on 45th Avenue was built by the United Investment Corporation. Regardless of integrity considerations, the restrained interpretation of Streamline Moderne design, the lack of architectural detailing, the flush garage door opening, and appearance of flat elevations does not express substantial design intent or architectural detailing necessary to qualify as significant for its architectural design under Criteria C/3.

Architecturally Significant: No

Retains integrity: No

Eligibility: Not an individual resource



Example 11: Minimal Traditional

Built in 1949, this house displays several features associated with Minimal Traditional tract houses, including scalloped ends, side gable, and tunnel entrance. Like most Minimal Traditional houses, this example displays minimal ornamentation, and lacks architectural expression. It does, however, retain integrity (with the exception of replacement windows). It does not qualify as architecturally significant under Criteria C/3.

Architecturally Significant: No

Retains integrity: Yes

Eligibility: Not a historic resource

Chapter 10

Recommendations

The following is a set of recommendations for future activities related to the documentation, evaluation, and protection of the Sunset District's significant architectural resources.

1. Conduct a focused evaluative survey of Henry Doelger's first residential tract development located on the 1400 block of 39th Avenue in the Sunset District. Doelger is arguably the most influential builder in the Sunset District in the late-1920s to mid-1940s and his first tract may qualify for significance under Criterion A/1. An evaluative survey would determine if this tract retains sufficient integrity to convey its significance.
2. Conduct a focused evaluative survey of Art Deco / Streamline Moderne duplexes and apartment buildings in the Sunset District. Although Art Deco-inspired design is rare for single-family houses, there are several groupings of duplexes and apartment buildings, particularly on the Judah and Kirkham Streets corridor that display a fusion of Art Deco and Streamline Moderne design elements. Many of these buildings appear to be potential historic resources. A survey of these buildings will help identify the most important examples of individual buildings and, potentially, a discontinuous historic district.
3. Conduct a focused evaluative survey of barrel front Mediterranean Revival style houses in the Sunset District. Although there were relatively few examples of this property type in the Sunset survey area, it appears to be the most commonly and uniformly constructed style in the mid-1920s.
4. Promote the repair and retention of historic wood windows. A surprisingly high percentage of Sunset District tract buildings feature replacement windows at the primary façade. The historic muntin pattern, configuration, sash, and openings are important design elements of these houses and retention should be encouraged. Strategies for promotion may include co-sponsorship of wood-window-repair workshops, development of website content focused on repair, or wider distribution of the Department's existing Windows Replacement Standards.
5. Facilitate property owner support for local landmark district designation. The Sunset District contains several clusters of extraordinarily picturesque Period Revival / Storybook residential tracts that may warrant local landmark designation. The recently expanded access to Mills Act contracts, which can provide a significant reduction in property taxes, may spur San Francisco property owner interest in such protections. Activities to encourage owner interest may include presentations at local neighborhood groups, a mailing to property owners, and/or additional website content. If property owner support is evident, the Department may consider a recommendation to add these tracts to the Historic Preservation Commission's Landmark Designation Work Program.
6. Periodically update the *Sunset District Residential Builders, 1925–1950 Historic Context Statement*, particularly the activities of merchant and small-scale builders, as more information becomes available.

Chapter 11

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