

Appendix C

Historical and Cultural Resource Documentation

- 1 - 2550 Irving Street
- 2 - 1284 27th Ave
- 3 - 1280 27th Ave
- 4 - 1281 26th Ave
- 5 - 1293 27th Ave
- 6 - 1289 27th Ave
- 7 - 1285 27th Ave
- 8 - 1303-1309 27th Ave
- 9 - 1304-1314 27th Ave
- 10 - 2545-2549 Irving Street
- 11 - 2539 Irving Street
- 12 - 2533-2537 Irving Street
- 13 - 2509 Irving Street
- 14 - 2501-2503 Irving Street
- 15 - 1300 26th Ave
- 16 - 1286 26th Ave
- 17 - 1282 26th Ave



Direct APE

Indirect APE

Parcel Boundary

0

50

100

Feet

N

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Y

Other Listings
Review Code

Reviewer

Date

Page 1 of 5

*Resource Name or #: 2550 Irving Street

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: San Francisco North

Date: 1995

c. Address: 2550 Irving Street

City: San Francisco

Zip: 94211

e. Other Locational Data: APN 1724/038

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

Sited on the north of Irving Street, between 26th Avenue and 27th Avenue in the Outer Sunset neighborhood of San Francisco, the subject property is an L-shaped lot with a bank building and surface parking lot occupying a corner lot. Constructed in 1965, it is two stories, has a generally rectangular plan, flat roof, and stucco exterior with no distinct architectural style. The primary elevation fronts Irving Street and continues for four bays. The main entry is at the building's second bay, which projects slightly from the first bay and is comprised of a double-height arched entry with a paired storefront entry door. The entry at the second bay features a scored stucco exterior mimicking stone at the first floor with face brick at the second story level, which projects above the adjacent roofline and is topped with a simple concrete cornice. The entry door is topped with a metal awning that extends westward, covering the adjacent exterior ATM, which is accessible via a short stair next to the entry at the building's first bay. The first bay features a band window at the second floor. The elevation continues with three fixed windows at the first and second floors. The final bay projects from the rest of the building, features a concrete plinth detail at the ground level and a simple concrete cornice detail and fascia at the roofline. The final bay has two fixed windows at each level.

The east elevation continues from the Irving Street elevation and features the same cornice and fascia detail described above. The elevation continues for five bays, which project slightly from the rest of the building. The first three bays feature recessed window openings with fixed windows. The final bay repeats the same configuration and is separated by an unadorned stucco bay. The building's north elevation is largely obscured by adjacent buildings with a portion visible with the same plinth and cornice details as the east elevation and features a secondary service entry door. A portion of the north elevation projects beyond the rest of the building, has an unadorned stucco exterior, and features a secondary entry at the ground level and fixed paired windows at the second floor's east elevation. *See Continuation Page 4.*

*P3b. Resource Attributes: (List attributes and codes) HP6: 1-3 story commercial building

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

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



P5b. Description of Photo: (View, date, accession #)

South and east elevation, view northwest

June 2021

*P6. Date Constructed/Age and Sources: ☒ Historic

☐ Prehistoric ☐ Both

1965, San Francisco Permits, Department of Building Inspection

*P7. Owner and Address:

Unknown

*P8. Recorded by: (Name, affiliation, and address)

JulieAnn Murphy

Rincon Consultants, Inc.

449 15th Street, Suite 303

Oakland, CA 94612

*P9. Date Recorded:

November 2021

*P10. Survey Type: (Describe)

Intensive

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

*Attachments: ☐ NONE ☒ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

DPR 523A (1/95)

*Required information

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI#
Trinomial

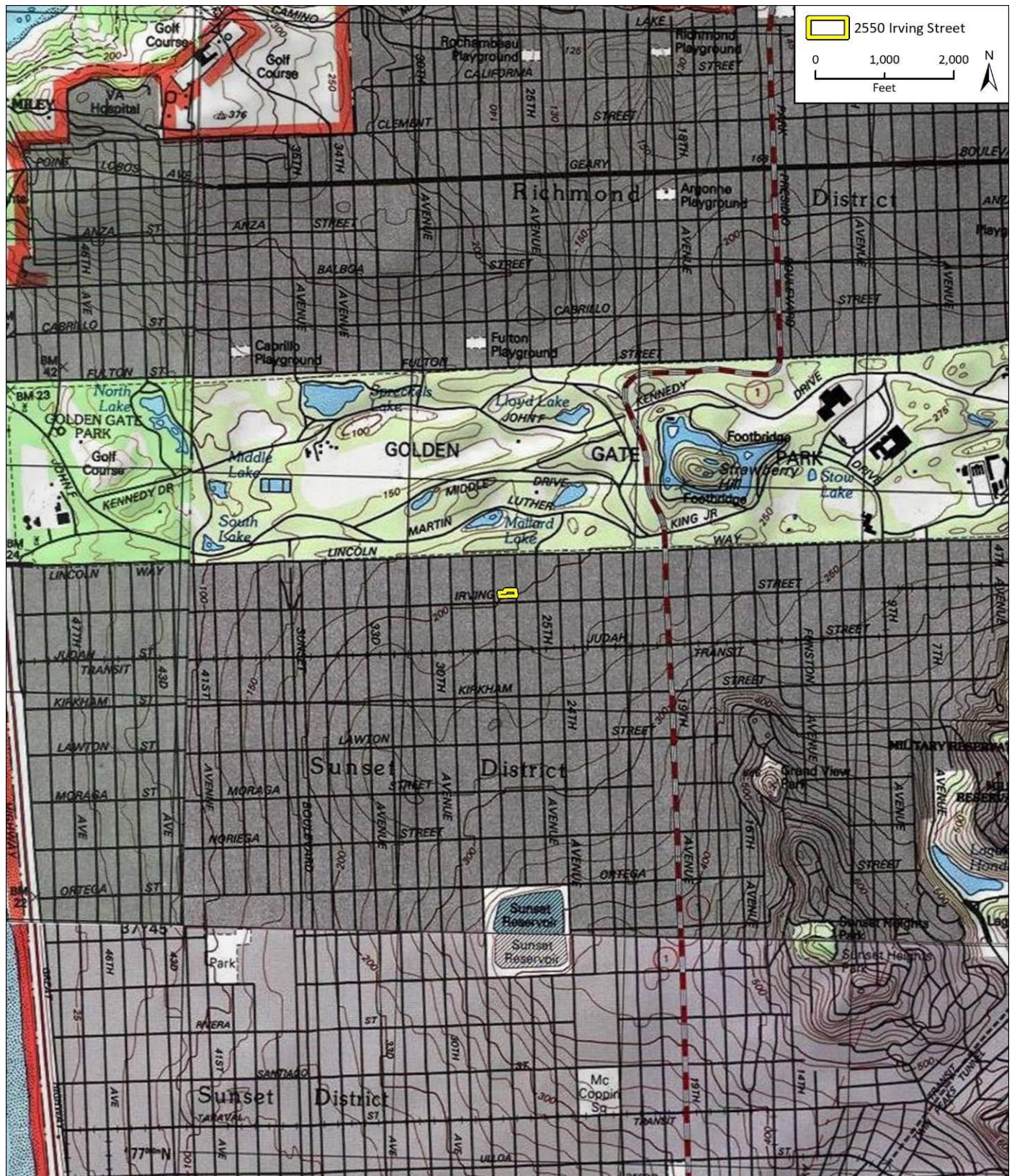
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*Resource Name or #: 2550 Irving Street

*Map Name: San Francisco North

*Scale: 1:24,000

*Date of Map: 1995



DPR 523J (1/95)

*Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 5

*NRHP Status Code 6Y

*Resource Name or # (Assigned by recorder) 2550 Irving Street

B1. Historic Name: NA

B2. Common Name: 2550 Irving Street

B3. Original Use: Mortuary

B4. Present Use: Bank

*B5. Architectural Style: NA

*B6. Construction History: (Construction date, alterations, and date of alterations)

2550 Irving Street, according to San Francisco Department of Building Inspection permits, was constructed in 1965 as a two-story mortuary. The building was updated in 1987, when the interior finishes, electrical fixtures, and plumbing were updated for the building's new use as a bank building. In 1988 new interior partitions, windows, roofing, and interior and exterior finishes were installed. The HVAC system was updated in 1990. A new accessibility ramp was constructed in 1997. In 2001, the building was updated at the interior and exterior, receiving new interior finishes, updated systems, roofing, and new exterior finishes and windows, resulting in the building's current appearance.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

*B8. Related Features: None

B9a. Architect: Bruce Heiser/ S. Schneider

b. Builder: NA

*B10. Significance: Theme: NA

Area: Outer Sunset/Parkway Terrace

Period of Significance: 1965

Property Type: Commercial

Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Historic Context

Site History

2550 Irving Street was constructed in 1965 for the Currivan's Chapel of the Sunset. Before the construction of the subject property, the site was comprised of eight parcels along Irving Street. By 1946, the lots had been reconfigured as six lots with three central lots along Irving Street, a short lot along 26th Avenue, a small corner lot at 26th and Irving Street and, a large corner lot at 26th and Irving. According to historical Sanborn Insurance Maps and aerial images, the lot along 26th Avenue had a residence, the two corner lots were each used for gas stations and included small structures, and the three central parcels along Irving Street each had a one-story building. The two easternmost properties were commercial properties with storefronts, while the property at 2532 Irving Street was noted as an undertaker and was the original location of Currivan's Chapel of the Sunset, which was opened in 1944 by Earl and Margaret Currivan. These buildings appear to have been constructed during the initial residential and commercial development of the Outer Sunset.

In 1965, The gas stations, former mortuary building, and two other commercial buildings were removed from the site and five of the six lots, all those with frontage along Irving Street, were combined for a single lot. The new Currivan's Chapel of the Sunset building was constructed at the corner of Irving Street and 26th Avenue, with its primary entrance along Irving Street with a surface parking lot at the west corner. Currivan's Chapel of the Sunset closed in 1985. The building was subsequently purchased by the San Francisco Police Credit Union in 1986 and it continues to operate as the credit union today.

(See Continuation Sheet)

B11. Additional Resource Attributes: NA

*B12. References: See Continuation Sheet

B13. Remarks: NA

*B14. Evaluator: JulieAnn Murphy, Rincon Consultants

*Date of Evaluation: November 2021

(This space reserved for official comments.)



Page 4 of 5

*Recorded by: JulieAnn Murphy, Rincon Consultants

*Date: November 2021

*Resource Name or #: 2550 Irving Street

☒ Continuation ☐ Update

P3a. Description (Continued):

The west elevation faces the building's surface parking lot. The elevation is bowed and continues for three bays. At the ground level there is a concrete plinth detail with seven small square windows above. There are two larger windows north of the small rectangular windows. At the second floor there are three fixed windows. The building is in good condition.

B.10 Significance (Continued):

Development of the Sunset District

2550 Irving Street is in San Francisco's Sunset District, more specifically the Outer Sunset. The history of the Sunset District, including its development and associated property types is explored in detail in *The Sunset District Residential Builders, 1925-1950 Historic Context Statement*. In the mid-1850s the western portion of San Francisco was officially named the "Outside Lands," a vast area of sand dunes outside of the city's boundaries. Outside Lands included 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).

By the end of the 19th century there had been little residential development in the western district, though Golden Gate Park had been completed and was a popular attraction. Early settlements of the Sunset District were of the type that flourished in unpopulated areas: roadhouses, a racetrack, explosive factories, and some ranching. At the beach, abandoned streetcars were converted into clubhouses and rudimentary dwellings by an emergent Bohemian community, that eventually evolved into the permanent neighborhood known as Oceanside, which was absorbed into the larger Sunset District by the 1920s.

Before the residential development boom of the 1920s, there was scattered development. The Parkside neighborhood, bounded by 15th Avenue on the east and 33rd Avenue on the west, with Ortega Street to the north and Sloat Boulevard to the south was developed beginning in 1908. Served by a streetcar line, Parkside was characterized by small cottages. The Inner Sunset also saw early residential and commercial development, concentrated in the area south of Golden Gate Park's east end.

The early 20th century witnessed increased development in the Sunset District, though it was largely limited to infill development of the existing Oceanside and Parkside neighborhoods. The Outer Sunset experienced some residential development. A new neighborhood, Parkway Terrace, was laid out by prolific builder Fernando Nelson & Sons in 1916. Located adjacent to Golden Gate Park, between 27th and 32nd Avenues from Lincoln Way to Irving Street, the five-block tract is notable for its rounded built-in corner benches at intersections, and large detached houses designed in Period Revival styles on oversized lots with deep front yard setbacks. Fernando and his sons developed the land from 1916-1926.

Streetcar tunnels completed in 1918 and 1928 in the city's largely undeveloped west end, making the area more accessible and opening tracts for further development. The following mass adoption of automobiles corresponded with the wave of tract house development in the Sunset District. During the same time, commercial development extended along existing corridors served by the streetcar – Taraval, 20th, Irving, and Judah Streets and emerged on short stretches (one to three blocks).

Expansion of the Sunset District and Currivan's Chapel of the Sunset

Currivan's Chapel of the Sunset was owned and operated by Earl and Margaret Currivan and first opened on Irving Street between 26th and 27th Avenues in 1944. Earl Currivan was born in California in 1904 and studied to be a priest at Dominican Seminary in San Rafael before leaving the Seminary to attend the St. Joseph's Hospital medical school in Tacoma, Washington where he studied to be a nurse and worked as an anesthetist. He met his wife, Margaret Currivan, while in Washington and the two were married in 1934. He later studied to be an embalmer at Loyola University Medical School in Chicago and he and Margaret relocated to San Francisco and opened the Currivan's Chapel of the Sunset mortuary in 1944.

The Sunset District continued to develop into the 1950s and 1960s, and the city's population grew from 634,536 in 1940 to 740,316 in 1960, with many people residing in the expanded western portion of the city. As the city grew, so did its services and institutions. From 1935 to 1955, the number of new churches in San Francisco increased 69%. During the Post War building boom that stimulated residential and commercial construction, there was an increased interest in modern design. New religious buildings embraced the Midcentury Modern style. The Currivan's hired architect Bruce Heiser to design their new building in 1965.

According to the *San Francisco Modern Architecture and Landscape Design, 1935-1970 Context Statement* prepared by San Francisco Planning Department, Heiser was a noted local architect during the post-World War II period. Australian-born Heiser, moved to Northern California in the 1940s where he originally worked as an industrial designer on such projects as Palace Hardware in Lakeside. He established his architecture firm in San Francisco in 1950 and designed several buildings in San Francisco including St. John's School in Glen Park, the Caterpillar Tractor salesroom on Harrison Street, apartment buildings, and a private residence in Seacliff. When initially constructed the building at 2550 Irving Street had Mid-Century modern features including a prominent folded plate roofline that created a zigzag profile. The Currivan's operated the mortuary together for several years until Earl died in 1974. Margaret and three of her sons continued to run the mortuary until it closed in 1985. The building was sold to the San Francisco Police Credit Union in 1986 and was substantially altered at its interior and exterior, including the removal of the notable roofline and Midcentury architectural features. The building has been updated several times and continues to be occupied by the San Francisco Police Credit Union.

Current Historical Status

A review of the National Register of Historic Places (NRHP), California Office of Historic Preservation's Built Environment Resources Directory (BERD), and City of San Francisco's Property Information Map indicates 2550 Irving Street is not currently listed in the NRHP and has not been previously evaluated for individual historic resources eligibility. The property is located within the boundaries of the Parkway Terrace Historic District, which the City and County of San Francisco Planning Department has determined is potentially eligible for listing in the California Register of Historical Resources (City and County of San Francisco 2021). Available documentation indicates the historic district has not been subject to a formal survey, but rather was identified in 2011 as part of an individual historical resources evaluation for a property located within the Parkway Terrace subdivision (San Francisco Planning Department 2011). Based on the information presented in the 2011 historical resources evaluation, the San Francisco Planning Department determined Parkway Terrace is eligible as a historic district for the CRHR as a coherent group of freestanding single-family buildings built between 1915 and 1926, and bound by Lincoln Way to the north, Irving Street to the south, 26th Avenue to the east, and 32nd Avenue to the west. No subsequent survey or documentation of the historic district appears to have occurred since 2011 and it is not currently listed in the NRHP or BERD. Through consultation with the San Francisco Planning Department for this evaluation, the Planning Department has concluded that the boundaries of the district are bound to the west side of 27th Avenue and do not include the subject property.

National Register of Historic Places (NRHP) Evaluation

The following evaluation finds that the property is not eligible for individual listing in the NRHP.

The construction of 2550 Irving Street is not associated with a specific historic event. It served as the Currivan's Chapel of the Sunset mortuary from the time of its construction in 1965 until it closed in 1986 and was aligned with historic building trends of the time of the expansion of church construction in San Francisco during the period to serve the growing population. There is no information to suggest however it is individually significant within this larger context or any other event(s) in the history of the city, region, state, or nation. Further, since the closing of the mortuary in 1986, the building has been substantially altered for its current use as a bank and is longer representative of its earlier use. It is not, therefore eligible for listing in the NRHP under Criterion A.

Eligibility criteria for listing in the NRHP under Criterion B, requires that a property be associated with the lives of persons significant in our past. Though associated with the lives of Earl and Margaret Currivan as the site of their long-running business, they do not appear to have made contributions that are significant to our past. The subject property does not appear eligible for listing under Criterion B.

2550 Irving Street was initially designed in the Mid-Century Modern style by noted local architect Bruce Heiser. Heiser was a celebrated architect during his life and worked in San Francisco throughout his career. When first constructed, the building featured Mid-Century elements like the distinctive folded-plate roof. The design elements, however, have since been removed and the building no longer retains any architectural elements associated with Midcentury Modern architecture. It does not, therefore, possess distinctive characteristics of a type, style, period, or method of construction and does not exhibit a high artistic value. The subject property is not eligible for individual listing under Criterion C.

The building is in a developed urban area. It is unlikely that it has potential to yield information important to our history or prehistory. The property appears ineligible for listing in the NRHP under Criterion D.

*B12 References (Continued)

Ancestry.com (consulted)

AIA, "American Architects Directory – Bruce Heiser." RR Bowker: New York, 1956 and 1962.

Architect and Engineer. "West Coast Architect Honored in New York." Architect and Engineer, Inc.: San Francisco. Vol. 183, No. 2., November 1950.

Brandi, Richard. *Garden Neighborhoods of San Francisco: The Development of Residence Parks, 1905-1924*. North Carolina: MacFarland and Company Inc., 2021.

Brown, Mary. *San Francisco Modern Architecture and Landscape Design, 1935-1970 Historic Context Statement*. San Francisco Planning Department, 2011.

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

Catholic News Archive. *The Monitor*, Vol CIV, Number 19, August 10, 1962.

Find a Grave. "Earl J. Currivan, 1904-1974".

Heiser and Associates, Inc. "Firm Background." <http://heiserinc.com/profile.htm>. Accessed June 2021.

Newspapers.com (consulted)

San Francisco City Directories (consulted)

San Francisco Department of Building Inspection, Building Permits

San Francisco Planning Department. "Certificate of Determination: Exemption from Environmental Review 2925 Lincoln Way." San Francisco Planning Department, June 21, 2011.

Sanborn Map Company

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 3D

Other Listings
Review Code

Reviewer

Date

Page 1 of 5

*Resource Name or #: 1285 27th Avenue

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: San Francisco North

Date: 1995

c. Address: 1285 27th Avenue

City: San Francisco

Zip: 94211

e. Other Locational Data: APN 1723/020

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

Sited on west side of 27th Avenue, north of Irving Street in the Outer Sunset neighborhood of San Francisco, the subject property is a 25' x 70' parcel with a single-family residence. Constructed in 1915, the Mediterranean style building is two stories above a garage level, it has a rectangular plan, a gable roof, and a stucco exterior. The ground floor features a garage below the main entry and features a sill detail above. There is a man door entry on the north side of the ground floor with a non-historic horizontal slider to the south. The primary (east) elevation continues for two bays. The main entry is accessed via a side stair with stucco cheek walls. Typical of the style, it has decorative flat awning with bracket details that continues across the first floor. The first floor has a single fixed window with a concrete sill with non-historic windows and shutters. The second floor features tripartite windows below a gable with a decorative eave. There are paired windows to the south. The building's north, south, and west elevations are obscured by neighboring buildings. The building is in good condition.

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

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

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



P5b. Description of Photo: (View, date, accession #)
East, primary elevation, view southwest
June 2021

*P6. Date Constructed/Age and

Sources: ☒ Historic

☐ Prehistoric ☐ Both

1915, Building Permit, San Francisco
Department of Building Inspection

*P7. Owner and Address:

Unknown

*P8. Recorded by: (Name, affiliation, and address)

JulieAnn Murphy

Rincon Consultants, Inc.

449 15th Street, Suite 303

Oakland, CA 94612

*P9. Date Recorded:

November 2021

*P10. Survey Type: (Describe)

Intensive

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

*Attachments: ☐ NONE ☒ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record ☐ Other (List):

DPR 523A (1/95)

*Required information

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI#
Trinomial

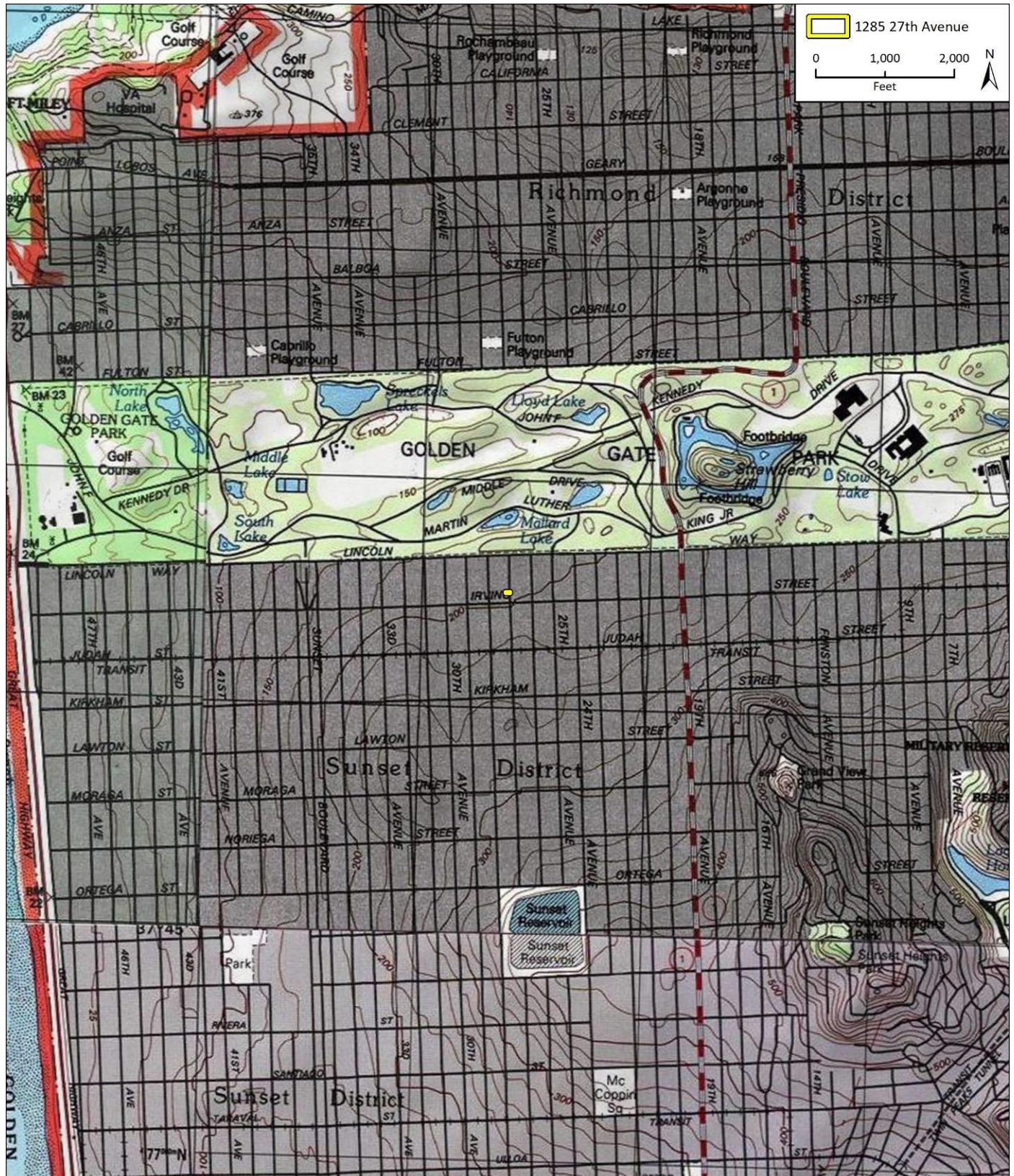
Page 2 of 5

*Resource Name or #: 1285 27th Avenue

*Map Name: San Francisco North

*Scale: 1:24,000

*Date of Map: 1995



DPR 523J (1/95)

*Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 5

*NRHP Status Code 3D

*Resource Name or # (Assigned by recorder) 1285 27th Avenue

B1. Historic Name: NA

B2. Common Name: 1285 27th Avenue

B3. Original Use: Residence

B4. Present Use: Residence

*B5. **Architectural Style:** Eclectic – Mediterranean Revival

*B6. **Construction History:** (Construction date, alterations, and date of alterations)

1285 27th Avenue was constructed in 1915. The house received structural work to address termite damage in 1949 including replacing damaged sheathing, installing concrete piers at the rear elevation, and replacing damaged basement stairs. The garage door was changed in 1956. In 1961 piers were repaired. The building received a new roof in 1998.

*B7. **Moved?** ☒No ☐Yes ☐Unknown **Date:**

Original Location:

*B8. **Related Features:** None

B9a. Architect: Unknown

b. Builder: Fernando Nelson & Son

*B10. **Significance: Theme:** Residential Development

Area: Outer Sunset/Parkway Terrace

Period of Significance: 1916

Property Type: Residential

Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Site Development

Before the construction of the subject property, the parcel was undeveloped. 1285 27th Avenue was constructed in 1915 by Fernando Nelson and Son as part of their Parkway Terrace Development, an early residential development in the Sunset District. According to the historic building permits, 1285 27th Avenue was constructed in 1916 by Fernando and Nelson & Son. Historic city directories and census records indicate that the property was owned by Milton and Minnie White by 1920. Milton was a contractor and owned a masonry company, White and Gloor. Milton and Minnie appear to have owned the property through 1940. By 1946 the property was owned by Emily Randall, the daughter of Milton and Minnie White. The property appears to have been sold in 1948 and had a number of successive owners thereafter. 1285 27th Avenue continues to be a single-family residence today.

Historic Context

1285 27th Avenue is located in San Francisco's Sunset District, more specifically the Outer Sunset. The history of the Sunset District, including its development and associated property types is explored in detail in *The Sunset District Residential Builders, 1925-1950 Historic Context Statement*. In the mid-1850s the western portion of San Francisco was officially named the "Outside Lands," a vast area of sand dunes outside of the city's boundaries. Outside Lands included 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). By the end of the 19th century there had been little residential development in the western district, though Golden Gate Park had been completed and was a popular attraction. Early settlements of the Sunset District were of the type that flourished in unpopulated areas: roadhouses, a racetrack, explosive factories, and some ranching. At the beach, abandoned streetcars were converted into clubhouses and rudimentary dwellings by an emergent Bohemian community, that eventually evolved into the permanent neighborhood known as Oceanside, which was absorbed into the larger Sunset District by the 1920s.

(See Continuation Sheet)

B11. Additional Resource Attributes: NA

*B12. **References:** See Continuation Sheet

B13. Remarks: NA

*B14. **Evaluator:** JulieAnn Murphy, Rincon Consultants

***Date of Evaluation:** November 2021

(This space reserved for official comments.)



Page 4 of 5

*Resource Name or # 1285 27th Avenue

*Recorded by: JulieAnn Murphy

*Date: November 2021

■ Continuation □ Update

B.10 Significance (Continued):

Historic Context (Continued):

Before the residential development boom of the 1920s, there was scattered development. The Parkside neighborhood, bounded by 15th Avenue on the east and 33rd Avenue on the west, with Ortega Street to the north and Sloat Boulevard to the south was developed beginning in 1908. Served by a streetcar line, Parkside was characterized by small cottages. The Inner Sunset also saw early residential and commercial development, concentrated in the area south of Golden Gate Park's east end.

Residential Development and Parkway Terrace

The early 20th century witnessed increased development in the Sunset District, though it was largely limited to infill development of the existing Oceanside and Parkside neighborhoods. The Outer Sunset experienced some residential development. A new neighborhood, Parkway Terrace, was laid out by prolific builder Fernando Nelson & Sons. Located adjacent to Golden Gate Park, between 27th and 32nd Avenues from Lincoln Way to Irving Street, the development was established in 1916 and remained rather remote until residential development increased in the following years.

Although largely known as a Victorian builder, Fernando and his sons are credited with constructed over 4000 houses in San Francisco from 1876 through the post World War II period. Fernando was born in New York in 1860 and came to San Francisco in 1876 and built his first house at age 16. During the 1870s and 1880s he worked as an apprentice carpenter to journeyman to contractor and built Victorians in the Mission and Eureka Valley districts. During the 1890s and 1890s Nelson designed and built modest houses for working-class families in prevailing tastes of the day. He freely borrowed ideas from other builders and added a few signature details. At the beginning of the 20th century Nelson became a wealthy real estate developer and started working in the sparsely settled Richmond District. In 1913 after completing projects in the Richmond District, Nelson turned to the Sunset to develop Parkway Terrace.

Fernando brought his three sons into the business and in 1916 they became Fernando Nelson & Son. Their business model was to purchase large tracts of land, construct a large house on the corner lot to showcase the forthcoming development, sell some lots to other contractors, and use the vacant lots for construction storage. Promoted as a "residential park," Parkway Terrace was advertised to white buyers only. Parkway Terrace provided the Nelsons with opportunity to experiment with building on larger lots, instead of being confined to the 25' lots typical in other parts of the city. Lots in the development were sold with the condition that construction would begin within a year. The houses could be designed by Fernando's son Frank (who had little training) or other architects or be built by other contractors. It is not clear if Nelson imposed building restrictions on the lots he sold to other builders, he did build houses on 147 of the 213 lots in Parkway Terrace to designs by his son Frank.

The largest residences in Parkway Terrace are detached houses on 28th and 29th Avenues, with more modest houses, often one story over garage bungalows, from 30th to 32nd Avenues. The west side of 27th Avenue and the east side of 33rd Avenue contain large, attached houses with two stories over garages, like the house at 1285 27th Avenue. Parkway Terrace was originally envisioned to span six blocks, but only three blocks were completed before the remainder of the lots were sold to finance Nelson and Sons purchase of 48 acres to create West Portal Park in the Inner Sunset.

In the years following the development of Parkway Terrace, the Sunset District continued to expand. Streetcar tunnels constructed in 1918 and 1928 in the City's largely undeveloped west end as well as the adoption of mass automobile use beginning in the 1920s improved access thereby spurring development and a wave of tract house construction in the Sunset District followed. In order to appeal to buyers, Sunset District builders opted to incorporate garages into house design, which typically resulted in living spaces above a ground story garage. This early merging of the automobile and living spaces was unusual for the time and resulted in a uniquely San Francisco landscape of semi-detached single-family houses with prominent ground story garages. By the 1950s, the Outer Sunset had been developed with neighborhoods of single-family houses the areas south, east, and west of the subject property.

See Continuation Sheet Pg. 5

Current Historical Status

A review of the National Register of Historic Places (NRHP), California Office of Historic Preservation's Built Environment Resources Directory (BERD), and City of San Francisco's Property Information Map indicates 1285 27th Avenue is not currently listed in the NRHP and has not been previously evaluated for individual historic resources eligibility. The property is located within the boundaries of the Parkway Terrace Historic District, which the City and County of San Francisco Planning Department has determined is potentially eligible for listing in the California Register of Historical Resources (City and County of San Francisco 2021). Available documentation indicates the historic district has not been subject to a formal survey, but rather was identified in 2011 as part of an individual historical resources evaluation for a property located within the Parkway Terrace subdivision (San Francisco Planning Department 2011). Based on the information presented in the 2011 historical resources evaluation, the San Francisco Planning Department determined Parkway Terrace is eligible as a historic district for the CRHR as a coherent group of freestanding single-family buildings built between 1915 and 1926, and bound by Lincoln Way to the north, Irving Street to the south, 26th Avenue to the east, and 32nd Avenue to the west. No subsequent survey or documentation of the historic district appears to have occurred since 2011 and it is not currently listed in the NRHP or BERD. Through consultation with the San Francisco Planning Department for this evaluation, the Planning Department has concluded the historic district is also eligible for listing in the NRHP under Criterion C, and that the boundaries of the district are bound to the west side of 27th Avenue.

National Register of Historic Places (NRHP) Evaluation

The following evaluation finds the subject property is not eligible for individual listing in the NRHP due to a lack of individually significant historical or architectural associations. As described further below, it is however presumed to be eligible as a contributor to the Parkway Terrace Historic District, which the San Francisco Planning Department has concluded is eligible for listing in the NRHP under Criterion C.

The construction of 1285 27th Avenue is consistent with early development trends of the Sunset District. Constructed in 1915, 1285 27th Avenue was developed as part of Parkway Terrace, a residential park development by Fernando Nelson & Son. The property is typical of development of the tract, which included several blocks of construction. 1285 27th Avenue does not have specific association to an event, pattern of events, or historic trends and is not associated with the development of Parkway Terrace in an important way. As such, the property is not eligible for individual listing in the NRHP under Criterion A.

Eligibility criteria for listing in the NRHP under Criterion B, requires that a property be associated with the lives of persons significant in our past. Archival research failed to indicate that any of the individuals with a documented association with the subject property, including the White family are significant to our past. Typical of a single-family home of this era, the property appears to have had several residents none of whom were identified as significant to San Francisco's, California's, or the nation's history. The subject property does not appear eligible for listing under Criterion B.

1285 27th Avenue features some elements of the Mediterranean style including the crenellations above the ground floor garage and bracket details above the main entry. The design, however, is not a particularly compelling example of the style, and includes eave detailing more typical of earlier Victorian-era architecture. Presumed to be one of the designs of Frank Nelson, it does not follow common principal features of the style like arched doorway or ornamentation like cartouches or niche. Instead, it includes application of design elements to a simple, rectangular form. It does not, therefore, possess distinctive characteristics of a type, style, period, or method of construction. It is one example of single house from a uniform tract development and does not express a particular aspect or phase of development of Fernando Nelson & Son's work. Frank Nelson had little formal training and is not a master architect. The building does not exhibit a high artistic value. The subject property is not eligible for individual listing under Criterion C. However, the San Francisco Planning Department has concluded the historic district is eligible for NRHP listing under Criterion C for its association with Fernando Nelson and his sons, a locally significant developer. The Parkway Terrace development has been found to be a noteworthy collection of residential homes built between 1915 and 1926, and the most recognizable and successful attempt of Nelson to create a "residential park" in the western part of San Francisco (San Francisco Planning Department 2011). Although a survey or updated evaluation of the Parkway Terrace Historic District was outside the scope of this evaluation, the subject property was constructed by Fernando Nelson and appears to possess many of the associations for which the historic district has been found to be significant. Therefore, the subject property is presumed to be a contributor to the NRHP-eligible Parkway Terrace Historic District.

The building is located in a developed urban area. It is unlikely that it has potential to yield information important to our history or prehistory. The property appears ineligible for listing in the NRHP under Criterion D.

*B12 References (Continued)

Ancestry.com (consulted)

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

Newspapers.com (consulted)

San Francisco City Directories (consulted)

San Francisco, City and County of. Property Information Map. Accessed at <https://sfplanninggis.org/PIM/> on November 2021.

San Francisco Department of Building Inspection, Building Permits

San Francisco Planning Department. "Certificate of Determination: Exemption from Environmental Review 2925 Lincoln Way." San Francisco Planning Department, June 21, 2011.

Sanborn Map Company

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 3D

Other Listings
Review Code

Reviewer

Date

Page 1 of 5

*Resource Name or #: 1289 27th Avenue

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: San Francisco North

Date: 1995

c. Address: 1289 27th Avenue

City: San Francisco

Zip: 94211

e. Other Locational Data: APN 1723/021

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

Sited on west side of 27th Avenue, north of Irving Street in the Outer Sunset neighborhood of San Francisco, the subject property is a 25' x 70' parcel with a single-family residence built in the Italian Renaissance style. Constructed in 1916, 1289 27th Avenue two stories above a garage level, it has a rectangular plan, flat roof, and a stucco exterior. The ground floor features a garage below the main entry and features a recessed detail above. There is a man door entry on the north side of the ground floor with a non-historic horizontal slider to the south. The primary (east) elevation continues for two bays. The main entry is accessed via a side stair with stucco walls and has decorative flat awning with bracket details and dentils above. The first floor has a single fixed window with a concrete sill. Typical of the style, the second floor features a central box bay with four windows – two central fixed widows with smaller flanking one-over-one double hung windows. The box bay has four bracket details below. There is one small, fixed window with concrete sills on each side of the bay window. Dentil detailing above the door is repeated above the second floor. The roof is topped with simple cornice. The roofline includes a stepped parapet. The building's north, south, and west elevations are obscured by neighboring buildings. The building is in good condition.

*P3b. Resource Attributes: (List attributes and codes) HP2 Single Family Residence

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

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



P5b. Description of Photo: (View, date, accession #)

Primary, east elevation, view west
June 2021

*P6. Date Constructed/Age and Sources: ☒ Historic

☐ Prehistoric ☐ Both

1916, Building Permit, San Francisco
Department of Building Inspection

*P7. Owner and Address:

Unknown

*P8. Recorded by: (Name, affiliation, and address)

JulieAnn Murphy
Rincon Consultants, Inc.
449 15th Street, Suite 303
Oakland, CA 94612

*P9. Date Recorded:

November 2021

*P10. Survey Type: (Describe)

Intensive

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

*Attachments: ☐ NONE ☒ Location Map ☐ Sketch Map

☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

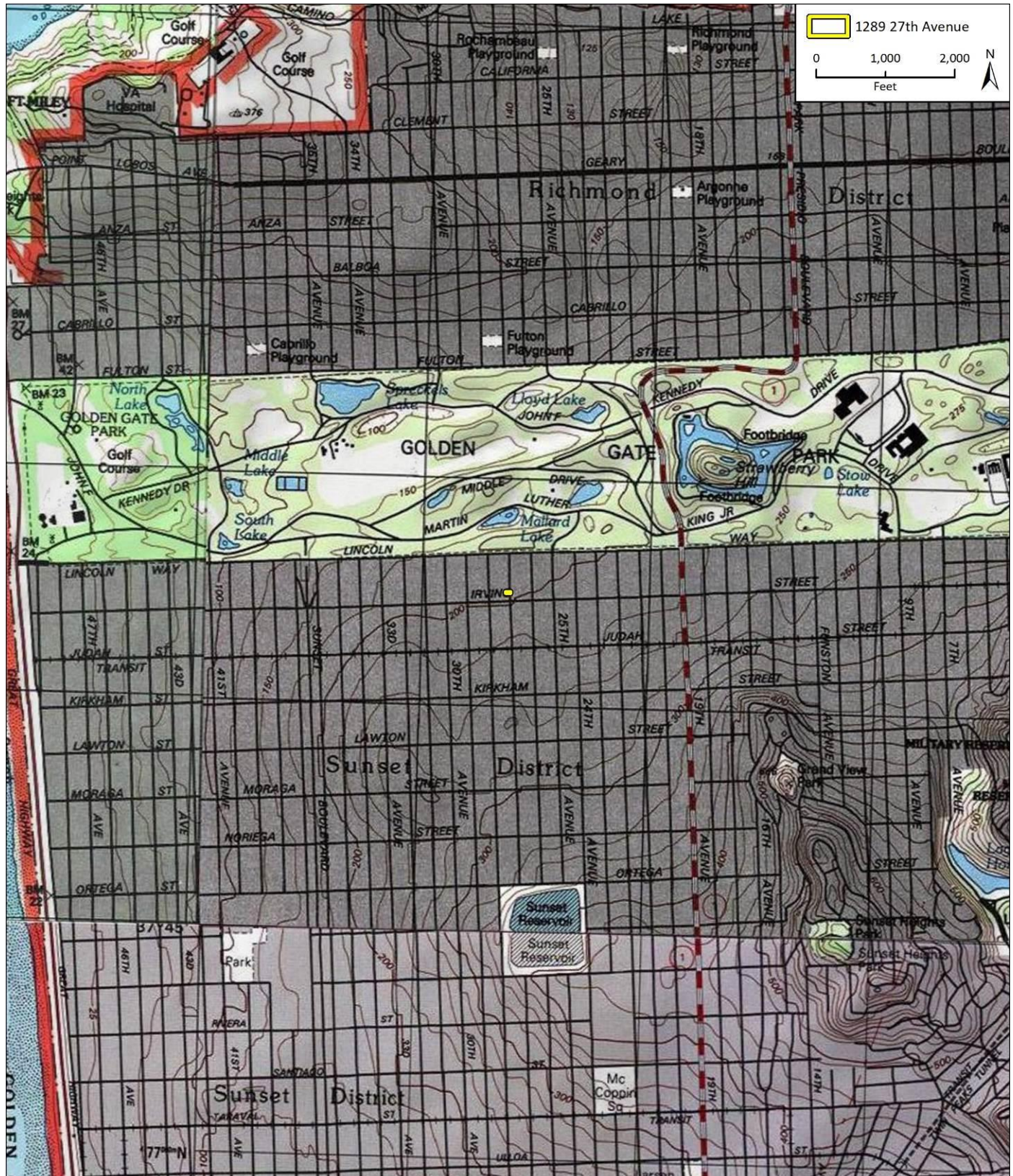
Primary #
HRI#
Trinomial

Page 2 of 5

*Resource Name or #: 1289 27th Avenue

*Map Name: San Francisco North

*Scale: 1:24,000 *Date of Map: 1995



DPR 523J (1/95)

*Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 5

*NRHP Status Code 3D
*Resource Name or # (Assigned by recorder) 1289 27th Avenue

B1. Historic Name: NA

B2. Common Name: 1289 27th Avenue

B3. Original Use: Residence

B4. Present Use: Residence

*B5. Architectural Style: Eclectic - Italian Renaissance

*B6. Construction History: (Construction date, alterations, and date of alterations)

1289 27th Avenue was constructed in 1916. The building was updated in 1962 to address structural damage due to termite infestation. Updates included installing masonry piers under the rear porch and stairs, drilling and treating frames at the north, south, and west elevations, installing new door jambs, and replacing wooden basement stairs with concrete stairs. In 2001 the roof was replaced.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

*B8. Related Features: None

B9a. Architect: Unknown

b. Builder: Fernando Nelson & Son

*B10. Significance: Theme: Residential Development

Area: Outer Sunset/Parkway Terrace

Period of Significance: 1916

Property Type: Residential

Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Site History

Before the construction of the subject property, the parcel was undeveloped. 1289 27th Avenue was constructed in 1916 by Fernando Nelson & Son as part of their Parkway Terrace development, an early residential development in the Sunset District. According to the historic building permits, 1289 27th Avenue was constructed in 1916 and historic newspapers indicate that the property was owned by Myrven and Adelia Wessenberg. Wessenberg worked as an electrical engineer at a flour mill and they lived in the house until about 1921 when the house was sold to Frank and Viva McDonald. Frank McDonald worked as an automotive engineer and he and his family lived in the house through the 1940s. After that period, the house had a number of successive owners, according to available building permits. 1289 27th Avenue continues to be a single-family residence today.

Historic Context

1289 27th Avenue is located in San Francisco's Sunset District, more specifically the Outer Sunset. The history of the Sunset District, including its development and associated property types is explored in detail in *The Sunset District Residential Builders, 1925-1950 Historic Context Statement*. In the mid-1850s the western portion of San Francisco was officially named the "Outside Lands," a vast area of sand dunes outside of the city's boundaries. Outside Lands included 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). By the end of the 19th century there had been little residential development in the western district, though Golden Gate Park had been completed and was a popular attraction. Early settlements of the Sunset District were of the type that flourished in unpopulated areas: roadhouses, a racetrack, explosive factories, and some ranching. At the beach, abandoned streetcars were converted into clubhouses and rudimentary dwellings by an emergent Bohemian community, that eventually evolved into the permanent neighborhood known as Oceanside, which was absorbed into the larger Sunset District by the 1920s.

(See Continuation Sheet)

B11. Additional Resource Attributes: NA

*B12. References: See Continuation Sheet

B13. Remarks: NA

*B14. Evaluator: JulieAnn Murphy, Rincon Consultants

*Date of Evaluation: November 2021

(This space reserved for official comments.)



Page 4 of 5

*Resource Name or # 1289 27th Avenue

*Recorded by: JulieAnn Murphy

*Date: November 2021

■ Continuation □ Update

B.10 Significance (Continued):

Historic Context (Continued):

Before the residential development boom of the 1920s, there was scattered development. The Parkside neighborhood, bounded by 15th Avenue on the east and 33rd Avenue on the west, with Ortega Street to the north and Sloat Boulevard to the south was developed beginning in 1908. Served by a streetcar line, Parkside was characterized by small cottages. The Inner Sunset also saw early residential and commercial development, concentrated in the area south of Golden Gate Park's east end.

Residential Development and Parkway Terrace

The early 20th century witnessed increased development in the Sunset District, though it was largely limited to infill development of the existing Oceanside and Parkside neighborhoods. The Outer Sunset experienced some residential development. A new neighborhood, Parkway Terrace, was laid out by prolific builder Fernando Nelson & Sons. Located adjacent to Golden Gate Park, between 27th and 32nd Avenues from Lincoln Way to Irving Street, the development was established in 1916 and remained rather remote until residential development increased in the following years.

Although largely known as a Victorian builder, Fernando and his sons are credited with constructed over 4000 houses in San Francisco from 1876 through the post World War II period. Fernando was born in New York in 1860 and came to San Francisco in 1876 and built his first house at age 16. During the 1870s and 1880s he worked as an apprentice carpenter to journeyman to contractor and built Victorians in the Mission and Eureka Valley districts. During the 1890s and 1890s Nelson designed and built modest houses for working-class families in prevailing tastes of the day. He freely borrowed ideas from other builders and added a few signature details. At the beginning of the 20th century Nelson became a wealthy real estate developer and started working in the sparsely settled Richmond District. In 1913 after completing projects in the Richmond District, Nelson turned to the Sunset to develop Parkway Terrace

Fernando brought his three sons into the business and in 1916 they became Fernando Nelson & Son. Their business model was to purchase large tracts of land, construct a large house on the corner lot to showcase the forthcoming development, sell some lots to other contractors, and use the vacant lots for construction storage. Promoted as a "residential park," Parkway Terrace was advertised to white buyers only. Parkway Terrace provided the Nelsons with opportunity to experiment with building on larger lots, instead of being confined to the 25' lots typical in other parts of the city. Lots in the development were sold with the condition that construction would begin within a year. The houses could be designed by Fernando's son Frank (who had little training) or other architects or be built by other contractors. It is not clear if Nelson imposed building restrictions on the lots he sold to other builders, he did build houses on 147 of the 213 lots in Parkway Terrace to designs by his son Frank.

The largest residences in Parkway Terrace are detached houses on 28th and 29th Avenues, with more modest houses, often one story over garage bungalows, from 30th to 32nd Avenues. The west side of 27th Avenue and the east side of 33rd Avenue contain large, attached houses with two stories over garages, like the house at 1289 27th Avenue. Parkway Terrace was originally envisioned to span six blocks, but only three blocks were completed before the remainder of the lots were sold to finance Nelson and Sons purchase of 48 acres to create West Portal Park in the Inner Sunset.

In the years following the development of Parkway Terrace, the Sunset District continued to expand. Streetcar tunnels constructed in 1918 and 1928 in the City's largely undeveloped west end as well as the adoption of mass automobile use beginning in the 1920s improved access thereby spurring development and a wave of tract house construction in the Sunset District followed. In order to appeal to buyers, Sunset District builders opted to incorporate garages into house design, which typically resulted in living spaces above a ground story garage. This early merging of the automobile and living spaces was unusual for the time and resulted in a uniquely San Francisco landscape of semi-detached single-family houses with prominent ground story garages. By the 1950s, the Outer Sunset had been developed with neighborhoods of single-family houses the areas south, east, and west of the subject property.

Current Historical Status

A review of the National Register of Historic Places (NRHP), California Office of Historic Preservation's Built Environment Resources Directory (BERD), and City of San Francisco's Property Information Map indicates 1289 27th Avenue is not currently listed in the NRHP and has not been previously evaluated for individual historic resources eligibility. The property is located within the boundaries of the Parkway Terrace Historic District, which the City and County of San Francisco Planning Department has determined is potentially eligible for listing in the California Register of Historical Resources (City and County of San Francisco 2021). Available documentation indicates the historic district has not been subject to a formal survey, but rather was identified in 2011 as part of an individual historical resources evaluation for a property located within the Parkway Terrace subdivision (San Francisco Planning Department 2011). Based on the information presented in the 2011 historical resources evaluation, the San Francisco Planning Department determined Parkway Terrace is eligible as a historic district for the CRHR as a coherent group of freestanding single-family buildings built between 1915 and 1926, and bound by Lincoln Way to the north, Irving Street to the south, 26th Avenue to the east, and 32nd Avenue to the west. No subsequent survey or documentation of the historic district appears to have occurred since 2011 and it is not currently listed in the NRHP or BERD. Through consultation with the San Francisco Planning Department for this evaluation, the Planning Department has concluded the historic district is also eligible for listing in the NRHP under Criterion C, and that the boundaries of the district are bound to the west side of 27th Avenue.

National Register of Historic Places (NRHP) Evaluation

The following evaluation finds the subject property is not eligible for individual listing in the NRHP due to a lack of individually significant historical or architectural associations. As described further below, it is however presumed to be eligible as a contributor to the Parkway Terrace Historic District, which the San Francisco Planning Department has concluded is eligible for listing in the NRHP under Criterion C. The construction of 1289 27th Avenue is consistent with early development trends of the Sunset District. Constructed in 1916, 1289 27th Avenue was developed as part of Parkway Terrace, a residential park development by Fernando Nelson & Son. The property is typical of the development of the tract, which included several blocks of construction. 1289 27th Avenue does not have specific association to an event, pattern of events, or historic trends and is not associated with the historic context or development of Parkway Terrace in an important way. As such, the property is not eligible for individual listing in the NRHP under Criterion A.

Eligibility criteria for listing in the NRHP under Criterion B, requires that a property be associated with the lives of persons significant in our past. Archival research failed to indicate that any of the individuals with a documented association with the subject property, including the Wessenberg family or the McDonald family are significant to our past. Typical of a single-family home of this era, the property appears to have had several residents none of whom were identified as significant to San Francisco's, California's, or the nation's history. The subject property does not appear eligible for listing under Criterion B.

1289 27th Avenue features some elements of the Italian Renaissance style including the stepped parapet, flat roof, overhanging eaves, and decorative brackets. The design, however, is not a particularly compelling example of the style. Presumed to be one of the designs of Frank Nelson, it does not follow common principal features of the style like a symmetrical façade, arched doorways, and classical details. Instead, it includes application of design elements to a simple, rectangular form. It does not, therefore, possess distinctive characteristics of a type, style, period, or method of construction. Frank Nelson had little formal training and is not a master architect. It is one example of single house from a uniform tract development and does not express a particular aspect or phase of development of Fernando Nelson & Son's work. Frank Nelson had little formal training and is not a master architect. The building does not exhibit a high artistic value. Furthermore, the building has been updated overtime, receiving replacement windows and a new garage door resulting in diminished integrity of design, materials, and workmanship. The subject property is not eligible for individual listing under Criterion C. However, the San Francisco Planning Department has concluded the historic district is eligible for NRHP listing under Criterion C for its association with Fernando Nelson and his sons, a locally significant developer. The Parkway Terrace development has been found to be a noteworthy collection of residential homes built between 1915 and 1926, and the most recognizable and successful attempt of Nelson to create a "residential park" in the western part of San Francisco (San Francisco Planning Department 2011). Although a survey or updated evaluation of the Parkway Terrace Historic District was outside the scope of this evaluation, the subject property was constructed by Fernando Nelson and appears to possess many of the associations for which the historic district has been found to be significant. Therefore, the subject property is presumed to be a contributor to the NRHP-eligible Parkway Terrace Historic District.

The building is located in a developed urban area. It is unlikely that it has potential to yield information important to our history or prehistory. The property appears ineligible for listing in the NRHP under Criterion D.

B12 References (Continued)

Ancestry.com (consulted)

Brandi, Richard. *Garden Neighborhoods of San Francisco: The Development of Residence Parks, 1905-1924*. North Carolina: MacFarland and Company Inc., 2021.

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

Newspapers.com (consulted)

San Francisco City Directories (consulted)

San Francisco, City and County of. Property Information Map. Accessed at <https://sfplanninggis.org/PIM/> on November 2021.

San Francisco Department of Building Inspection, Building Permits

San Francisco Planning Department. "Certificate of Determination: Exemption from Environmental Review 2925 Lincoln Way." San Francisco Planning Department, June 21, 2011.

Sanborn Map Company

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 3D

Other Listings
Review Code

Reviewer

Date

Page 1 of 5

*Resource Name or #: 1293 27th Avenue

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: San Francisco North

Date: 1995

c. Address: 1293 27th Avenue

City: San Francisco

Zip: 94211

e. Other Locational Data: APN 1723/022

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

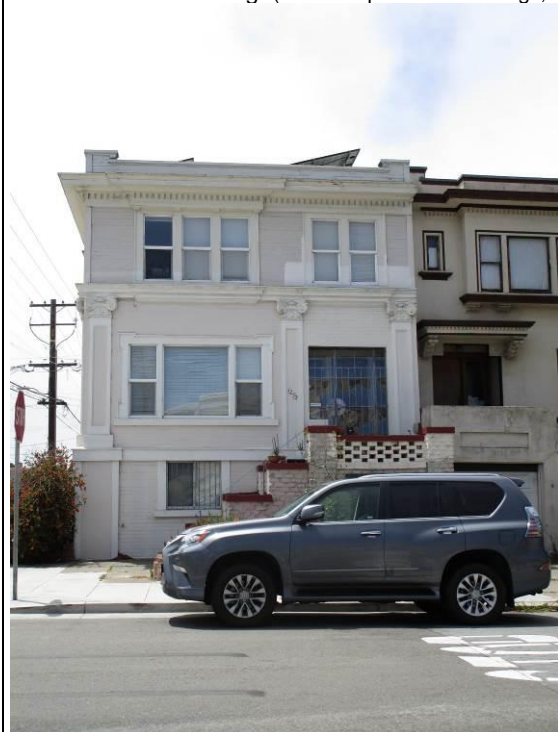
Sited on west side of 27th Avenue, north of Irving Street in the Outer Sunset neighborhood of San Francisco, the subject property is a 25' x 70' parcel with a single-family residence built in the Classical Revival style. Constructed in 1916, it is two stories above a garage level, and has a rectangular plan, flat roof, and wood clad exterior. The primary (east) elevation continues for two bays. The main entry is accessed via a short brick side stair and has decorative pilasters on each side, indicative of the style. The first floor has a tripartite window with a central fixed window and flanking double hung windows. A third pilaster is to the south of the window, at the building's corner. The second floor is separated from the first by a wood course and has paired windows above the main entry and a trio of windows above the first-floor tripartite window. The roofline has a dentil course and board fascia below a simple cornice. Also indicative of the style, the roof has a short, stepped parapet.

The south elevation fronts Irving street and is three bays. It includes a single-wide garage door at its ground level with a rectangular window to the west. The first floor has two, small stained-glass windows on its east end and a tripartite window to the west. The third floor has two single double-hung windows on the east side and a paired window on the east side. The same course and cornice details described on the primary elevation are continued. The west elevation is largely obscured by a neighboring property and features a wood frame extension at its first floor level's south side and the second floor level's north side. All windows appear to be modern replacements with the exception of the stained glass windows. The building is in good condition.

*P3b. Resource Attributes: (List attributes and codes) HP2 Single Family Residence

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

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



P5b. Description of Photo: (View, date, accession #)

Primary, east elevation, view west
June 2021

*P6. Date Constructed/Age and Sources: ☒ Historic

☐ Prehistoric ☐ Both

1916, San Francisco Property
Information Map, San Francisco
Planning Department

*P7. Owner and Address:

Unknown

*P8. Recorded by: (Name, affiliation, and address)

JulieAnn Murphy
Rincon Consultants, Inc.
449 15th Street, Suite 303
Oakland, CA 94612

*P9. Date Recorded:

November 2021

*P10. Survey Type: (Describe)

Intensive

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

*Attachments: ☐ NONE ☒ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

DPR 523A (1/95)

*Required information



BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 5

*NRHP Status Code 3D

*Resource Name or # (Assigned by recorder)

B1. Historic Name: NA

B2. Common Name: 1293 27th Avenue

B3. Original Use: Residence

B4. Present Use: Residence

*B5. Architectural Style: Classical Revival

*B6. Construction History: (Construction date, alterations, and date of alterations)

1293 27th Avenue, according to the San Francisco Property Information Map, was constructed in 1916, presumed to be constructed by Fernando Nelson & Son. According to available permits, the building received a new garage door in 1953. In 1974 its kitchen and one bedroom were enlarged. At the same time, the kitchen received a new sliding door, the bathroom was remodeled, and a new rear fence was constructed. It received a new roof in 1990. Twenty-six windows were replaced with vinyl windows in 1997. The ground floor plan was updated in 1999 for one study, one playroom, one bathroom, one laundry room, and one storage room.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

*B8. Related Features: None

B9a. Architect: Unknown (likely Frank Nelson)

b. Builder: Fernando Nelson & Son

*B10. Significance: Theme: Residential Development

Area: Outer Sunset/Parkway Terrace

Period of Significance: 1916

Property Type: Residential

Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Site History

Before the construction of the subject property, the parcel was undeveloped. 1293 27th Avenue was constructed in 1916 by Fernando Nelson & Son as part of their Parkway Terrace development, an early residential development in the Sunset District. According to the San Francisco Property Information Map, 1293 27th Avenue was constructed in 1916, presumably by Fernando and Nelson & Son. Historic newspapers indicate that Nelson conveyed the property to Eugene L. Smith in August 2015. According to available historic city directories and census records, Eugene L. Smith lived in the house with his wife Annie and three children until about 1920. Eugene was a clerk for the Swift and Co Lumber Company, located at 9th and Mission Streets. After that time, the residence was owned by Martin and Esther Claussen. Martin Claussen was the president of the Wizard Lamp Company and the Claussens appear to have lived at the property through the 1950s after which it had a number of successive owners, according to available building permits. 1293 27th Avenue continues to be a single-family residence today.

Historic Context

1293 27th Avenue is located in San Francisco's Sunset District, more specifically the Outer Sunset. The history of the Sunset District, including its development and associated property types is explored in detail in *The Sunset District Residential Builders, 1925-1950 Historic Context Statement*. In the mid-1850s the western portion of San Francisco was officially named the "Outside Lands," a vast area of sand dunes outside of the city's boundaries. Outside Lands included 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). By the end of the 19th century there had been little residential development in the western district, though Golden Gate Park had been completed and was a popular attraction. Early settlements of the Sunset District were of the type that flourished in unpopulated areas: roadhouses, a racetrack, explosive factories, and some ranching. At the beach, abandoned streetcars were converted into clubhouses and rudimentary dwellings by an emergent Bohemian community, that eventually evolved into the permanent neighborhood known as Oceanside, which was absorbed into the larger Sunset District by the 1920s.

(See Continuation Sheet)

B11. Additional Resource Attributes: NA

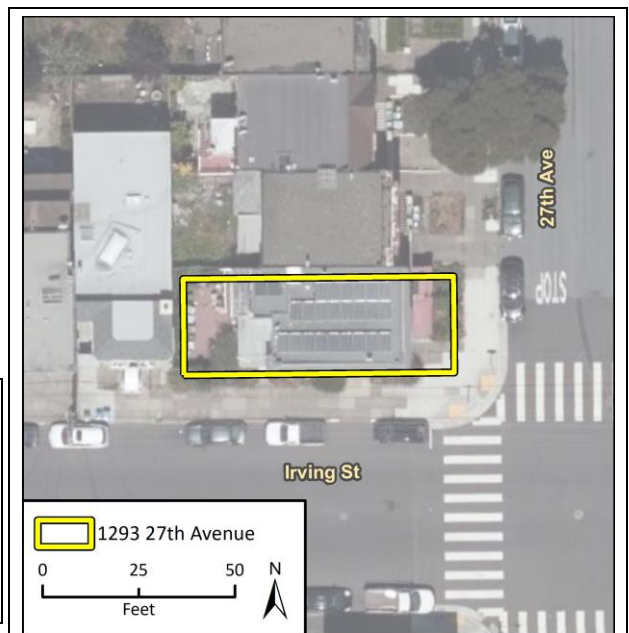
*B12. References: See Continuation Sheet

B13. Remarks: NA

*B14. Evaluator: JulieAnn Murphy, Rincon Consultants

*Date of Evaluation: November 2021

(This space reserved for official comments.)



Page 4 of 5

*Recorded by: JulieAnn Murphy

*Date: November 2021

*Resource Name or # 1293 27th Avenue

■ Continuation ☐ Update

B.10 Significance (Continued):

Historic Context (Continued):

Before the residential development boom of the 1920s, there was scattered development. The Parkside neighborhood, bounded by 15th Avenue on the east and 33rd Avenue on the west, with Ortega Street to the north and Sloat Boulevard to the south was developed beginning in 1908. Served by a streetcar line, Parkside was characterized by small cottages. The Inner Sunset also saw early residential and commercial development, concentrated in the area south of Golden Gate Park's east end.

Residential Development and Parkway Terrace

The early 20th century witnessed increased development in the Sunset District, though it was largely limited to infill development of the existing Oceanside and Parkside neighborhoods. The Outer Sunset experienced some residential development. A new neighborhood, Parkway Terrace, was laid out by prolific builder Fernando Nelson & Sons. Located adjacent to Golden Gate Park, between 27th and 32nd Avenues from Lincoln Way to Irving Street, the development was established in 1916 and remained rather remote until residential development increased in the following years.

Although largely known as a Victorian builder, Fernando and his sons are credited with constructed over 4000 houses in San Francisco from 1876 through the post World War II period. Fernando was born in New York in 1860 and came to San Francisco in 1876 and built his first house at age 16. During the 1870s and 1880s he worked as an apprentice carpenter to journeyman to contractor and built Victorians in the Mission and Eureka Valley districts. During the 1890s and 1890s Nelson designed and built modest houses for working-class families in prevailing tastes of the day. He freely borrowed ideas from other builders and added a few signature details. At the beginning of the 20th century Nelson became a wealthy real estate developer and started working in the sparsely settled Richmond District. In 1913 after completing projects in the Richmond District, Nelson turned to the Sunset to develop Parkway Terrace

Fernando brought his three sons into the business and in 1916 they became Fernando Nelson & Son. Their business model was to purchase large tracts of land, construct a large house on the corner lot to showcase the forthcoming development, sell some lots to other contractors, and use the vacant lots for construction storage. Promoted as a "residential park," Parkway Terrace was advertised to white buyers only. Parkway Terrace provided the Nelsons with opportunity to experiment with building on larger lots, instead of being confined to the 25' lots typical in other parts of the city. Lots in the development were sold with the condition that construction would begin within a year. The houses could be designed by Fernando's son Frank (who had little training) or other architects or be built by other contractors. It is not clear if Nelson imposed building restrictions on the lots he sold to other builders, he did build houses on 147 of the 213 lots in Parkway Terrace to designs by his son Frank.

The largest residences in Parkway Terrace are detached houses on 28th and 29th Avenues, with more modest houses, often one story over garage bungalows, from 30th to 32nd Avenues. The west side of 27th Avenue and the east side of 33rd Avenue contain large attached houses with two stories over garages, like the house at 1293 27th Avenue. Parkway Terrace was originally envisioned to span six blocks, but only three blocks were completed before the remainder of the lots were sold to finance Nelson and Sons purchase of 48 acres to create West Portal Park in the Inner Sunset.

In the years following the development of Parkway Terrace, the Sunset District continued to expand. Streetcar tunnels constructed in 1918 and 1928 in the City's largely undeveloped west end as well as the adoption of mass automobile use beginning in the 1920s improved access thereby spurring development and a wave of tract house construction in the Sunset District followed. In order to appeal to buyers, Sunset District builders opted to incorporate garages into house design, which typically resulted in living spaces above a ground story garage. This early merging of the automobile and living spaces was unusual for the time and resulted in a uniquely San Francisco landscape of semi-detached single-family houses with prominent ground story garages. By the 1950s, the Outer Sunset had been developed with neighborhoods of single-family houses the areas south, east, and west of the subject property.

Current Historical Status

A review of the National Register of Historic Places (NRHP), California Office of Historic Preservation's Built Environment Resources Directory (BERD), and City of San Francisco's Property Information Map indicates 1293 27th Avenue is not currently listed in the NRHP and has not been previously evaluated for individual historic resources eligibility. The property is located within the boundaries of the Parkway Terrace Historic District, which the City and County of San Francisco Planning Department has determined is potentially eligible for listing in the California Register of Historical Resources (City and County of San Francisco 2021). Available documentation indicates the historic district has not been subject to a formal survey, but rather was identified in 2011 as part of an individual historical resources evaluation for a property located within the Parkway Terrace subdivision (San Francisco Planning Department 2011). Based on the information presented in the 2011 historical resources evaluation, the San Francisco Planning Department determined Parkway Terrace is eligible as a historic district for the CRHR as a coherent group of freestanding single-family buildings built between 1915 and 1926, and bound by Lincoln Way to the north, Irving Street to the south, 26th Avenue to the east, and 32nd Avenue to the west. No subsequent survey or documentation of the historic district appears to have occurred since 2011 and it is not currently listed in the NRHP or BERD. Through consultation with the San Francisco Planning Department for this evaluation, the Planning Department has concluded the historic district is also eligible for listing in the NRHP under Criterion C, and that the boundaries of the district are bound to the west side of 27th Avenue.

National Register of Historic Places (NRHP) Evaluation

The following evaluation finds the subject property is not eligible for individual listing in the NRHP due to a lack of individually significant historical or architectural associations. As described further below, it is however presumed to be eligible as a contributor the Parkway Terrace Historic District, which the San Francisco Planning Department has concluded is eligible for listing in the NRHP under Criterion C.

The construction of 1293 27th Avenue is consistent with early development trends of the Sunset District. Constructed in 1916, 1293 27th Avenue was developed as part of Parkway Terrace, a residential park development by Fernando Nelson & Son. The property is typical of the development of the tract, which included several blocks of construction. 1293 27th Avenue does not have specific association to an event, pattern of events, or historic trends and is not associated with the historic context or development of Parkway Terrace in an important way. As such, the property is not eligible for individual listing in the NRHP under Criterion A.

Eligibility criteria for listing in the NRHP under Criterion B, requires that a property be associated with the lives of persons significant in our past. Archival research failed to indicate that any of the individuals with a documented association with the subject property, including the Swift family or the Claussen family are significant to our past. Typical of a single-family home of this era, the property appears to have had several residents none of whom were identified as significant to San Francisco's, California's, or the nation's history. The subject property does not appear eligible for listing under Criterion B.

1293 27th Avenue features some elements of the Classical Revival style including decorative pilasters and a denticulated cornice. The design, however, is not a particularly compelling example of the style to warrant individual listing. It does not follow common principal features of the style like symmetry, a full-height porch, or a gabled roof. Instead, it includes application of design elements to a simple, rectangular form, which has been further altered through the replacement of windows and changes to the front entry stair. It does not, therefore, possess sufficient architectural significance or integrity to be individually eligible under Criterion C. However, the San Francisco Planning Department has concluded the historic district is eligible for NRHP listing under Criterion C for its association with Fernando Nelson and his sons, a locally significant developer. The Parkway Terrace development has been found to be a noteworthy collection of residential homes built between 1915 and 1926, and the most recognizable and successful attempt of Nelson to create a "residential park" in the western part of San Francisco (San Francisco Planning Department 2011). Although a survey or updated evaluation of the Parkway Terrace Historic District was outside the scope of this evaluation, the subject property was constructed by Fernando Nelson and appears to possess many of the associations for which the historic district has been found to be significant. Therefore, the subject property is presumed to be a contributor to the NRHP-eligible Parkway Terrace Historic District.

The building is located in a developed urban area. It is unlikely that it has potential to yield information important to our history or prehistory. The property appears ineligible for listing in the NRHP under Criterion D.

B12 References (Continued)

Ancestry.com (consulted)

Brandi, Richard. *Garden Neighborhoods of San Francisco: The Development of Residence Parks, 1905-1924*. North Carolina: MacFarland and Company Inc., 2021.

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

Newspapers.com (consulted)

San Francisco Chronicle. "Real Estate Transfers." August 21, 1915. Accessed online at Newspapers.com.

San Francisco City Directories (consulted)

San Francisco Department of Building Inspection, Building Permits

San Francisco Planning Department. "Certificate of Determination: Exemption from Environmental Review 2925 Lincoln Way." San Francisco Planning Department, June 21, 2011.

Sanborn Map Company

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 35

Other Listings
Review Code

Reviewer

Date

Page 1 of 6

*Resource Name or #: 1304-1314 27th Avenue

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: San Francisco North

Date: 1995

c. Address: 1304-1314 27th Avenue

City: San Francisco

Zip: 94211

e. Other Locational Data: APN 1781/043

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
Sited on the east side of 27th Avenue, south of Irving Street in the Outer Sunset neighborhood of San Francisco, the subject property is a 32.5' x 100' parcel containing a multi-family residence above a ground floor retail space (1304 27th Avenue) and a neighboring duplex (1314 and 1316 27th Avenue).

The building at the corner of 27th Avenue and Irving Street at 1304 27th Avenue is a flat-roofed, two-story structure with a rectangular plan with a storefront along Irving Street and a stucco exterior at the second floor. Built in the Mediterranean Revival style, the Irving Street elevation is two bays. The ground floor storefront has a corner entry with storefront windows and ceramic tile surround. The storefront is topped with small transom windows. The second-floor features two bay windows each with a center window flanked by smaller windows, all double hung wood windows. A decorative cartouche separates the two windows. A simple fascia separates the first and second floor with decorative brackets below each bay window. The roofline has a decorative course topped with a simple cornice with a parapet above.

The 27th Avenue elevation continues for five bays. The northernmost bay at the first floor is a storefront window with the same ceramic surround and transom windows described on the Irving Street elevation. The first floor continues in scored plaster with a second storefront window to the south with the same transom and ceramic tile details as other storefront windows and a former single door entry, since infilled. The area to the south of the storefront window has a residential entry marked with a decorative recessed entry with a cartouche above and a two-car garage to the south. The fascia between the first and second floor described on the Irving elevation continues to the 27th Avenue elevation. The second story features two bay windows – one at the corner and one above the second storefront window. The bay windows repeat the same configuration described above. The bays are separated by two single double-hung windows. There is a narrow double-hung window above the residential entry and paired double-hung windows above the garage. The south and east elevations are obscured by neighboring buildings. The building is in good condition. (See Continuation Sheet)

*P3b. Resource Attributes: (List attributes and codes)

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

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



P5b. Description of Photo: (View, date, accession #)
North elevation, view southeast
June 2021

*P6. Date Constructed/Age and Sources: ☒ Historic

☐ Prehistoric ☐ Both

1924, Building Permits, San Francisco
Department of Building Inspection

*P7. Owner and Address:

Unknown

*P8. Recorded by: (Name, affiliation, and address)

JulieAnn Murphy
Rincon Consultants, Inc.
449 15th Street, Suite 303
Oakland, CA 94612

*P9. Date Recorded:

November 2021

*P10. Survey Type: (Describe)
Intensive

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

*Attachments: ☐ NONE ☒ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

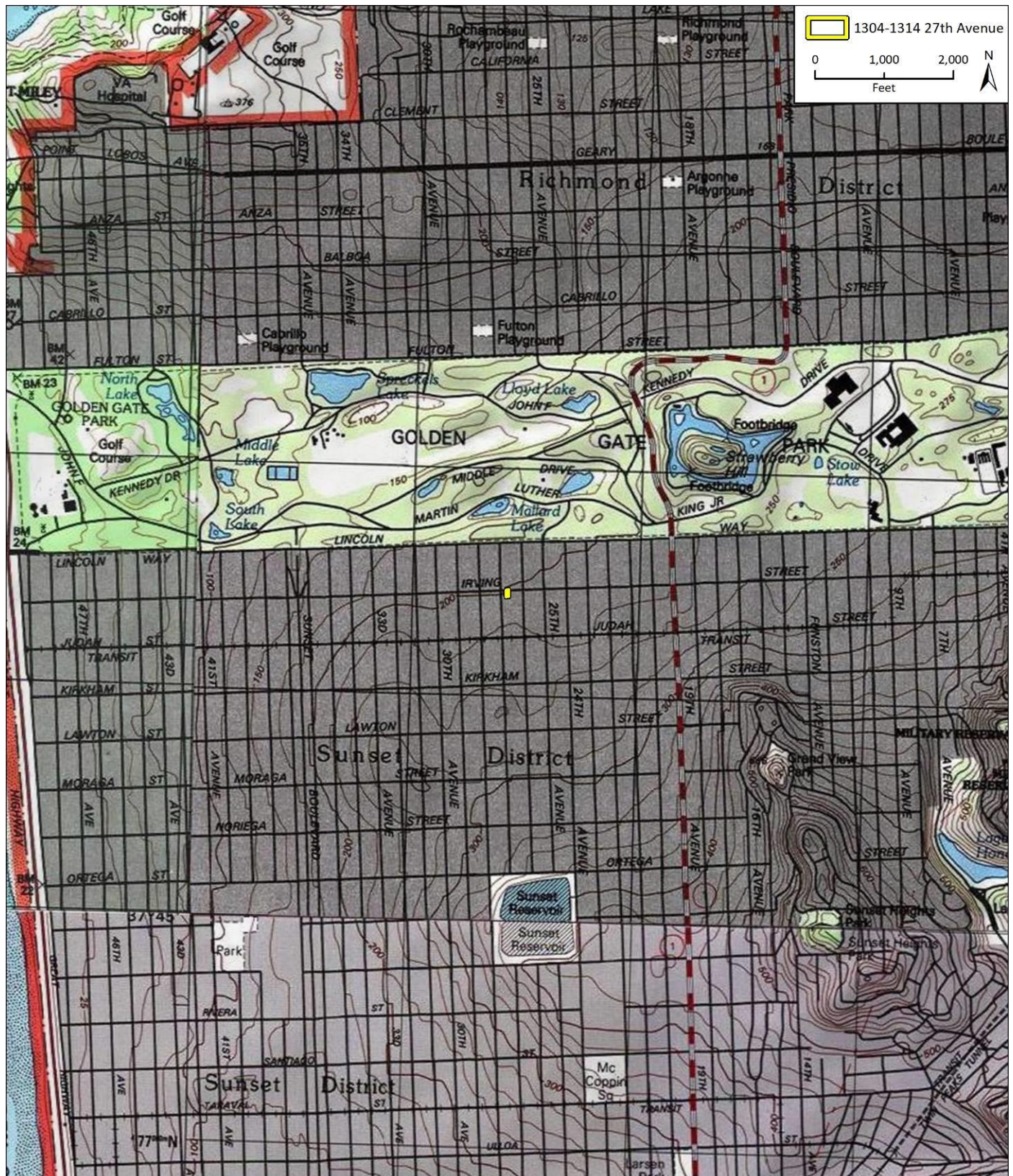
Primary #
HRI#
Trinomial

Page 2 of 6

*Resource Name or #: 1304-1314 27th Avenue

*Map Name: San Francisco North

*Scale: 1:24,000 *Date of Map: 1995



DPR 523J (1/95)

*Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 6

*NRHP Status Code 3S

*Resource Name or # (Assigned by recorder) 1304-1314 27th Avenue

B1. Historic Name: NA

B2. Common Name: 1304-1314 27th Avenue

B3. Original Use: Residence

B4. Present Use: Retail/Residence

*B5. **Architectural Style:** Mediterranean Revival

*B6. **Construction History:** (Construction date, alterations, and date of alterations)

The store and flat building at 1304 27th Avenue were constructed in 1924. In 1946 the flat was updated from a single residence for two residences. The same year, it had a billboard added. In 1947 the store added a neon sign. It received structural repair in 1990 after the 1989 Loma Prieta earthquake. In 1997, the building received a new roof.

The duplex at 1314 and 1316 27th Avenue was constructed in 1924. It received structural repair in 1990 after the 1989 Loma Prieta earthquake. In 1994 the building received a new roof and in 1995 its stucco exterior was repaired.

*B7. **Moved?** ☒No ☐Yes ☐Unknown **Date:**

Original Location:

*B8. **Related Features:** None

B9a. Architect: Walter C. Falch

b. Builder: Unknown

*B10. **Significance: Theme:** Residential Development

Area: Outer Sunset/Parkway Terrace

Period of Significance: 1924

Property Type: Multifamily Residential

Applicable Criteria: C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Site History

Before the construction of the subject property, the property appears to have been undeveloped. Both buildings at 1304-1314 27th Avenue were designed by Walter C. Falch. Building permits show that the store and flat building were constructed first in March 1924 and the adjoining duplex building was constructed shortly thereafter, in October 1924. 1304-1314 27th Avenue is a Residential Corner Retail building constructed in 1924 by Walter Falch in a Mediterranean Revival style as reflected in its cartouche detailing, projecting bay windows, stucco cladding, and terra cotta tiles at the storefront bulkhead. Falch was a San Francisco-based architect with offices in the Hearst Building. Born in Mill Valley, Walter Falch studied engineering at the University of California, where after graduation he became a partner at the firm Falch and Knoll. He practiced in San Francisco from 1911 until his retirement in 1956. Though known for some commercial buildings, he specialized in single-family residences in the neighboring, more expensive neighborhood of Forest Hill. His designs were rooted in Classical Revival styles and ornamentation. His largest work appears to be a multifamily residential and commercial building at 1670 Market Street, completed in 1923.

The building was constructed for George Solomon and his wife Helena. George and Helena were immigrants from Syria who arrived in the United States 1900 and 1896, respectively. Historic city directories indicate that they operated the ground floor as a grocery store and lived in the residence above with their seven children. In addition to operating the grocery store, they also owned a gas station. By 1940, the ground floor grocery store was operated by Reynold Martinez, who rented the store and the residence above the retail space from George Solomon. In the following years, the residence had several successive occupants, and the retail space served a number of uses. The building continues to serve as a mixed-use commercial space with residential corner retail. The retail space is currently occupied by a bike shop.

(See Continuation Sheet)

B11. Additional Resource Attributes: NA

*B12. **References:** See Continuation Sheet

B13. Remarks: NA

*B14. **Evaluator:** JulieAnn Murphy, Rincon Consultants

***Date of Evaluation:** November 2021

(This space reserved for official comments.)



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*Resource Name or #: 1304-1314 27th Avenue

*Recorded by: JulieAnn Murphy, Rincon Consultants

*Date: November 2021

■ Continuation □ Update

P3a. Description (Continued)

In addition to the mixed-use retail residential building, the parcel includes a two-story over garage duplex (1314 and 1316 27th Avenue) at the rear (south) of the parcel. The building has a small square plan, flat roof, and stucco exterior. The ground floor features two garages and a tradesman door. A decorative arch opening leads to a straight terrazzo stair, providing access to the units above. The north side of the building features a two story bay window with decorative brackets below the first floor bay. Each bay window has a central window with smaller flanking windows. The first floor has a small rectangular widow with a larger rectangular window to the south. The second floor has three single windows, increasing in size from north to south. A simple decorative course separates the first and second floor. The roofline has a simple cornice with fascia below and a short parapet above. The building's south elevation is wood clad. The first floor features a rectangular fixed window, and the second floor features a double hung window. The building's other elevations are obscured by other buildings. The building has not been extensively altered and is in good condition.

B.10 Significance (Continued):

Historic Development

1304-1314 27th Avenue is located in San Francisco's Sunset District, more specifically the Outer Sunset. The history of the Sunset District, including its development and associated property types is explored in detail in *The Sunset District Residential Builders, 1925-1950 Historic Context Statement*. In the mid-1850s the western portion of San Francisco was officially named the "Outside Lands," a vast area of sand dunes outside of the city's boundaries. Outside Lands included 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). By the end of the 19th century there had been little residential development in the western district, though Golden Gate Park had been completed and was a popular attraction. Early settlements of the Sunset District were of the type that flourished in unpopulated areas: roadhouses, a racetrack, explosive factories, and some ranching. At the beach, abandoned streetcars were converted into clubhouses and rudimentary dwellings by an emergent Bohemian community, that eventually evolved into the permanent neighborhood known as Oceanside, which was absorbed into the larger Sunset District by the 1920s.

Before the residential development boom of the 1920s, there was scattered development. The Parkside neighborhood, bounded by 15th Avenue on the east and 33rd Avenue on the west, with Ortega Street to the north and Sloat Boulevard to the south was developed beginning in 1908. Served by a streetcar line, Parkside was characterized by small cottages. The Inner Sunset also saw early residential and commercial development, concentrated in the area south of Golden Gate Park's east end

The early 20th century witnessed increased development in the Sunset District, though it was largely limited to infill development of the existing Oceanside and Parkside neighborhoods. The Outer Sunset experienced some residential development. A new neighborhood, Parkway Terrace, was laid out by prolific builder Fernando Nelson & Sons. Located adjacent to Golden Gate Park, between 27th and 32nd Avenues from Lincoln Way to Irving Street, the development was established in 1916 and remained rather remote until residential development increased in the following years.

Streetcar tunnels constructed in 1918 and 1928 in the City's largely undeveloped west end as well as the adoption of mass automobile use beginning in the 1920s improved access thereby spurring development and a wave of tract house development in the Sunset District followed. In order to appeal to buyers, Sunset District builders opted to incorporate garages into house design, which typically resulted in living spaces above a ground story garage. This early merging of the automobile and living spaces was unusual for the time and resulted in a uniquely San Francisco landscape of semi-detached single-family houses with prominent ground story garages.

Neighborhood Commercial Development

At the same time, the area's commercial development expanded to accommodate the emerging neighborhoods. Before this time, San Francisco's early commercial development, as explained in *Neighborhood Commercial Buildings Historic Context Statement 1865-1965*, was centered near the port, the natural location of goods and services. With the advent of mass transit beginning in the 1860s and expanding with the advent of the cable car in 1873 followed by electric streetcars in the 1890s, it allowed for commercial development southward and westward, but did not reach the western edges of the city. In the years following the 1906 earthquake and continuing through the 1920s, rebuilding efforts resulted in denser commercial districts in emerging residential neighborhoods.

In the Sunset District, commercial development followed streetcar lines that extended along existing corridors – Taraval, 20th, Irving, and Judah Streets and emerged on short stretches (one to three blocks). Neighborhood-serving corner stores were built along commercial strips in primarily residential blocks. Corner stores ranged from single-story structures to mixed-use residential buildings, typically two-to-four stories in height. San Francisco adopted its first zoning ordinance in 1921, regulating the use of buildings. The ordinance mandated the separation of uses and restricted commercial uses to certain streets. The restriction proved beneficial to existing neighborhood retail stores along streetcar lines and major transportation corridors because it curbed competition from expanding within residential neighborhoods. As a result, Irving Street's commercial development spanned from 19th Avenue to 27th Avenue, where upon it returned to residential development.

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*Recorded by: JulieAnn Murphy, Rincon Consultants

*Date: November 2021

*Resource Name or #: 1304-1314 27th Avenue

☐ Continuation ☒ Update

B.10 Significance (Continued):

Historic Context (Continued):

The Irving Street Corridor was served by the N-Judah streetcar beginning in 1928, and provided easy access to residents from downtown to the Outer Sunset neighborhood. The multi-use buildings along Irving Street served the commercial needs of the community and included grocers, retailers, barbers, and repair shops.

Commercial Architecture

Following the 1906 earthquake, architects and builders began to shift away from late Victorian and Edwardian era styles to a new design vocabulary that drew from various regional and revival styles, including interest in California's Mission legacy and the new Modern materials associated with the emerging Art Deco movement. In addition to a new architectural vocabulary, a several types of commercial developments began to emerge. As explained in *Neighborhood Commercial Buildings Historic Context Statement 1865-1965*, the "Residential Corner Retail" building typology became more popular and included the following:

Scattered in residential neighborhoods citywide, the corner store property type from this period of development typically consists of ground story retail topped with one- to four- residential stories. An identified subtype is the residential corner store building featuring a grocery store, typically oriented toward the corner, at the ground story. The upper, residential stories typically feature projecting bay windows, wood or stucco cladding, double-hung wood windows (occasionally with decorative divided lights), and classically inspired or period revival design elements including projecting parapets, cornice details, and applied ornament.

Evaluation

Current Historical Status

A review of the National Register of Historic Places (NRHP), California Office of Historic Preservation's Built Environment Resources Directory, and City of San Francisco's Property Information Map indicates 1304-1314 27th Avenue is not currently listed in the NRHP. It was however determined to be "individually significant" as part of the City of San Francisco's *Neighborhood Commercial Corridors Historic Resources Survey* in 2016.

National Register of Historic Places (NRHP) Evaluation

The following evaluation finds that the property appears eligible for listing in the NRHP under Criterion C, as an intact example of the Residential Corner property type.

The construction of 1304-1314 27th Avenue is consistent with the growth of the Sunset District's early commercial development. Constructed in 1924 it represents the trend of commercial development in the Sunset District along existing streetcar lines, and is typical of the expansion of the Irving Street Neighborhood Commercial District. The building, first used as a grocery store, does not have specific association to an event, pattern of events, or historic trends and is not associated with the historic context in an important way. As such, the property is not eligible for listing in the NRHP under Criterion A.

Eligibility criteria for listing in the NRHP under Criterion B, requires that a property be associated with the lives of persons significant in our past. Typical of a residence and retail space, the property appears to have had several residents and tenants over time. Though built for George and Helena Solomon for a residence and grocery store, their association does not appear to be significant to our past. Similarly, no information of note was uncovered in relation to Reynold Martinez, who operated the retail location for a number of years. The subject property, therefore, does not appear eligible for listing under Criterion B.

1304-1314 27th Avenue appears to be significant for its architectural design as an excellent example of the Residential Corner Retail design and is representative of the architecture of neighborhood commercial expansion that began in the years following the 1906 earthquake and continuing through the 1920s. Typical of the style, it features a ground floor retail space with a residence above. The store entry is oriented at the corner. It features other elements of the type of architecture, including projecting bay windows at the residence, stucco cladding, and double-hung windows. It is Mediterranean Revival in style as evidenced by its cartouche detailing and transom windows above the retail space and terra cotta tiles at the storefront bulkhead. Unlike other examples of commercial architecture in the area, 1304-1314 appears to retain its original configuration, and does not appear to have been highly altered since its original construction and reflects the Residential Corner Retail design of the 1920s, when Irving Street's commercial corridor was established. Though designed by a noted San Francisco architect, Walter Falch, this does not appear to be an exemplary example of his work. The building is in its original location on the southwest corner of 27th Avenue and Irving Street and retains integrity of location and setting. It retains integrity of design, materials, and workmanship through the retention of its original design as a Residential Corner Retail building. Its materials and workmanship are further reflected by its storefront configuration with its original glass display windows and terra cotta tile bulkhead. Workmanship is further evidenced in the cartouche detailing, double-hung wood windows, and cornice. These elements, when considered together, demonstrate the building's feeling and association as a neighborhood commercial storefront with Residential Corner Retail design. 1304-1314 27th Avenue appears eligible for listing in the NRHP Criterion C.

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*Recorded by: JulieAnn Murphy, Rincon Consultants

*Date: June 2021

*Resource Name or #: 1304-1314 27th Avenue

☐ Continuation ☒ Update

Evaluation (Continued):

The building is located in a developed urban area. It is unlikely that it has potential to yield information important to our history or prehistory. The property appears ineligible for listing in the NRHP under Criterion D.

B.10 Significance (Continued):

Ancestry.com (consulted)

Brown, Mary. Sunset District Residential Builders, 1925-1950 Historic Context Statement. San Francisco Planning Department, 2013.

Newspapers.com (consulted)

City and County of San Francisco City Directories (consulted)

City and County of San Francisco Department of Building Inspection, Building Permits

City and County of San Francisco Planning Department. "Certificate of Determination: Exemption from Environmental Review 2925 Lincoln Way." San Francisco Planning Department, June 21, 2011.

City and County of San Francisco Planning Department, Irving Street Neighborhood Commercial District (19th Avenue – 27th Avenue).

City and County of San Francisco Planning Department, Neighborhood Commercial Buildings: Historic Context Statement: 1865-1965. February 17, 2016.

Sanborn Map Company

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 35

Other Listings
Review Code

Reviewer

Date

Page 1 of 6

*Resource Name or #: 1300 26th Avenue

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: San Francisco North

Date: 1995

c. Address: 1300 26th Avenue

City: San Francisco

Zip: 94211

e. Other Locational Data: APN 1780/044

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
Sited on east side of 26th Avenue, south of Irving Street in the Outer Sunset neighborhood of San Francisco, the subject property is a 57.5' x 100' parcel with a multifamily residence built in the Mediterranean Revival style. Constructed in 1929, the building features a rectangular footprint, a concrete foundation, and a flat roof. The building has a stucco exterior at the ground floor level with brick exterior above at the primary, north, and west elevations. The south and east elevations feature aluminum siding and are obscured, in part, by neighboring buildings.

The building is six stories in height. The north, Irving Street, elevation is three bays wide and features a first-floor storefront with residences above. The modified storefront is a double-height single story space with a stucco exterior. It features a recessed entry at the building's center with storefront windows separated by stucco clad piers on each side. The storefront entrance and systems are modern, aluminum replacements. The residential stories above are typical of the style and feature two bay windows that continue from the second story to the sixth story. Each bay is stucco and features three double-hung windows with bas relief panels below each window opening. The bay windows are topped with decorative Mediterranean moulding details. Windows appear to be modern replacements.

The area between the bay windows is brick and features paired windows with one rectangular window to the east and a smaller rectangular window to the west. A fire escape continues from the top story windows to the second story windows. The west elevation generally repeats the same pattern with four bay window sections separated by windows in the building's brick portion. The ground floor at this elevation features the residential entry, which is recessed and has an arched entry with molded rope archivolt details. The southernmost portion of the elevation includes an overheard garage entry and is topped with four windows at the second-floor level. Aside from the modified storefront, the building has not been extensively altered and is in good condition.

*P3b. Resource Attributes: (List attributes and codes)

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

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



P5b. Description of Photo: (View, date, accession #)
North and west elevations, view southeast
June 2021

*P6. Date Constructed/Age and Sources: ☒ Historic

☐ Prehistoric ☐ Both

1929, Building Permits, San Francisco Department of Building Inspection

*P7. Owner and Address:

Unknown

*P8. Recorded by: (Name, affiliation, and address)

JulieAnn Murphy
Rincon Consultants, Inc.
449 15th Street, Suite 303
Oakland, CA 94612

*P9. Date Recorded:

November 2021

*P10. Survey Type: (Describe)

Intensive

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

*Attachments: ☐ NONE ☒ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

DPR 523A (1/95)

*Required information

LOCATION MAP

Page 2 of 6

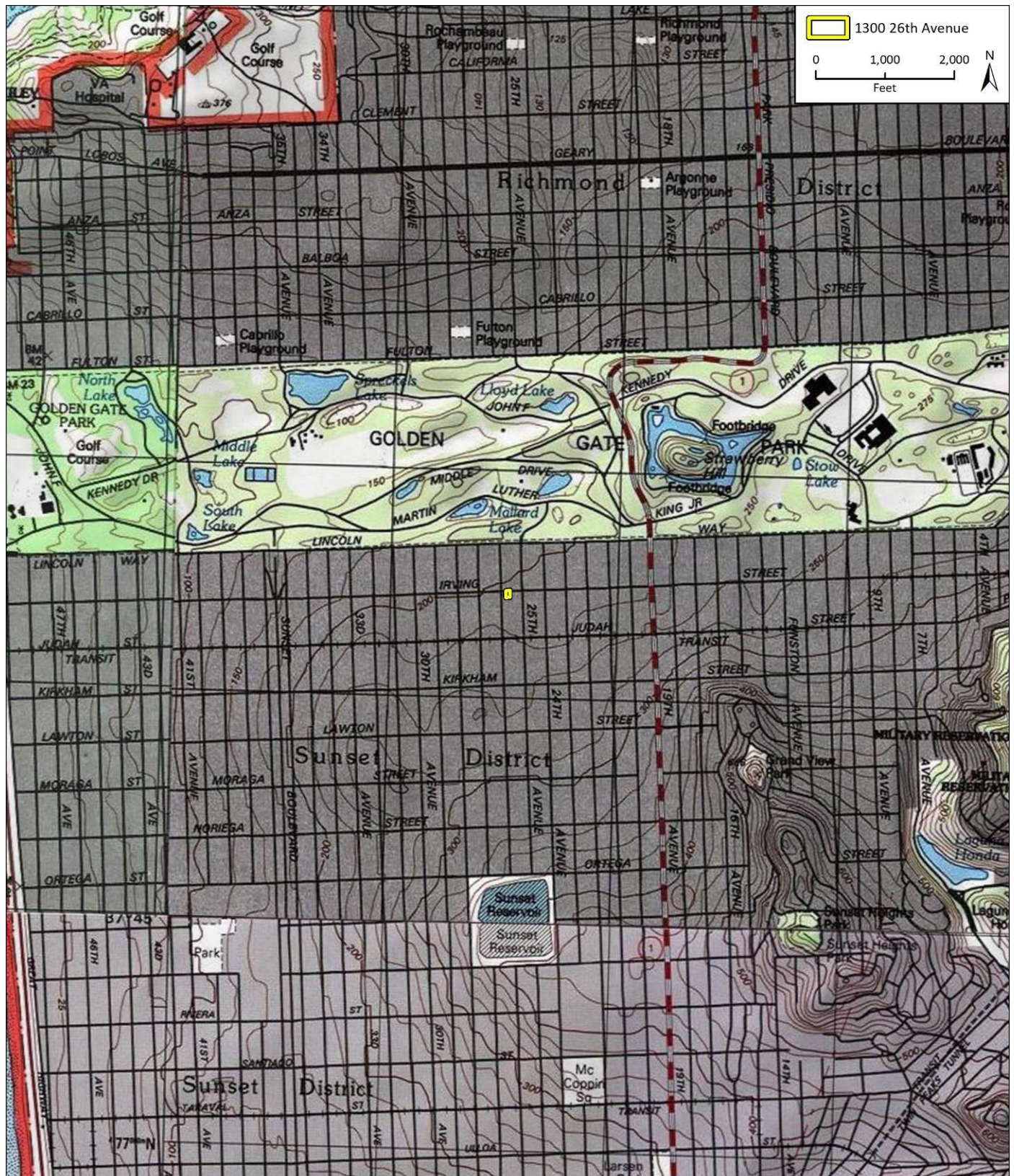
Primary #
HRI#

Trinomial

*Resource Name or #: 1300 26th Avenue

*Map Name: San Francisco North

*Scale: 1:24,000 *Date of Map: 1995



BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 6

*NRHP Status Code 3S

*Resource Name or # (Assigned by recorder) 1300 26th Avenue

B1. Historic Name: NA

B2. Common Name: 1300 26th Avenue

B3. Original Use: Residence

B4. Present Use: Residence

*B5. **Architectural Style:** Eclectic with Mediterranean Revival elements

*B6. **Construction History:** (Construction date, alterations, and date of alterations)

The subject property was constructed in 1929 for JM Johnson and was designed by Irvine & Ebbets architects. The garage door was added to the building in 1955. The building had a series of interior repairs in residential units in 1963, 2012, and 2019. All of the windows were updated with aluminum windows in 1978. The aluminum siding was added to the south and east elevations in 1982. The building's brick was repaired in 1989, following the Loma Prieta earthquake. The parapet was repaired in 1994. In 1995 the building received an antenna, which has been updated numerous times through 2019. The building received a new condenser in 1996 and a new roof in 1997. The building received seismic upgrades and a new storefront in 2011. The retail interior was updated continuously over the years, including in 2013 when interior partitions were removed.

*B7. **Moved?** ☒No ☐Yes ☐Unknown **Date:**

Original Location:

*B8. **Related Features:** None

B9a. Architect: Irvine & Ebbets

b. Builder: JM Johnson

*B10. **Significance: Theme:** Residential Development

Area: Outer Sunset/Parkway Terrace

Period of Significance: 1929

Property Type: Residential

Applicable Criteria: A/C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Site History

Before the development of the subject property, the parcel was undeveloped. 1300 26th Avenue was built in 1929 by local builder, JM Johnson and was designed by Irvine & Ebbets architects. It is a Mixed-Use Commercial building characterized by its upper story multifamily apartment residences. Irvine & Ebbets were a San Francisco-based firm comprised of RR Irvine and LO Ebbets. RR Irvine started his own firm in 1920 and initially worked designing single-family houses in several San Francisco neighborhoods. He hired LO Ebbets in 1927, first as a draftsman, but quickly elevated him to partner. Ebbets had previously worked for the firm Baumann & Jose who were noted for their apartment designs. Irvine & Ebbets went on to design apartments in the Marina, Pacific Heights, Cow Hollow, and Presidio Heights and were active until 1930. Other notable examples of their work include 165 Mallorca Way, 195 Alhambra Street, 3045 Jackson Street, 2445 Filbert Street, and 3301 Clay Street. The partnership was dissolved in April 1930 after the stock market crash of 1929 and the proceeding Great Depression. Though their partnership dissolved, they did continue to collaborate in the 1930s. By 1935 the building was owned by Oak Hill Improvement Company. In the following years, the building had a number of owners, residents, and ground floor retail businesses. Today, it continues to be a multifamily apartment building, though its ground floor retail space is vacant.

(See Continuation Sheet)

B11. Additional Resource Attributes: NA

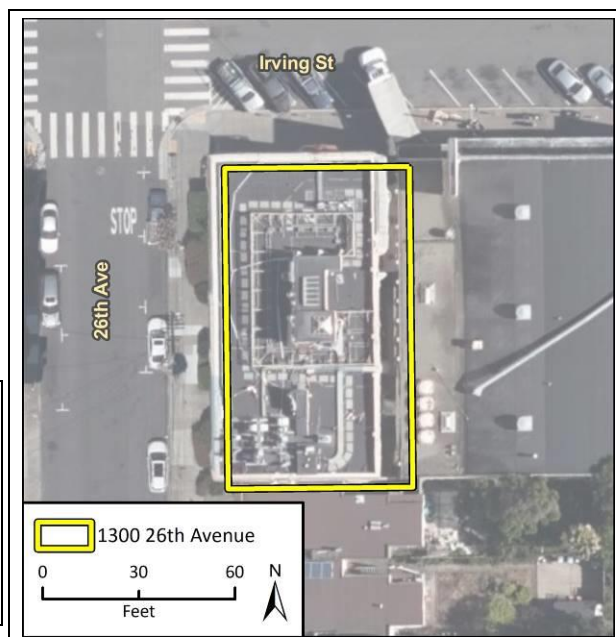
*B12. **References:** See Continuation Sheet

B13. Remarks: NA

*B14. **Evaluator:** JulieAnn Murphy, Rincon Consultants

*Date of Evaluation: June 2021

(This space reserved for official comments.)



*Required information

Page 4 of 6

*Recorded by: JulieAnn Murphy

*Date: November 2021

*Resource Name or # 1300 26th Avenue

■ Continuation □ Update

B.10 Significance (Continued):

Historic Context (Continued):

Before the residential development boom of the 1920s, there was scattered development. The Parkside neighborhood, bounded by 15th Avenue on the east and 33rd Avenue on the west, with Ortega Street to the north and Sloat Boulevard to the south was developed beginning in 1908. Served by a streetcar line, Parkside was characterized by small cottages. The Inner Sunset also saw early residential and commercial development, concentrated in the area south of Golden Gate Park's east end.

The early 20th century witnessed increased development in the Sunset District, though it was largely limited to infill development of the existing Oceanside and Parkside neighborhoods. The Outer Sunset experienced some residential development. A new neighborhood, Parkway Terrace, was laid out by prolific builder Fernando Nelson & Sons. Located adjacent to Golden Gate Park, between 27th and 32nd Avenues from Lincoln Way to Irving Street, the development was established in 1916 and remained rather remote until residential development increased in the following years.

Streetcar tunnels constructed in 1918 and 1928 in the city's largely undeveloped west end as well as the adoption of mass automobile use beginning in the 1920s improved access thereby spurring development and a wave of tract house development in the Sunset District followed. In order to appeal to buyers, Sunset District builders opted to incorporate garages into house design, which typically resulted in living spaces above a ground story garage. This early merging of the automobile and living spaces was unusual for the time and resulted in a uniquely San Francisco landscape of semi-detached single-family houses with prominent ground story garages.

At the same time, the area's commercial development expanded to accommodate the emerging neighborhoods. Before this time, San Francisco's early commercial development, as explained in *Neighborhood Commercial Buildings Historic Context Statement 1865-1965*, was centered near the port, the natural location of goods and services. With the advent of mass transit beginning in the 1860s and expanding with the advent of the cable car in 1873 followed by electric streetcars in the 1890s, it allowed for commercial development southward and westward, but did not reach the western edges of the city until the streetcar tunnels opened.

In the Sunset District, commercial development followed streetcar lines that extended along existing corridors – Taraval, 20th, Irving, and Judah Streets and emerged on short stretches (one to three blocks). Neighborhood-serving corner stores were built along commercial strips in primarily residential blocks. Corner stores ranged from single-story structures to mixed-use residential buildings, typically two-to-four stories in height. San Francisco adopted its first zoning ordinance in 1921, regulating the use of buildings. The ordinance mandated the separation of uses and restricted commercial uses to certain streets. The restriction proved beneficial to existing neighborhood retail stores along streetcar lines and major transportation corridors because it curbed competition from expanding within residential neighborhoods. As a result, Irving Street's commercial development spanned from 19th Avenue to 27th Avenue, where upon it returned to residential development.

The 1920s were also a period of increased multi-family residential and high-density housing development in San Francisco. From 1910 to 1930, San Francisco's population grew from 416,900 to 634,400. The earliest American solution to middle and upper-class need for multiple living quarters was a hotel before about 1900-1935 when apartment building construction rose to compete with hotels. In the years after the 1906 earthquake and fires apartment construction began to expand in San Francisco as people wanted or needed to live within walking distance to the city's financial and retail centers and wanted the modern conveniences of having their own kitchens, which hotels didn't offer. The expansion of public transportation allowed for the construction of apartments to extend beyond the city's densest downtown neighborhoods. Irving Street's commercial corridor contains two six-story apartments buildings – 1300 26th Avenue and 1290 20th Avenue. 1290 26th Avenue which was previously determined eligible for listing in the National Register through Section 106 review completed in 1993, according to the San Francisco Planning Department's Property Information Map.

Development in the Sunset District was largely characterized by the construction of single family houses, a pattern that was favored by real estate developers speculatively building in the Sunset District. Many developers favored a campaign beginning in the mid-1920s that the City adopt a formal Planning Commission in part to adopt zoning policies that would protect their single family home residential districts (Weiss 1988). It was not until the period following the end of World War II when Sunset District development began to shift from single family houses to multi-family complexes and residential towers, as seen at the Stonestown Development off of 19th Avenue. By the 1960s, the Sunset District had been developed to its current form (San Francisco Planning Department 2011).

Page 5 of 6

*Recorded by: JulieAnn Murphy

*Date: November 2021

*Resource Name or # 1300 26th Avenue

■ Continuation □ Update

B.10 Significance (Continued):

Historic Context (Continued):

Architectural Styles and Typology

Following the 1906 earthquake and subsequent fires, architects and builders began to shift away from late Victorian and Edwardian era styles to a new design vocabulary that drew from various regional and revival styles, including interest in California's Mission legacy and the new Modern materials associated with the emerging Art Deco movement. In addition to a new architectural vocabulary, a several types of commercial developments began to emerge. As explained in *Neighborhood Commercial Buildings Historic Context Statement 1865-1965*, the "Mixed Use Commercial" building typology became more popular.

Common along neighborhood commercial corridors, this property type features a storefront at the ground story and offices, residential, or other uses at the upper stories. Typically built as two- to five-stories in height. Upper stories feature wood or stucco siding, double-hung wood windows, parapet and cornice details, and ornament related to specific styles. Entrances of larger apartment buildings are often prominent with copious ornamentation, while smaller buildings tend to feature a restrained, subordinate entrance to the upper story.

Largely developed between 1920 and 1950 by a handful of large-scale merchant builders who constructed thousands of houses on vacant sand dunes, the exterior facades of the Sunset District reflect a myriad of 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 range of styles and designs provided depth and interest despite uniform massing, setbacks, and roof forms. Similar to the single family houses built in the Sunset District during this period, apartment buildings also expressed the popular revival styles, particularly the Mediterranean influence with flat brick or stucco facades, cornices, turned muntins, roped moldings. Ornament is executed in terra cotta, cast plaster, galvanized iron, or brick. Street level treatments often included residential and commercial uses with focused ornamental decoration on residential entry with arches, elaborate terra cotta or plaster work, columns, metal work, and/or marquees.

Current Historical Status

A review of the National Register of Historic Places (NRHP), California Office of Historic Preservation's Built Environment Resources Directory, and City of San Francisco's Property Information Map indicates 1300 26th Avenue is not currently listed in the NRHP. It was however determined to be "individually significant" as part of the City of San Francisco's *Neighborhood Commercial Corridors Historic Resources Survey* in 2016.

National Register of Historic Places (NRHP) Evaluation

The following evaluation finds that the property appears eligible for listing in the NRHP under Criteria A and Criteria C.

The construction of 1300 26th Avenue is directly associated with the growth of the Sunset District's residential and commercial development in the 1920s. The commercial storefront building at 1300 26th Avenue is representative of the neighborhood expansion of the Sunset District. Its development followed the extension of streetcar access to the western portion of the city and the development of a commercial core along Irving Street. Despite alterations to the building's storefront resulting in some loss of integrity of materials and design, it is still representative of the Irving Street Neighborhood Commercial District. The building does not have specific association with specific events related to neighborhood expansion, but is an important early example of dense multifamily residential development in the Sunset District. It is unique for its six-story massing, which is repeated in only one other location along the Irving Street Commercial Corridor at 1290 20th Avenue. The building, projecting out of the spine of the emerging commercial corridor on Irving Street is a good representative example of dense housing for middle-class dwellers outside of the city's urban center. Despite changes to the building's ground floor storefront, it still retains the essential elements of integrity necessary to convey its significance as an early dense multifamily development in the Sunset District's Irving Street Neighborhood Commercial District. As such, the property appears eligible for listing in the NRHP under Criterion A.

Eligibility criteria for listing in the NRHP under Criterion B, requires that a property be associated with the lives of persons significant in our past. The retail store does not appear to have been associated with an important individual significant to our past. Similarly, typical of a multi-family residence, the residential portion of the property appears to have had several residents. Archival research failed to indicate that any of the individuals with a documented association with the subject property are significant to our past. The subject property does not appear eligible for listing under Criterion B.

1300 26th Avenue is a unique example of Mixed-Use Commercial architecture in the Outer Sunset. Built in 1929, 1300 26th Avenue is a mixed-use building with a ground floor retail space and a residence above. It is not, however typical of the commercial corridor development of this period, extending beyond the usual two-to-five stories in height. At six stories, the building is more typical of multifamily residential development throughout San Francisco currently. Irvine & Ebbets were notable architects of their time, known for construction of apartment buildings throughout San Francisco and the building at 1300 26th Avenue is a good example of their work, particularly as Mediterranean Revival architecture. Elements of the style are reflected in the use of materials and decorative detailing. Architectural elements such as the decorative cornice, bas relief spandrel details, and arched residential entry reflect the style. The building retains integrity of location and setting, along the Outer Sunset's commercial core on Irving Street and is distinct from its neighboring commercial properties and surrounding single family residences. Its integrity of design, material, and workmanship are demonstrated though the brick exterior, terra cotta details, metal fire escape, and rope moldings. These things, when considered together, lend themselves to the building's integrity of feeling and association and is an expression of the building as an early example of multi-family residential architecture in the Outer Sunset. The subject property appears eligible for listing under Criterion C.

The building is located in a developed urban area. It is unlikely that it has potential to yield information important to our history or prehistory. The property appears ineligible for listing in the NRHP under Criterion D.

*B12 References (Continued)

Ancestry.com (consulted)

Brown, Mary. *Sunset District Residential Builders, 1925-1950 Historic Context Statement*. City and County of San Francisco Planning Department, 2013.

Newspapers.com (consulted)

Parry, David. "RR Irvine," <https://99484e225838d2829a3b-5a9a0d9f08b881ef9d525492ad7be13e.ssl.cf1.rackcdn.com/Irvine195A.pdf>. Accessed June 2021.

City and County of San Francisco City Directories (consulted)

City and County of San Francisco Department of Building Inspection, Building Permits

City and County of San Francisco Planning Department. "Certificate of Determination: Exemption from Environmental Review 2925 Lincoln Way." San Francisco Planning Department, June 21, 2011.

City and County of San Francisco Planning Department, *Irving Street Neighborhood Commercial District (19th Avenue – 27th Avenue)*.

City and County of San Francisco Planning Department, *Neighborhood Commercial Buildings: Historic Context Statement: 1865-1965*. February 17, 2016.

Sanborn Map Company

Weiss, Marc A. "The Real Estate Industry and Politics of Zoning in San Francisco ,1914-1928". *Planning Perspectives*, 1988.

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Y

Other Listings
Review Code

Reviewer

Date

Page 1 of 5

*Resource Name or #: 2501 Irving Street

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: San Francisco North

Date: 1995

c. Address: 2501 Irving Street

City: San Francisco

Zip: 94211

e. Other Locational Data: APN 1781/001

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
Sited on the south side of Irving Street at the corner of 26th Avenue in the Outer Sunset neighborhood of San Francisco, the subject property is a 32.5 x 100' parcel with a multi-family residence above a ground floor retail space. Built in the Mediterranean Revival style, the building at 2501 Irving Street is a flat-roof, two-story structure with a rectangular plan, a storefront along Irving Street, and a stucco exterior at the second floor. The Irving Street elevation is two bays. The ground floor retail space is comprised of a modern storefront system with a recessed storefront entry on the east side of the storefront and an ATM east of the entry. It is topped with a transom with multilight windows with arched details, spanning the width of the storefront. The storefront continues for a single bay on the building's east elevation and repeats the same transom configuration. The building's second floor elevation includes two stucco bay windows with a central fixed window with a multilight transom flanked by wood nine-over-one double-hung windows with lug details and two corbels below. The roofline has a simple fascia with an overhanging eave and heavy bracket details.

The east elevation continues for seven bays. The first floor is largely unadorned. There is a recessed residential entry at the south end of the elevation with a security gate. There are secondary entrances to the north and south of the residential entry. The area south of the residential entry has two single-car garage entries with wood panel overhead doors. The southernmost garage is topped with a patio surrounded with a wood railing. The second-floor features two bay windows at the north end of the building and two at the south end, repeating the same configuration described on the primary elevation. The area between bay windows on the second-floor feature double-hung and casement wood windows. The roof details of the primary elevation continue to the east elevation. All visible windows appear to be original.

The building's south elevation is largely obscured by the neighboring building, but the roofline details on the north and east elevations are repeated. The west elevation is obscured by the neighboring building. The building is in good condition. (See Continuation Sheet)

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

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

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



P5b. Description of Photo: (View, date, accession #)
North and east elevations, view southwest
November 2021

*P6. Date Constructed/Age and Sources: ☒ Historic

☐ Prehistoric ☐ Both

1924, Building Permits, San Francisco Department of Building Inspection

*P7. Owner and Address:
Unknown

*P8. Recorded by: (Name, affiliation, and address)
JulieAnn Murphy
449 15th Street, Suite 303
Oakland, CA 94612

*P9. Date Recorded:
November 2021

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey

report and other sources, or enter "none.") None

*Attachments: ☐ NONE ☒ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

LOCATION MAP

Primary #

HRI#

Trinomial

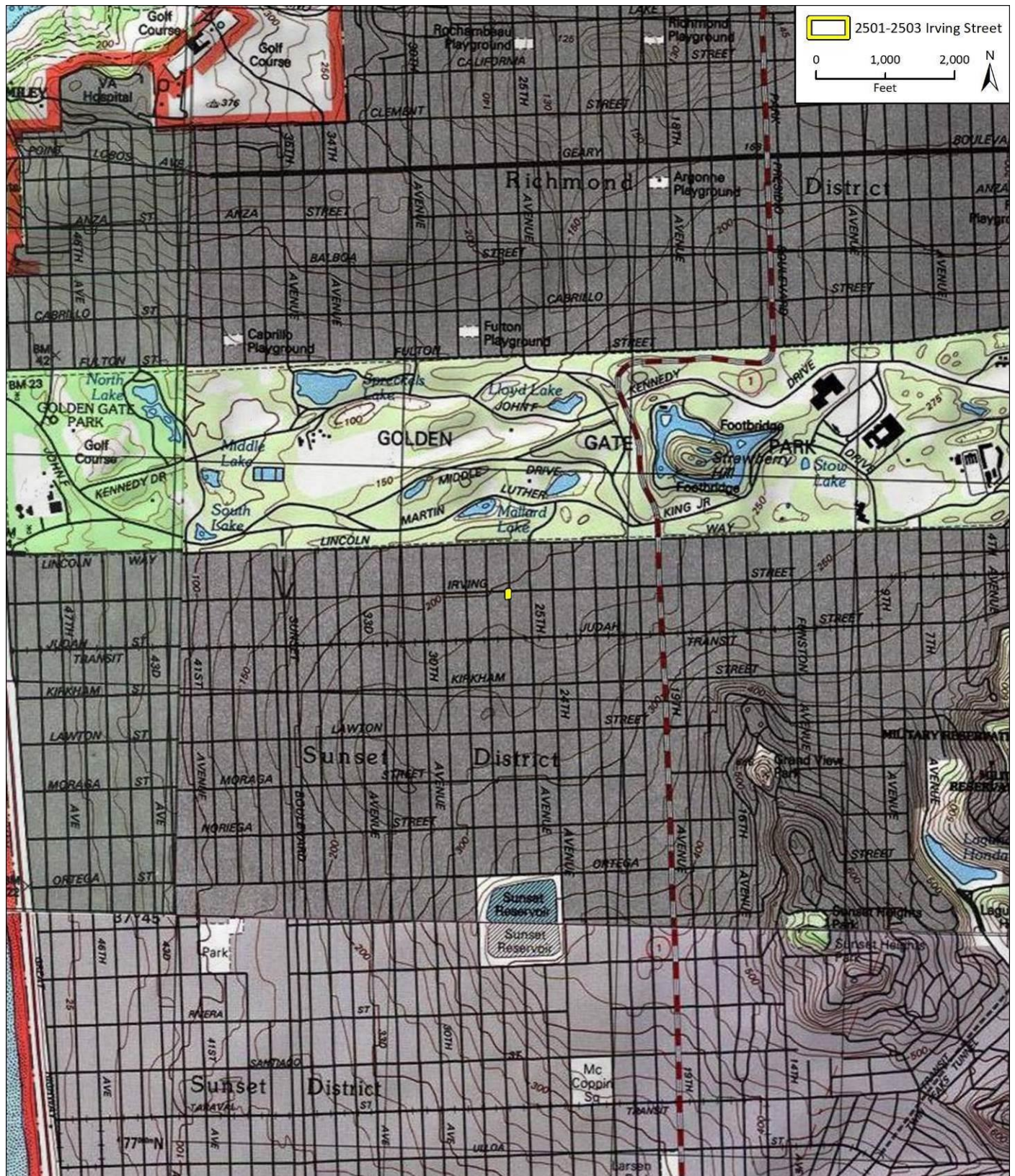
Page 2 of 5

*Resource Name or #: 2501 Irving Street

Map Name: San Francisco North

*Scale: 1: 24,000

*Date of Map: 1995DPR 523J (1/95)



*Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 5

*NRHP Status Code 6Y

*Resource Name or # (Assigned by recorder) 2501 Irving Street

B1. Historic Name: NA

B2. Common Name: 2501 Irving Street

B3. Original Use: Retail/Residence

B4. Present Use: Retail/Residence

*B5. **Architectural Style:** Mediterranean Revival

*B6. **Construction History:** (Construction date, alterations, and date of alterations)

The building was constructed in 1924 as a three-family residence above a ground floor retail storefront. In 1944, the building received minor alterations, including plaster partitions. In the following years it received new signage for different storefront tenants in 1946, 1948, and 1955. By 1955 the current storefront configuration was in place. In 1976 the building was updated to be in full compliance with new apartment code requirements. The building received interior and exterior repairs in 1990 following the 1989 Loma Prieta earthquake. In 2000, a new front door was added, interior partitions were added and bathrooms were updated for accessibility. The interior was updated again in 2005. In 2006, new signs were installed for the current tenant, Sterling Bank.

*B7. **Moved?** ☒ No ☐ Yes ☐ Unknown **Date:**

Original Location:

*B8. **Related Features:** None

B9a. Architect: N/A

b. Builder: Cox Brothers

*B10. **Significance: Theme:** Residential/Commercial Development

Area: Outer Sunset/Parkway Terrace

Period of Significance: 1924

Property Type: Retail/Residential

Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Site Development

Before the construction of the subject property, the parcel appears to have been undeveloped. 2501 Irving Street was constructed in 1924. The building was built for Matteo Francesconi, an Italian immigrant and grocer who had previously constructed the neighboring property at 2509 Irving Street. It was constructed by the Cox Brothers and features some elements of the Mediterranean Revival style as evidenced in its pointed transom storefront windows and simple bracket cornice. The Cox Brothers were local builders, John Cox, and David Cox, who had offices at 9th Avenue and Irving Street in the Sunset District and were small time developers who were well-known for their earlier Craftsman house designed in the Inner Sunset.

The building was constructed for Matteo Francesconi, an Italian immigrant and grocer. The 1914 city directory notes that the Francesconis operated a fruit market from the neighboring location at 2509 Irving Street, which was relatively undeveloped at the time. Historical newspapers and city directories indicate that they lived at the 2509 Irving Street property until about 1919. They opened a new grocery store at this location in 1924, likely to meet the demand of the surrounding expanding neighborhood. Larger than their previous store, it included a butcher shop. The Francesconis owned and operated the market until about 1941. In the following years it served a number of retail uses according to historical newspapers including an appliance store, Better Homes Appliance Co. until the mid-1950s, followed by Scott Hardware until 1972, and an antique furniture store, Sean's Antiques & Used Furniture through the 1980s. In more recent years it has served as an education facility for the De Young Museum and has been a Sterling Bank branch since 2005. Typical of multifamily residences, the residents of the apartments above the store changed frequently throughout the building's history. It continues to operate as a multi-family residence with ground floor retail.

(See Continuation Sheet)

B11. Additional Resource Attributes: NA

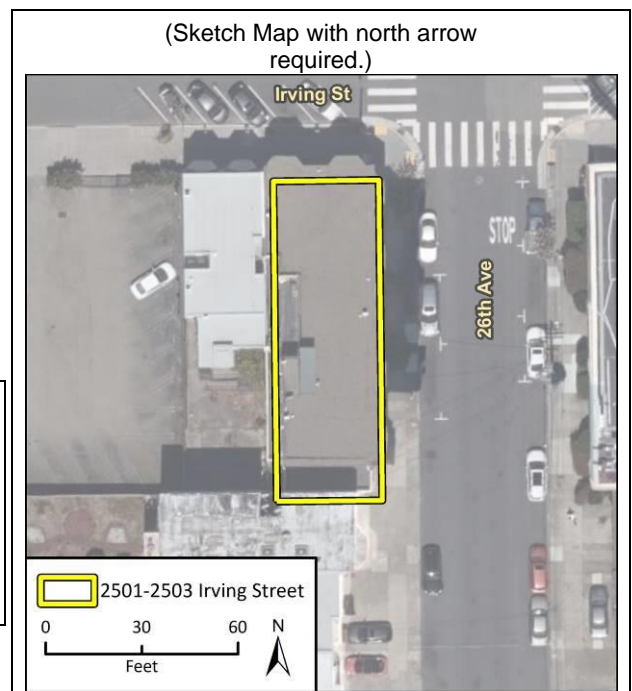
*B12. **References:** See Continuation Sheet

B13. Remarks: NA

*B14. **Evaluator:** JulieAnn Murphy, Rincon Consultants

***Date of Evaluation:** November 2021

(This space reserved for official comments.)



B.10 Significance (Continued):

Historic Context (Continued):

2501 Irving Street is located in San Francisco's Sunset District, more specifically the Outer Sunset. The history of the Sunset District, including its development and associated property types is explored in detail in *The Sunset District Residential Builders, 1925-1950 Historic Context Statement*. In the mid-1850s the western portion of San Francisco was officially named the "Outside Lands," a vast area of sand dunes outside of the city's boundaries. Outside Lands included 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). By the end of the 19th century there had been little residential development in the western district, though Golden Gate Park had been completed and was a popular attraction. Early settlements of the Sunset District were of the type that flourished in unpopulated areas: roadhouses, a racetrack, explosive factories, and some ranching. At the beach, abandoned streetcars were converted into clubhouses and rudimentary dwellings by an emergent Bohemian community, that eventually evolved into the permanent neighborhood known as Oceanside, which was absorbed into the larger Sunset District by the 1920s.

The early 20th century witnessed increased development in the Sunset District, though it was largely limited to infill development of the existing Oceanside and Parkside neighborhoods. The Outer Sunset experienced some residential development. A new neighborhood, Parkway Terrace, was laid out by prolific builder Fernando Nelson & Sons. Located adjacent to Golden Gate Park, between 27th and 32nd Avenues from Lincoln Way to Irving Street, the development was established in 1916 and remained rather remote until residential development increased in the following years.

Streetcar tunnels constructed in 1918 and 1928 in the City's largely undeveloped west end as well as the adoption of mass automobile use beginning in the 1920s improved access thereby spurring development and a wave of tract house development in the Sunset District followed. In order to appeal to buyers, Sunset District builders opted to incorporate garages into house design, which typically resulted in living spaces above a ground story garage. This early merging of the automobile and living spaces was unusual for the time and resulted in a uniquely San Francisco landscape of semi-detached single-family houses with prominent ground story garages.

At the same time, the area's commercial development expanded to accommodate the emerging neighborhoods. Before this time, San Francisco's early commercial development, as explained in *Neighborhood Commercial Buildings Historic Context Statement 1865-1965*, was centered near the port, the natural location of goods and services. With the advent of mass transit beginning in the 1860s and expanding with the advent of the cable car in 1873 followed by electric streetcars in the 1890s, it allowed for commercial development southward and westward, but did not reach the western edges of the city.

In the Sunset District, commercial development followed streetcar lines that extended along existing corridors – Taraval, 20th, Irving, and Judah Streets and emerged on short stretches (one to three blocks). Neighborhood-serving corner stores were built along commercial strips in primarily residential blocks. Corner stores ranged from single-story structures to mixed-use residential buildings, typically two-to-four stories in height. San Francisco adopted its first zoning ordinance in 1921, regulating the use of buildings. The ordinance mandated the separation of uses and restricted commercial uses to certain streets. The restriction proved beneficial to existing neighborhood retail stores along streetcar lines and major transportation corridors because it curbed competition from expanding within residential neighborhoods. As a result, Irving Street's commercial development spanned from 19th Avenue to 27th Avenue, where upon it returned to residential development.

Commercial Architecture

Following the 1906 earthquake, architects and builders began to shift away from late Victorian and Edwardian era styles to a new design vocabulary that drew from various regional and revival styles, including interest in California's Mission legacy and the new Modern materials associated with the emerging Art Deco movement. In addition to a new architectural vocabulary, a several types of commercial developments began to emerge. As explained in *Neighborhood Commercial Buildings Historic Context Statement 1865-1965*, the "Residential Corner Retail" building typology became more popular and included the following:

Scattered in residential neighborhoods citywide, the corner store property type from this period of development typically consists of ground story retail topped with one- to four- residential stories. An identified subtype is the residential corner store building featuring a grocery store, typically oriented toward the corner, at the ground story. The upper, residential stories typically feature projecting bay windows, wood or stucco cladding, double-hung wood windows (occasionally with decorative divided lights), and classically inspired or period revival design elements including projecting parapets, cornice details, and applied ornament.

Current Historical Status

2501 Irving Street does not appear to have been previously evaluated. It was surveyed as part of the City of San Francisco's Neighborhood Commercial Corridors Historic Resources Survey, but was not recommended for further evaluation.

National Register of Historic Places (NRHP) Evaluation

The following evaluation finds that the property is not eligible for individual listing in the NRHP.

The construction of 2501 Irving Street is consistent with the growth of the Sunset District's early commercial development. Constructed in 1924 it represents a typical example of commercial development in the Sunset District in the first decades of the twentieth century. However, there is no information to suggest the subject property is individually significant within this context or is associated with any other important events significant in the history of the city, region, state, or nation. Furthermore, its ground floor storefront has been significantly altered over time and no longer retains integrity as an example of an intact commercial retail space from the period. As such, the property is not eligible for listing in the NRHP under Criterion A.

Eligibility criteria for listing in the NRHP under Criterion B, requires that a property be associated with the lives of persons significant in our past. Typical of a residence, the property appears to have had several residents overtime. Though built for Matteo Francesconi for a grocery business that appears to have spanned several years in locations in Lower Pacific Heights and the Outer Sunset, including the property adjoining the subject property; his association does not appear to be significant to our past. The subject property does not appear eligible for listing under Criterion B.

2501 Irving Street is not significant for its architectural design. It presents some elements of Mediterranean Revival architecture, including the pointed transom storefront windows, but is not a full expression of the style. It is typical of residential corner retail building architecture of the era, but is not a notable example of the type. It is not distinctive and lacks complexity of design, ornamentation, plan, and modulation. The associated builder, Cox Brothers appears to have been a local builder and is not the work of a master. Furthermore, the building has been updated over time, including the reconfiguration of the ground floor storefront system resulting in diminished integrity of design, materials, and workmanship. 2501 Irving Street therefore is not eligible for listing under Criterion C.

The building is located in a developed urban area. It is unlikely that it has potential to yield information important to our history or prehistory. The property appears ineligible for listing in the NRHP under Criterion D.

*B12 References (Continued)

Ancestry.com (consulted)

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

Newspapers.com (consulted)

City and County of San Francisco City Directories (consulted)

City and County of San Francisco Department of Building Inspection, Building Permits

City and County of San Francisco Planning Department. "Certificate of Determination: Exemption from Environmental Review 2925 Lincoln Way." San Francisco Planning Department, June 21, 2011.

City and County of San Francisco Planning Department, *Irving Street Neighborhood Commercial District (19th Avenue – 27th Avenue)*.

City and County of San Francisco Planning Department, *Neighborhood Commercial Buildings: Historic Context Statement: 1865-1965*. February 17, 2016.

Sanborn Map Company

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Y

Other Listings
Review Code

Reviewer

Date

Page 1 of 5

*Resource Name or #: 2509 Irving Street

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: San Francisco North

Date: 1995

c. Address: 2509 Irving Street

City: San Francisco

Zip: 94211

e. Other Locational Data: APN 1781/050

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
Sited on the south side of Irving Street in the Outer Sunset neighborhood of San Francisco, the subject property is a 25 x 100' parcel with a residence above a ground floor retail space. The building at 2509 Irving Street has elements of the Colonial Revival style and is a flat-roof, two-story structure with a rectangular plan, a storefront along Irving Street, and a wood clad exterior at the second floor. The Irving Street elevation is two bays. The ground floor retail space is comprised of a modern storefront system with a recessed storefront entry on the east side of the storefront. It is topped with a modern transom, spanning the width of the storefront. The storefront is flanked by a recessed residential entry for the second-floor residence on the east and a recessed secondary building entry on the west. The residential entry has a security gate.

The building's second floor elevation includes two stucco bay windows with asphalt shingle roofing with a simple fascia and dentil course below. Each bay has simple inset and trim detailing below each window. A wood trim course continues from each building, separating the first and second stories. The windows are vinyl one-over-one modern replacements.

The building's east elevation is obscured by a neighboring building. The west elevation fronts a neighboring surface parking lot. It has a wood clad exterior and is largely devoid of any ornamentation or openings. There is a lightwell at the center of the building on this elevation. The building is in good condition. (See Continuation Sheet)

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

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

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



P5b. Description of Photo: (View, date, accession #)
North, primary elevation, view south
June 2021

*P6. Date Constructed/Age and

Sources: ☒ Historic

☐ Prehistoric ☐ Both

1913, Building Permits, San Francisco
Department of Building Inspection

*P7. Owner and Address:

Unknown

*P8. Recorded by: (Name, affiliation, and address)

JulieAnn Murphy
Rincon Consultants, Inc.
449 15th Street, Suite 303
Oakland, CA 94612

*P9. Date Recorded:

November 2021

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter

"none.") None

*Attachments: ☐ NONE ☒ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

DPR 523A (1/95)

*Required information

LOCATION MAP

Primary #

HRI#

Trinomial

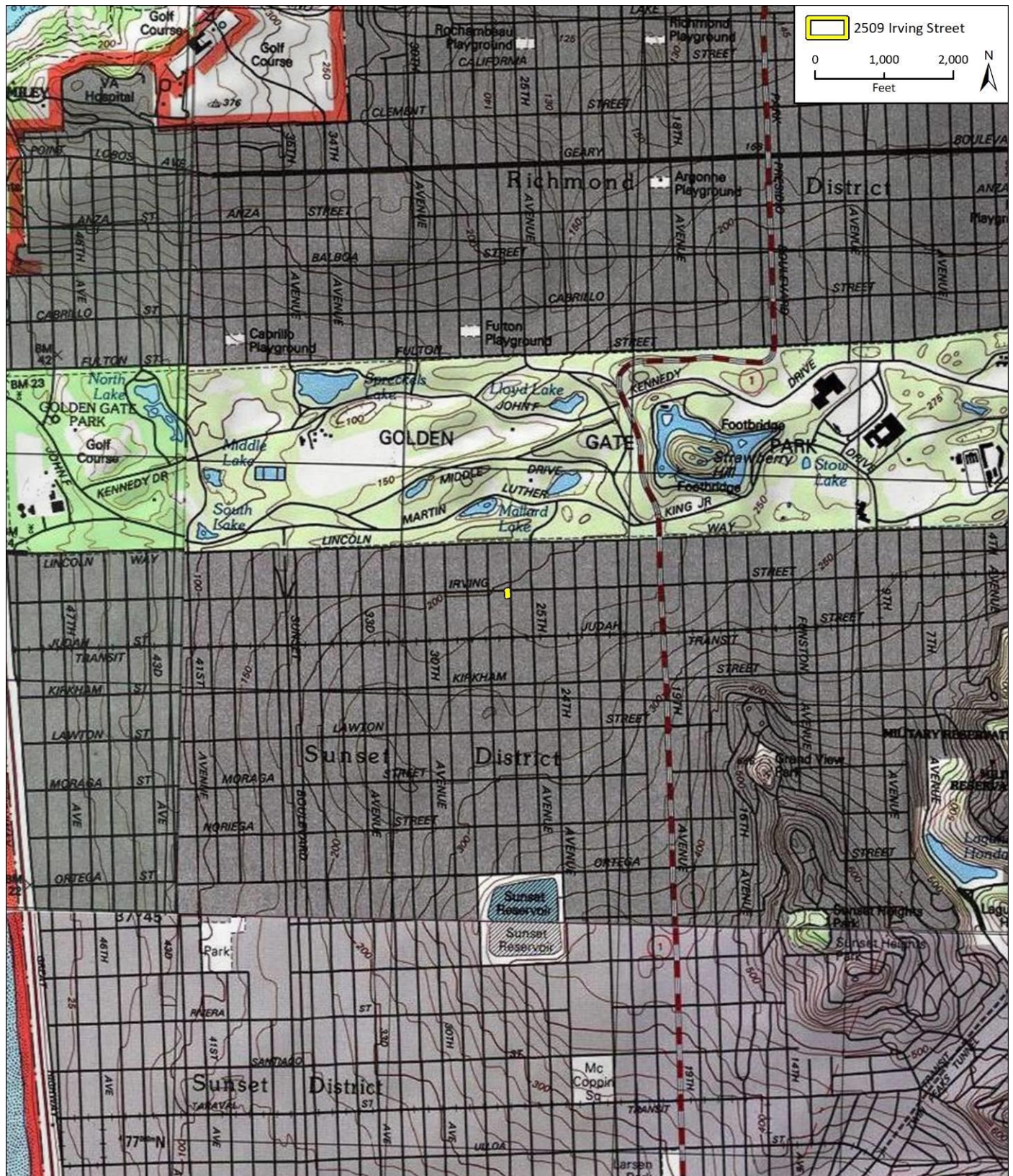
Page 2 of 5

*Resource Name or #: 2509 Irving Street

*Map Name: San Francisco North

*Scale: 1:24,000

*Date of Map: 1995



BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 5

*NRHP Status Code 6Y

*Resource Name or # (Assigned by recorder) 2509 Irving Street

B1. Historic Name: NA

B2. Common Name: 2509 Irving Street

B3. Original Use: Retail/Residence

B4. Present Use: Retail/Residence

*B5. Architectural Style: Colonial Revival

*B6. Construction History: (Construction date, alterations, and date of alterations)

The building was constructed in 1913 as a single family residence with a ground floor storefront. In 1955, a second story porch was modified for use as a utility room. At this time a small addition was added and an elevator was added. In 1969 the interior was updated with new fixtures and the residential entry was altered. The building received a new roof in 2015. In 2019 the residence received interior updates to the kitchen and bathroom.

*B7. Moved? ☒No ☐Yes ☐Unknown Date:

Original Location:

*B8. Related Features: None

B9a. Architect: Angelo Fraschina

b. Builder: Farnocchia Petri and Co.

*B10. Significance: Theme: Residential Development

Area: Outer Sunset/Parkway Terrace

Period of Significance: 1913

Property Type: Retail/Residential

Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Site Development

Before the construction of the subject property, the property appears to have been undeveloped. 2509 Irving Street was constructed in 1913. The building was designed by Angelo Fraschina for Matteo Francesconi, an Italian immigrant and grocer. It is a mixed-use commercial building with elements of the Colonial Revival style as reflected in its bay windows, denticulated molding, and lap board exterior. Born in Switzerland in 1878, Fraschina attended the Politecnico University in Milan to study architecture, graduating in 1900. Unable to find work in Italy, Fraschina emigrated to the United States in 1901. He first settled in West Virginia, following many other Italian immigrants who went to work in the coal mines. After contracting yellow fever, he returned to Italy to fully recover. After the 1906 earthquake, Fraschina recognized the opportunity to return to the United States to aid in the rebuilding of the city. By 1909 he was working as a draftsman for notable architect Daniel Burnham, designer of the Merchants Exchange Building and the San Francisco Chronicle Building. There, he worked closely with notable San Francisco architect Willis Polk, with whom he helped design West Clay Park, an Arts and Crafts residential development in the Richmond District. His individual work is less notable and is clustered mostly around the Cow Hollow and Marina Districts, where there were large Italian immigrant communities.

The building was constructed for Matteo Francesconi, an Italian immigrant and grocer. The 1914 city directory notes that the Francesconis operated a fruit market from this location, which was relatively undeveloped at the time. City directories indicate that they lived at the property until 1919 when they opened a new grocery store next store, likely to meet the demand of the expanding neighborhood. After that time, 2509 Irving had a number of residents and retail uses, including a laundry. Typical of a mixed use commercial building, it has had a number of residents and uses since that time and continues to be a mixed use commercial building. It has undergone several updates since its original construction including the installation of an updated storefront system, new windows, and a new residential entry.

(See Continuation Sheet)

B11. Additional Resource Attributes: NA

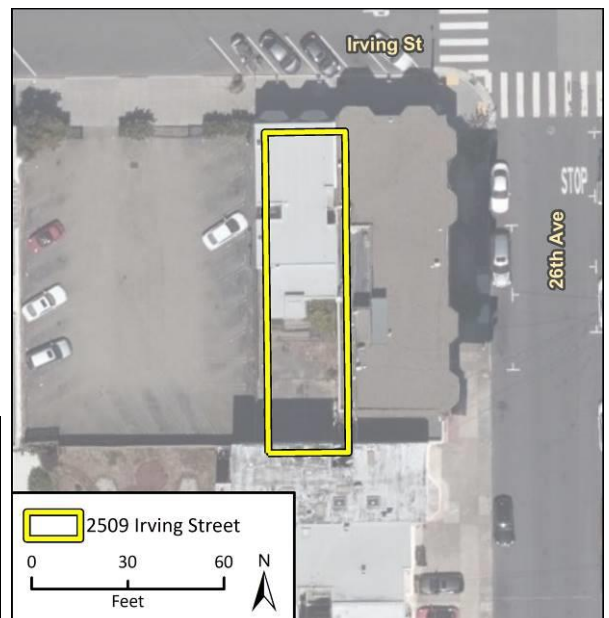
*B12. References: See Continuation Sheet

B13. Remarks: NA

*B14. Evaluator: JulieAnn Murphy, Rincon Consultants

*Date of Evaluation: November 2021

(This space reserved for official comments.)



B10. Significance (Continued)

Historic Development

2509 Irving Street Avenue is located in San Francisco's Sunset District, more specifically the Outer Sunset. The history of the Sunset District, including its development and associated property types is explored in detail in *The Sunset District Residential Builders, 1925-1950 Historic Context Statement*. In the mid-1850s the western portion of San Francisco was officially named the "Outside Lands," a vast area of sand dunes outside of the city's boundaries. Outside Lands included 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). By the end of the 19th century there had been little residential development in the western district, though Golden Gate Park had been completed and was a popular attraction. Early settlements of the Sunset District were of the type that flourished in unpopulated areas: roadhouses, a racetrack, explosive factories, and some ranching. At the beach, abandoned streetcars were converted into clubhouses and rudimentary dwellings by an emergent Bohemian community, that eventually evolved into the permanent neighborhood known as Oceanside, which was absorbed into the larger Sunset District by the 1920s.

Before the residential development boom of the 1920s, there was scattered development. The Parkside neighborhood, bounded by 15th Avenue on the east and 33rd Avenue on the west, with Ortega Street to the north and Sloat Boulevard to the south was developed beginning in 1908. Served by a streetcar line, Parkside was characterized by small cottages. The Inner Sunset also saw early residential and commercial development, concentrated in the area south of Golden Gate Park's east end.

The early 20th century witnessed increased development in the Sunset District, though it was largely limited to infill development of the existing Oceanside and Parkside neighborhoods. The Outer Sunset experienced some residential development. A new neighborhood, Parkway Terrace, was laid out by prolific builder Fernando Nelson & Sons. Located adjacent to Golden Gate Park, between 27th and 32nd Avenues from Lincoln Way to Irving Street, the development was established in 1916 and remained rather remote until residential development increased in the following years.

Streetcar tunnels constructed in 1918 and 1928 in the City's largely undeveloped west end as well as the adoption of mass automobile use beginning in the 1920s improved access thereby spurring development and a wave of tract house development in the Sunset District followed. In order to appeal to buyers, Sunset District builders opted to incorporate garages into house design, which typically resulted in living spaces above a ground story garage. This early merging of the automobile and living spaces was unusual for the time and resulted in a uniquely San Francisco landscape of semi-detached single-family houses with prominent ground story garages.

At the same time, the area's commercial development expanded to accommodate the emerging neighborhoods. Before this time, San Francisco's early commercial development, as explained in *Neighborhood Commercial Buildings Historic Context Statement 1865-1965*, was centered near the port, the natural location of goods and services. With the advent of mass transit beginning in the 1860s and expanding with the advent of the cable car in 1873 followed by electric streetcars in the 1890s, it allowed for commercial development southward and westward, but did not reach the western edges of the city.

In the Sunset District, commercial development followed streetcar lines that extended along existing corridors – Taraval, 20th, Irving, and Judah Streets and emerged on short stretches (one to three blocks). Neighborhood-serving corner stores were built along commercial strips in primarily residential blocks. Corner stores ranged from single-story structures to mixed-use residential buildings, typically two-to-four stories in height. San Francisco adopted its first zoning ordinance in 1921, regulating the use of buildings. The ordinance mandated the separation of uses and restricted commercial uses to certain streets. The restriction proved beneficial to existing neighborhood retail stores along streetcar lines and major transportation corridors because it curbed competition from expanding within residential neighborhoods. As a result, Irving Street's commercial development spanned from 19th Avenue to 27th Avenue, where upon it returned to residential development.

Commercial Architecture

Following the 1906 earthquake, architects and builders began to shift away from late Victorian and Edwardian era styles to a new design vocabulary that drew from various regional and revival styles, including interest in California's Mission legacy and the new Modern materials associated with the emerging Art Deco movement. In addition to a new architectural vocabulary, a several types of commercial developments began to emerge. As explained in *Neighborhood Commercial Buildings Historic Context Statement 1865-1965*, the "Mixed Use Commercial" building typology became more popular and included the following:

Common along neighborhood commercial corridors, this property type features a storefront at the ground story and offices, residential, or other uses at the upper stories. Typically built as two- to five-stories in height. Upper stories feature wood or stucco siding, double-hung wood windows, parapet and cornice details, and ornament related to specific styles. Entrances of larger apartment buildings are often prominent with copious ornamentation, while smaller buildings tend to feature a restrained, subordinate entrance to the upper story.

Current Historical Status

2509 Irving Street does not appear to have been previously evaluated. It was surveyed as part of the City of San Francisco's Neighborhood Commercial Corridors Historic Resources Survey, but was not recommended for further evaluation.

National Register of Historic Places (NRHP) Evaluation

The following evaluation finds that the property is not eligible for individual listing in the NRHP.

The construction of 2509 Irving Street is consistent with the growth of the Sunset District's early commercial development. Constructed in 1913, it represents an early example of commercial development in the Sunset District. As outlined in Neighborhood Commercial Buildings: Historic Context Statement: 1865-1965, commercial development in the area did not expand until after the extension of the streetcar lines and the widespread adoption of the automobile. Though an early example of commercial development in the area, however, there is no information to suggest the subject property is individually significant within this context or is associated with any other important events significant in the history of the city, region, state, or nation. Further its storefront has been altered and its integrity has been affected as a result. As such, the property is not eligible for listing in the NRHP under Criterion A.

Eligibility criteria for listing in the NRHP under Criterion B, requires that a property be associated with the lives of persons significant in our past. Typical of a residence, the property appears to have had several residents overtime. Though built for Matteo Francesconi for a grocery business that appears to have spanned several years in locations in Lower Pacific Heights and the Outer Sunset, including the property adjoining the subject property. His association does not appear to be significant to our past. The subject property does not appear eligible for listing under Criterion B.

2509 Irving Street is not significant for its architectural design. Though designed by Angelo Fraschina, who appears to have had a prolific career in San Francisco, this is not a notable example of his work. It presents some elements of Colonial Revival style like the dentil course above the bay windows, but is not a full expression of the style. It is typical of mixed use commercial type architecture of the era and is not architecturally significant. Furthermore, the building has been updated several times, having received a new storefront system, new windows, and a new residential entry resulting in diminished integrity of materials, design, and workmanship. 2509 Irving Street is not eligible for listing under Criterion C.

The building is located in a developed urban area. It is unlikely that it has potential to yield information important to our history or prehistory. The property appears ineligible for listing in the NRHP under Criterion D.

*B12 References (Continued)

Ancestry.com (consulted)

Angelo Fraschina: San Francisco Architect. Accessed June 25, 2021. <https://angelofraschina.blogspot.com/>.

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

Newspapers.com (consulted)

City and County of San Francisco City Directories (consulted)

City and County of San Francisco Department of Building Inspection, Building Permits

City and County of San Francisco Planning Department. "Certificate of Determination: Exemption from Environmental Review 2925 Lincoln Way." San Francisco Planning Department, June 21, 2011.

City and County of San Francisco Planning Department, *Irving Street Neighborhood Commercial District (19th Avenue – 27th Avenue)*.

City and County of San Francisco Planning Department, *Neighborhood Commercial Buildings: Historic Context Statement: 1865-1965*. February 17, 2016.

Sanborn Map Company

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Y

Other Listings
Review Code

Reviewer

Date

Page 1 of 5

*Resource Name or #: 2539 Irving Street

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: San Francisco North

Date: 1995

c. Address: 2539 Irving Street

City: San Francisco

Zip: 94211

e. Other Locational Data: APN 1781/045

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
Sited on the south side of Irving Street, between 26th and 27th Avenues, 2539 Irving Street is in the Outer Sunset neighborhood of San Francisco. The subject property is a 25' x 100' parcel with a two-story multi-family residence over a garage.

The building at 2539 Irving Street, built in the Mediterranean Revival style, is a two-story over garage structure with a rectangular plan with a flat roof and stucco exterior. The primary elevation features a bay that extends to the first and second floors. Each floor features a large central rectangular window with smaller rectangular windows flanking each side. The windows are single pane casements with fixed multi-light transoms above. Each bay is separated with a rope detail that ends in a simple course detail above the ground floor garage. The ground floor garage features paired wood doors with glazed panels at the upper portion. There is a tradesman door on the east side of the garage. A straight stair provides access from the ground floor to an arched entry that leads to the residential entry within. The second floor above the stair includes a single window with the same transom details as other primary elevation windows. The roofline features an eave overhang with heavy bracket details below. Other decorative details include cartouche details between first and second floor bay windows and above the arched stair opening. The building's other elevations are obscured by neighboring buildings. The building is in good condition.

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

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

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



P5b. Description of Photo: (View, date, accession #)

Primary, north elevation, view south
June 2021

*P6. Date Constructed/Age and Sources: ☒ Historic

☐ Prehistoric ☐ Both

1922, Building Permits, San Francisco
Department of Building Inspection

*P7. Owner and Address:

Unknown

*P8. Recorded by: (Name, affiliation, and address)

JulieAnn Murphy

Rincon Consultants, Inc.

449 15th Street, Suite 303
Oakland, CA 94612

*P9. Date Recorded:

November 2021

*P10. Survey Type: (Describe)

Intensive

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

*Attachments: ☐ NONE ☒ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

DPR 523A (1/95)

*Required information

LOCATION MAP

Primary #

HRI#

Trinomial

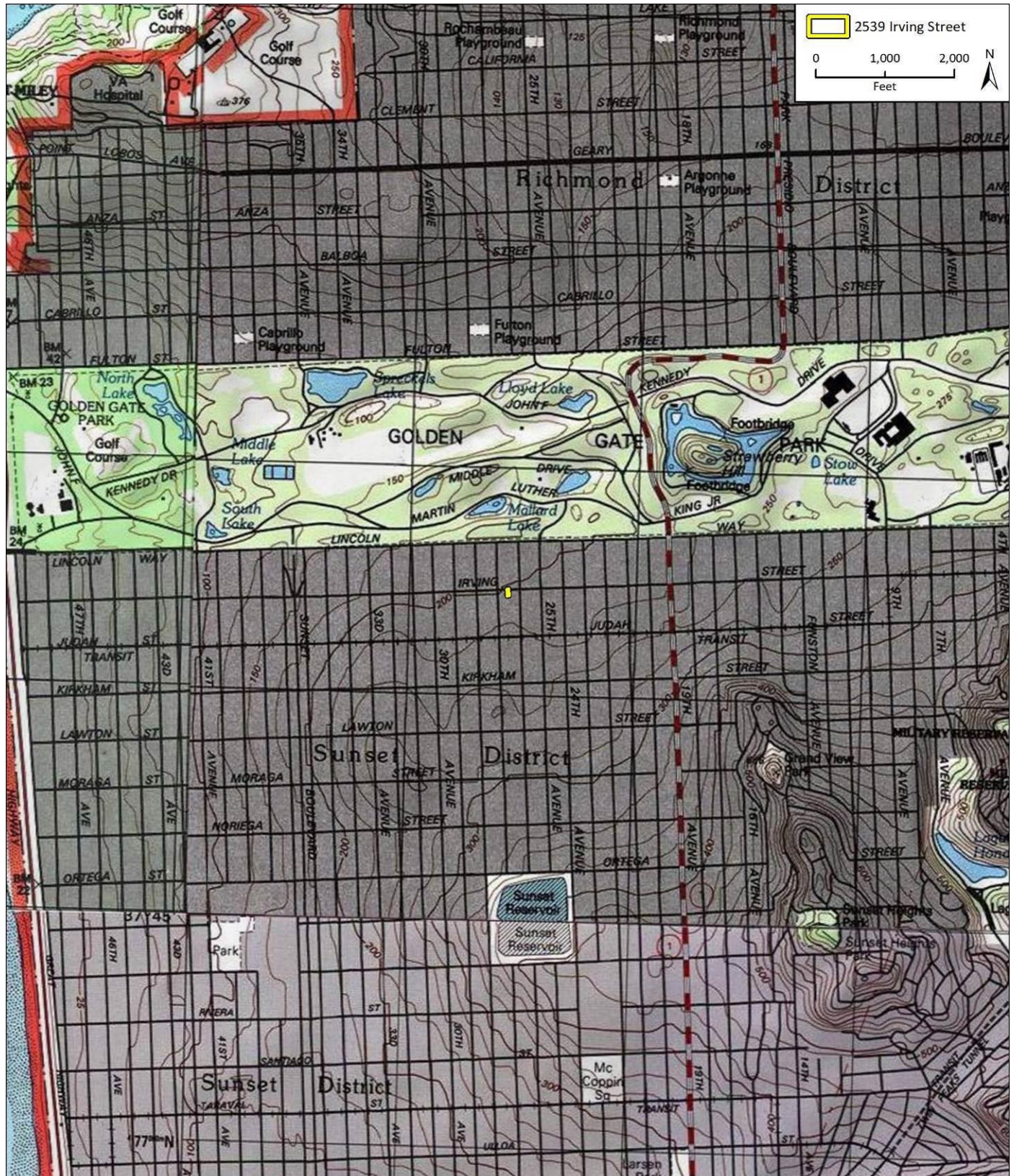
Page 2 of 5

*Resource Name or #: 2539 Irving Street

*Map Name: San Francisco North

*Scale: 1:24,000

*Date of Map: 1995



BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 5

*NRHP Status Code 6Y

*Resource Name or # (Assigned by recorder) 2539 Irving Street

B1. Historic Name: NA

B2. Common Name: 2539 Irving Street

B3. Original Use: Residence

B4. Present Use: Residence

*B5. Architectural Style: Mediterranean Revival

*B6. Construction History: (Construction date, alterations, and date of alterations)

2539 Irving Street was constructed in 1922 as a two family residence. It received new concrete footings and new sills at the foundation in 1963 to repair termite damage. It received new asbestos siding at its secondary elevation in 1975. Nine of its wood windows were replaced with aluminum windows in 1978. A storefront entry was approved to be added in 1985, but does not appear to have been built. A storeroom and toilet were added to the ground floor in 1986. In 1990, the building received structural upgrades as a result of the 1989 Loma Prieta earthquake. The building received a new roof in 1997.

*B7. Moved? ☒No ☐Yes ☐Unknown Date:

Original Location:

*B8. Related Features: None

B9a. Architect: None

b. Builder: Cox Brothers

*B10. Significance: Theme: Residential Development

Area: Outer Sunset/Parkway Terrace

Period of Significance: 1922

Property Type: Multifamily Residential

Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Site History

Before the construction of the subject property, 2539 Irving Street was undeveloped. 2539 Irving Street was built in 1922 for owner Julia Gould as a two-family residence. The building has no architect of record and was constructed by Cox Brothers, a local building company who had offices at 9th Avenue and Irving Street, in San Francisco's Inner Sunset neighborhood.

Though constructed on a stretch of commercial development along Irving Street 2539 Irving Street is a residential development more typical of residential development on surrounding blocks. It is built with many elements of the Mediterranean Revival style, and despite being a multi-family residence, it appears similar to other single-family residences in the Sunset District, including its typical ground floor garage. Its Mediterranean style elements include its arched stair opening, molded rope mullions, and cartouche details. A review of historic directories reveal that the building had a number of residents with regular turnover in the years following its construction. It has remained largely the same since constructed and continues to be a multi-family residence.

Historic Development

2539 Irving Street is located in San Francisco's Sunset District, more specifically the Outer Sunset. The history of the Sunset District, including its development and associated property types is explored in detail in *The Sunset District Residential Builders, 1925-1950 Historic Context Statement*. In the mid-1850s the western portion of San Francisco was officially named the "Outside Lands," a vast area of sand dunes outside of the city's boundaries. Outside Lands included 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). By the end of the 19th century there had been little residential development in the western district, though Golden Gate Park had been completed and was a popular attraction. Early settlements of the Sunset District were of the type that flourished in unpopulated areas: roadhouses, a racetrack, explosive factories, and some ranching. At the beach, abandoned streetcars were converted into clubhouses and rudimentary dwellings by an emergent Bohemian community, that eventually evolved into the permanent neighborhood known as Oceanside, which was absorbed into the larger Sunset District by the 1920s.

(See Continuation Sheet)

B11. Additional Resource Attributes: NA

*B12. References: See Continuation Sheet

B13. Remarks: NA

*B14. Evaluator: JulieAnn Murphy, Rincon Consultants

*Date of Evaluation: November 2021

(This space reserved for official comments.)



B.10 Significance (Continued):

Historic Context (Continued):

Before the residential development boom of the 1920s, there was scattered development. The Parkside neighborhood, bounded by 15th Avenue on the east and 33rd Avenue on the west, with Ortega Street to the north and Sloat Boulevard to the south was developed beginning in 1908. Served by a streetcar line, Parkside was characterized by small cottages. The Inner Sunset also saw early residential and commercial development, concentrated in the area south of Golden Gate Park's east end.

The early 20th century witnessed increased development in the Sunset District, though it was largely limited to infill development of the existing Oceanside and Parkside neighborhoods. The Outer Sunset experienced some residential development. A new neighborhood, Parkway Terrace, was laid out by prolific builder Fernando Nelson & Sons. Located adjacent to Golden Gate Park, between 27th and 32nd Avenues from Lincoln Way to Irving Street, the development was established in 1916 and remained rather remote until residential development increased in the following years.

Streetcar tunnels constructed in 1918 and 1928 in the City's largely undeveloped west end as well as the adoption of mass automobile use beginning in the 1920s improved access thereby spurring development and a wave of tract house development in the Sunset District followed. In order to appeal to buyers, Sunset District builders opted to incorporate garages into house design, which typically resulted in living spaces above a ground story garage. This early merging of the automobile and living spaces was unusual for the time and resulted in a uniquely San Francisco landscape of semi-detached single-family houses with prominent ground story garages. Though less common during this period, the configuration was repeated on multi-family properties. Single family homes predominated the housing type in the Sunset District during this period of rapid development. In the years following World War II, there was a marked increase in the number of multi-family units, but that boom quickly leveled off.

At the same time, the area's commercial development expanded to accommodate the emerging neighborhoods. Before this time, San Francisco's early commercial development, as explained in *Neighborhood Commercial Buildings Historic Context Statement 1865-1965*, was centered near the port, the natural location of goods and services. With the advent of mass transit beginning in the 1860s and expanding with the advent of the cable car in 1873 followed by electric streetcars in the 1890s, it allowed for commercial development southward and westward, but did not reach the western edges of the city until the streetcar tunnels opened.

In the Sunset District, commercial development followed streetcar lines that extended along existing corridors – Taraval, 20th, Irving, and Judah Streets and emerged on short stretches (one to three blocks). Neighborhood-serving corner stores were built along commercial strips in primarily residential blocks. Corner stores ranged from single-story structures to mixed-use residential buildings, typically two-to-four stories in height. San Francisco adopted its first zoning ordinance in 1921, regulating the use of buildings. The ordinance mandated the separation of uses and restricted commercial uses to certain streets. The restriction proved beneficial to existing neighborhood retail stores along streetcar lines and major transportation corridors because it curbed competition from expanding within residential neighborhoods. As a result, Irving Street's commercial development spanned from 19th Avenue to 27th Avenue, where upon it returned to residential development.

Architectural Styles and Typology

Largely developed between 1920 and 1950 by a handful of large-scale merchant builders who constructed thousands of houses on vacant sand dunes, the exterior facades of the Sunset District reflect a myriad of 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 range of styles and designs provided depth and interest despite uniform massing, setbacks, and roof forms.

The approach of the large-scale merchant developers was repeated by smaller developers and builders, including Cox Brothers who constructed 2539 Irving Street. Cox Brothers were local builders, John Cox, and David Cox, who had offices at 9th Avenue and Irving Street in the Sunset District and were small time developers who were well-known for their earlier Craftsman house designs in the Inner Sunset.

Current Historical Status

2539 Irving Street does not appear to have been previously evaluated. It was surveyed as part of the City of San Francisco's Neighborhood Commercial Corridors Historic Resources Survey, but was not recommended for further evaluative survey efforts.

National Register of Historic Places (NRHP) Evaluation

The following evaluation finds that the property is not eligible for individual listing in the NRHP.

The construction of 2539 Irving Street Avenue is consistent with the growth of the Sunset District's residential and commercial development. Constructed in 1922 its development is consistent with residential development trends that are outlined in the *Sunset District Residential Builders. 1925-1950 Historic Context Statement*; however, there is no information to suggest it is significant within this context or is associated with any other important events significant in the history of the city, region, state, or nation. As such, the property is not eligible for listing in the NRHP under Criterion A.

Eligibility criteria for listing in the NRHP under Criterion B, requires that a property be associated with the lives of persons significant in our past. Typical of a multi-family residence, the property appears to have had several residents overtime. Archival research failed to indicate that any of the individuals with a documented association with the subject property are significant to our past. The subject property does not appear eligible for listing under Criterion B.

2539 Irving Street is not significant for its architectural design. Though it displays features of the Mediterranean Revival style like its roped muntin details, bay window, and cartouches, it is not a distinctive enough example and does display particular complexity of design, ornamentation, plan, or modulation. It is the most widely implemented style in the Sunset District and there are other examples which better characterize the style. Further there is no information to suggest it was designed by a notable architect. The associated builder, Cox Brothers, appears to have been a small, local builder and is not the work of a master. 2539 Irving Street is therefore not eligible for listing under Criterion C.

The building is located in a developed urban area. It is unlikely that it has potential to yield information important to our history or prehistory. The property appears ineligible for listing in the NRHP under Criterion D.

*B12 References (Continued)

Ancestry.com (consulted)

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

Cerny, Susan Dinkelspiel. *An Architectural Guidebook to San Francisco and the Bay Area*. Salt Lake City: Gibbs Smith. 2007.

Newspapers.com (consulted)

City and County of San Francisco City Directories (consulted)

City and County of San Francisco Department of Building Inspection, Building Permits

City and County of San Francisco Planning Department. "Certificate of Determination: Exemption from Environmental Review 2925 Lincoln Way." San Francisco Planning Department, June 21, 2011.

City and County of San Francisco Planning Department, *Irving Street Neighborhood Commercial District (19th Avenue – 27th Avenue)*.

City and County of San Francisco Planning Department, *Neighborhood Commercial Buildings: Historic Context Statement: 1865-1965*. February 17, 2016.

Sanborn Map Company

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Y

Other Listings
Review Code

Reviewer

Date

Page 1 of 5

*Resource Name or #: 2545 Irving Street

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: San Francisco North

Date: 1995

c. Address: 2545 Irving Street

City: San Francisco

Zip: 94211

e. Other Locational Data: APN 1781/044

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
Sited on the south side of Irving Street, between 26th and 27th Avenues, 2545 Irving Street is in the Outer Sunset neighborhood of San Francisco. The subject property is a 25' x 100' parcel with a two-story multi-family residence over a ground floor storefront.

The building at 2545 Irving Street is a two-story over storefront structure with a rectangular plan with a flat roof and stucco exterior. Built in the Mediterranean Revival style, the primary elevation is three bays and features a central projecting bay window that extends upward from the first floor to the second floor. Each bay window features a central window and is flanked by replacement double-hung windows on each side. The two flanking bays features a single double-hung window on each side of the central bay on each floor. On the first floor, two stucco courses delineate the storefront from the floors above. At the second floor a second course detail continues for the length of the window openings. The roofline features a heavy bracket cornice with a simple fascia. A short parapet rises above the cornice detail.

The building's first floor features a modified storefront with a modern storefront system that features a central recessed entry with a paired door. The entry is flanked by fixed storefront windows. The area above the storefront windows has simple fixed transom windows aligned with the window openings below. The area to the east of the storefront features a residential entry with a modern security gate. The residential entry is topped with a multi-lite transom window. The building's other elevations are obscured by neighboring buildings. The building is altered but in good condition overall.

*P3b. Resource Attributes: (List attributes and codes) HP3. Multiple family property; HP 6. 1-3 story commercial building

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

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



P5b. Description of Photo: (View, date, accession #)

North, primary elevation, view south
June 2021

*P6. Date Constructed/Age and

Sources: ☒ Historic

☐ Prehistoric ☐ Both

1924, Building Permits, San Francisco
Department of Building Inspection

*P7. Owner and Address:

Unknown

*P8. Recorded by: (Name, affiliation, and address)

JulieAnn Murphy

Rincon Consultants, Inc.

449 15th Street, Suite 303

Oakland, CA 94612

*P9. Date Recorded:

November 2021

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey

report and other sources, or enter "none.") None

*Attachments: ☐ NONE ☒ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

DPR 523A (1/95)

*Required information

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI#
Trinomial

Page 2 of 5

*Resource Name or #: 2545 Irving Street

*Map Name: San Francisco North

*Scale: 1:24,000

*Date of Map: 1995



DPR 523J (1/95)

*Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 5

*NRHP Status Code 6Y

*Resource Name or # (Assigned by recorder) 2545 Irving Street

B1. Historic Name: NA

B2. Common Name: 2545 Irving Street

B3. Original Use: Retail/Residence

B4. Present Use: Retail/Residence

*B5. Architectural Style: Mediterranean Revival

*B6. Construction History: (Construction date, alterations, and date of alterations)

2545 Irving Street was constructed in 1924 as a one-story butcher shop and grocery building. A two story addition for residential units were added in 1925. The building's storefront received several sign updates in 1947, 1957, and 1980. The building's rear stairs were repaired in 1996. In 2006 the storefront received tenant repairs. In 2007 and 2009 the residential units were updated and received new kitchens and bathrooms. In 2013 the storefront configuration was modified to its current configuration.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

*B8. Related Features: None

B9a. Architect: None

b. Builder: G. Sandbery

*B10. Significance: Theme: Residential/Commercial Development

Area: Outer Sunset/Parkway Terrace

Period of Significance: 1924

Property Type: Multifamily Residential

Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Site History

Prior to the construction of subject property, 2545 Irving Street was undeveloped. 2545 Irving Street was built in 1924 for owner Fannie Akard, who was listed in the 1925 San Francisco City Directory as the widow of DB Akard, who patented a mechanized door opener for opening doors from upstairs. The building has no architect of record and was constructed by G. Sandbery. The building was originally a one-story building built for a butcher shop and grocery. Shortly after its initial construction, the building received a two-story addition for residential flats above the first floor commercial building in 1925. The residential units were constructed by Ira W. Colburn, who maintained offices at the Hearst Building.

2545 Irving Street was constructed shortly after the adoption of the city's first zoning ordinance and is a mixed use residential and commercial building. Unlike other residential buildings on the block, it does not feature a ground floor garage typical of residential development of the Outer Sunset and is a mixed-use commercial building with a retail storefront and residences on the second and third floors. Since its construction, it has received many updates, including an updated storefront. It continues to feature a storefront commercial use on the first floor with residences above.

Historic Development

2545 Irving Street Avenue is located in San Francisco's Sunset District, more specifically the Outer Sunset. The history of the Sunset District, including its development and associated property types is explored in detail in *The Sunset District Residential Builders, 1925-1950 Historic Context Statement*. In the mid-1850s the western portion of San Francisco was officially named the "Outside Lands," a vast area of sand dunes outside of the city's boundaries. Outside Lands included 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). By the end of the 19th century there had been little residential development in the western district, though Golden Gate Park had been completed and was a popular attraction. Early settlements of the Sunset District were of the type that flourished in unpopulated areas: roadhouses, a racetrack, explosive factories, and some ranching. At the beach, abandoned streetcars were converted into clubhouses and rudimentary dwellings by an emergent Bohemian community, that eventually evolved into the permanent neighborhood known as Oceanside, which was absorbed into the larger Sunset District by the 1920s.

(See Continuation Sheet)

B11. Additional Resource Attributes: NA

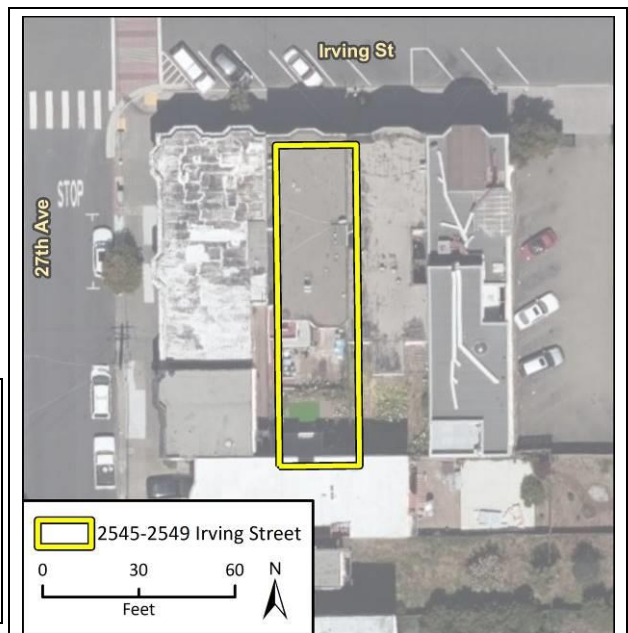
*B12. References: See Continuation Sheet

B13. Remarks: NA

*B14. Evaluator: JulieAnn Murphy, Rincon Consultants

*Date of Evaluation: November 2021

(This space reserved for official comments.)



Page 4 of 5

*Recorded by: JulieAnn Murphy, Rincon Consultants

*Date: June 2021

*Resource Name or #: 2545 Irving Street

☒ Continuation ☐ Update

B.10 Significance (Continued):

Before the residential development boom of the 1920s, there was scattered development. The Parkside neighborhood, bounded by 15th Avenue on the east and 33rd Avenue on the west, with Ortega Street to the north and Sloat Boulevard to the south was developed beginning in 1908. Served by a streetcar line, Parkside was characterized by small cottages. The Inner Sunset also saw early residential and commercial development, concentrated in the area south of Golden Gate Park's east end.

Historic Context (Continued):

The early 20th century witnessed increased development in the Sunset District, though it was largely limited to infill development of the existing Oceanside and Parkside neighborhoods. The Outer Sunset experienced some residential development. A new neighborhood, Parkway Terrace, was laid out by prolific builder Fernando Nelson & Sons. Located adjacent to Golden Gate Park, between 27th and 32nd Avenues from Lincoln Way to Irving Street, the development was established in 1916 and remained rather remote until residential development increased in the following years.

Streetcar tunnels constructed in 1918 and 1928 in the City's largely undeveloped west end as well as the adoption of mass automobile use beginning in the 1920s improved access thereby spurring development and a wave of tract house development in the Sunset District followed. In order to appeal to buyers, Sunset District builders opted to incorporate garages into house design, which typically resulted in living spaces above a ground story garage. This early merging of the automobile and living spaces was unusual for the time and resulted in a uniquely San Francisco landscape of semi-detached single-family houses with prominent ground story garages.

At the same time, the area's commercial development expanded to accommodate the emerging neighborhoods. Before this time, San Francisco's early commercial development, as explained in *Neighborhood Commercial Buildings Historic Context Statement 1865-1965*, was centered near the port, the natural location of goods and services. With the advent of mass transit beginning in the 1860s and expanding with the advent of the cable car in 1873 followed by electric streetcars in the 1890s, it allowed for commercial development southward and westward, but did not reach the western edges of the city until the streetcar tunnels opened.

In the Sunset District, commercial development followed streetcar lines that extended along existing corridors – Taraval, 20th, Irving, and Judah Streets and emerged on short stretches (one to three blocks). Neighborhood-serving corner stores were built along commercial strips in primarily residential blocks. Corner stores ranged from single-story structures to mixed-use residential buildings, typically two-to-four stories in height. San Francisco adopted its first zoning ordinance in 1921, regulating the use of buildings. The ordinance mandated the separation of uses and restricted commercial uses to certain streets. The restriction proved beneficial to existing neighborhood retail stores along streetcar lines and major transportation corridors because it curbed competition from expanding within residential neighborhoods. As a result, Irving Street's commercial development spanned from 19th Avenue to 27th Avenue, where upon it returned to residential development.

Following the 1906 earthquake, architects and builders began to shift away from late Victorian and Edwardian era styles to a new design vocabulary that drew from various regional and revival styles, including interest in California's Mission legacy and the new Modern materials associated with the emerging Art Deco movement. In addition to a new architectural vocabulary, a several types of commercial developments began to emerge. As explained in *Neighborhood Commercial Buildings Historic Context Statement 1865-1965*, the "Mixed Use Commercial" building typology became more popular.

Common along neighborhood commercial corridors, this property type features a storefront at the ground story and offices, residential, or other uses at the upper stories. Typically built as two- to five-stories in height. Upper stories feature wood or stucco siding, double-hung wood windows, parapet and cornice details, and ornament related to specific styles. Entrances of larger apartment buildings are often prominent with copious ornamentation, while smaller buildings tend to feature a restrained, subordinate entrance to the upper story.

As described above, 2545 Irving Street is a mixed-use residential and commercial building and does not feature a ground floor garage typical of residential development of the Outer Sunset and is a mixed-use commercial building with a retail storefront and residences on the second and third floors.

Current Historical Status

2545 Irving Street does not appear to have been previously evaluated. It was surveyed as part of the City of San Francisco's Neighborhood Commercial Corridors Historic Resources Survey, but was not recommended for further evaluative survey efforts.

National Register of Historic Places (NRHP) Evaluation

The following evaluation finds that the property is not eligible for individual listing in the NRHP.

The construction of 2545 Irving Street is consistent with the growth of the Sunset District's residential and commercial development. The commercial storefront building at 2545 Irving Street is representative of the neighborhood expansion of the Sunset District. It followed the extension of streetcar access to the western portion of the city and the development of a commercial core along Irving Street and does not have specific association with specific events related to neighborhood expansion. Constructed in 1924-1925 its development is consistent with residential development trends that are outlined in the *Sunset District Residential Builders, 1925-1950 Historic Context Statement*; however, there is no information to suggest the property is individually significant within this context or is associated with any other important events significant in the history of the city, region, state, or nation. Further it has been altered through modifications to its storefront and windows and has reduced integrity. As such, the property is not eligible for listing in the NRHP under Criterion A.

Eligibility criteria for listing in the NRHP under Criterion B, requires that a property be associated with the lives of persons significant in our past. Typical of a commercial and multi-family residence, the property appears to have had several occupants and residents overtime. Archival research failed to indicate that any of the individuals with a documented association with the subject property are significant to our past. The subject property does not appear eligible for listing under Criterion B.

2545 Irving Street is not significant for its architectural design. Though it displays features of the Mediterranean Revival style like its bay window and heavy bracket cornice, it is not a distinctive enough example and is not architecturally significant. Furthermore, it was not designed by a notable architect. The associated builders, G. Sandbery and Ira Colburn, appear to have been a small, local builders and the building is not the work of a master. The building has also been significantly altered since its construction having received a modern storefront replacement and new windows. It, therefore, has diminished integrity of materials, design, and workmanship. 2545 Irving Street is not eligible for listing under Criterion C.

The building is located in a developed urban area. It is unlikely that it has potential to yield information important to our history or prehistory. The property appears ineligible for listing in the NRHP under Criterion D.

*B12 References (Continued)

Ancestry.com (consulted)

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

Newspapers.com (consulted)

City and County of San Francisco City Directories (consulted)

City and County of San Francisco Department of Building Inspection, Building Permits

City and County of San Francisco Planning Department. "Certificate of Determination: Exemption from Environmental Review 2925 Lincoln Way." San Francisco Planning Department, June 21, 2011.

City and County of San Francisco Planning Department, *Irving Street Neighborhood Commercial District (19th Avenue – 27th Avenue)*.

City and County of San Francisco Planning Department, *Neighborhood Commercial Buildings: Historic Context Statement: 1865-1965*. February 17, 2016.

Sanborn Map Company

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Y

Other Listings
Review Code

Reviewer

Date

Page 1 of 5

*Resource Name or #: 1281 26th Avenue

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: San Francisco North

Date: 1995

c. Address: 1281 26th Avenue

City: San Francisco

Zip: 94211

e. Other Locational Data: APN 1724/017

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

Sited on west side of 26th Avenue, north of Irving Street in the Outer Sunset neighborhood of San Francisco, the subject property is a 30' x 120' parcel with a single-family residence. Constructed in 1924 in the Barrel Front Mediterranean style, the building features a rectangular footprint, a concrete foundation, and a flat roof with a gable detail above the main entry. The building has a stucco exterior at the primary elevation with wood tongue and groove at secondary elevations, largely obscured by neighboring buildings.

Typical of the style, the primary elevation features a bowed bay window with five bays, each with a casement window. The windows are topped with cartouche detail above. An angled stair with concrete cheek walls and concrete steps continues from the north side of the parcel to the main entry. The recessed entry has a pitched opening and is topped with a cartouche above. The building has an internal chimney north of the bowed bay window. There is a single garage below the main entry door with a crenellation detail above the garage. The garage door, entry door, and four of the primary elevation bay windows appear to be original. The building is in good condition.

*P3b. Resource Attributes: (List attributes and codes) HP2 Single Family Residence

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

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



P5b. Description of Photo: (View, date, accession #)
East and south elevations, view northwest.
June 2021

*P6. Date Constructed/Age and Sources: ☒ Historic

☐ Prehistoric ☐ Both

1924, Building Permits, San Francisco Department of Building Inspection

*P7. Owner and Address:

Unknown

*P8. Recorded by: (Name, affiliation, and address)

JulieAnn Murphy
Rincon Consultants, Inc.
449 15th Street, Suite 303
Oakland, CA 94612

*P9. Date Recorded:
November 2021

*P10. Survey Type: (Describe)

Intensive

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

*Attachments: ☐ NONE ☒ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

DPR 523A (1/95)

*Required information

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI#
Trinomial

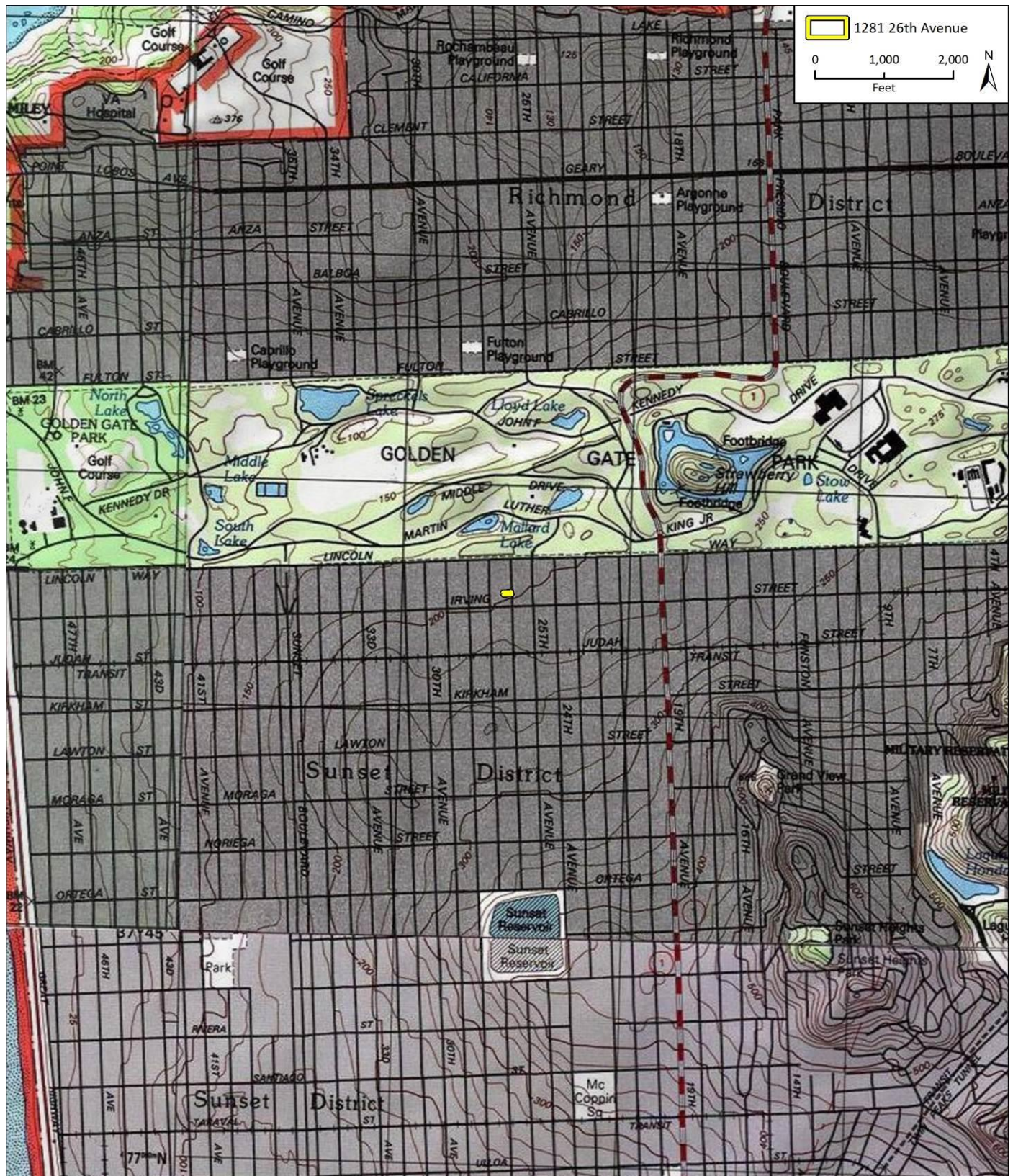
Page 2 of 5

*Resource Name or #: 1281 26th Avenue

*Map Name: San Francisco North

*Scale: 1:24,000

*Date of Map: 1995



DPR 523J (1/95)

*Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 5

*NRHP Status Code 6Y

*Resource Name or # 1281 26th Street

B1. Historic Name: NA

B2. Common Name: 1281 26th Avenue

B3. Original Use: Residence

B4. Present Use: Residence

*B5. **Architectural Style:** Barrel Front Mediterranean Revival

*B6. **Construction History:** (Construction date, alterations, and date of alterations)

The subject property was constructed in 1924 by Jason Arnott and Son. According to permits, it received structural pest control in 1958, likely for termites. In 1994, interior alterations previously made at the ground floor were recorded and new windows were permitted for two windows at the rear elevation.

*B7. **Moved?** ☒No ☐Yes ☐Unknown **Date:**

Original Location:

*B8. **Related Features:** None

B9a. Architect: Unknown

b. Builder: Jason Arnott and Son

*B10. **Significance: Theme:** Residential Development

Area: Outer Sunset/Parkway Terrace

Period of Significance: 1924

Property Type: Residential

Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Site Development

Prior to the construction of the subject property, the parcel was undeveloped. 1281 26th Avenue was built in 1924 by Jason Arnott & Son, a smaller local developer. By 1930, the house was owned by John Allen and his wife Helene. John worked as a machinist. They owned the property through the 1960s. After that time, the house had several successive owners and residents. By the 1950s the area to the west, east, and south of the subject property had been developed for Sunset District neighborhoods. The building continues to be used as a single family residence today.

Historic Context

1281 26th Avenue is located in San Francisco's Sunset District, more specifically the Outer Sunset. The history of the Sunset District, including its development and associated property types is explored in detail in *The Sunset District Residential Builders, 1925-1950 Historic Context Statement*. In the mid-1850s the western portion of San Francisco was officially named the "Outside Lands," a vast area of sand dunes outside of the city's boundaries. Outside Lands included 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). By the end of the nineteenth century there had been little residential development in the western district, though Golden Gate Park had been completed and was a popular attraction. Early settlements of the Sunset District were of the type that flourished in unpopulated areas: roadhouses, a racetrack, explosive factories, and some ranching. At the beach, abandoned streetcars were converted into clubhouses and rudimentary dwellings by an emergent Bohemian community, that eventually evolved into the permanent neighborhood known as Oceanside, which was absorbed into the larger Sunset District by the 1920s.

(See Continuation Sheet)

B11. Additional Resource Attributes: NA

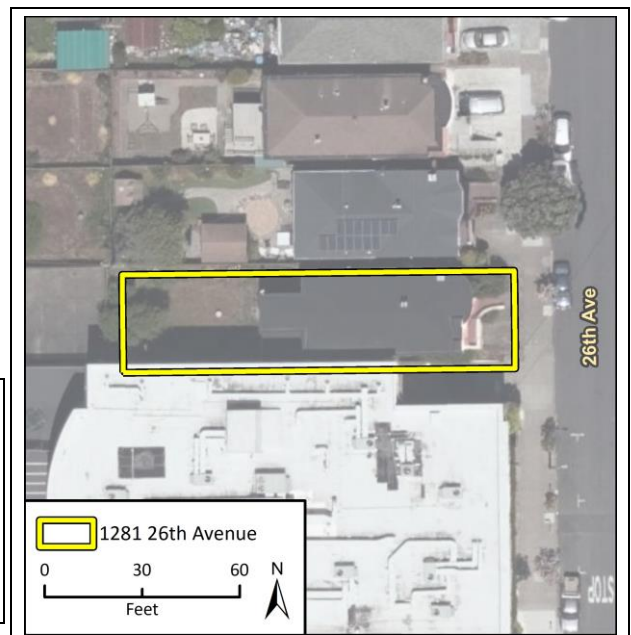
*B12. **References:** See Continuation Sheet

B13. Remarks: NA

*B14. **Evaluator:** JulieAnn Murphy, Rincon Consultants

***Date of Evaluation:** November 2021

(This space reserved for official comments.)



B.10 Significance (Continued):

Historic Context (Continued):

Before the residential development boom of the 1920s, there was scattered development. The Parkside neighborhood, bounded by 15th Avenue on the east and 33rd Avenue on the west, with Ortega Street to the north and Sloat Boulevard to the south was developed beginning in 1908. Served by a streetcar line, Parkside was characterized by small cottages. The Inner Sunset also saw early residential and commercial development, concentrated in the area south of Golden Gate Park's east end.

Residential Development

The early twentieth century witnessed increased development in the Sunset District, though it was largely limited to infill development of the existing Oceanside and Parkside neighborhoods. The Outer Sunset experienced some residential development. A new neighborhood, Parkway Terrace, was laid out by prolific builder Fernando Nelson & Sons in 1916. Located adjacent to Golden Gate Park, between 27th and 32nd Avenues from Lincoln Way to Irving Street, the five block tract is notable for its rounded built-in corner benches at intersections, and large detached houses designed in Period Revival styles on oversized lots with deep front yard setbacks. Fernando and his sons developed the land from 1916-1926.

Streetcar tunnels in 1918 and 1928 in the city's largely undeveloped west end spurred development, opening up tracts for development. The following mass adoption of automobiles corresponded with the wave of tract house development in the Sunset District. The increased production of automobiles led to falling prices, making cars more accessible. Many early automobiles, however, were open-top and the majority were not watertight, necessitating indoor storage. Sunset District builders opted to incorporate garages into house design, which typically resulted in living spaces above a ground story garage. This early merging of the automobile and living spaces was unusual for the time and resulted in a uniquely San Francisco landscape of semi-detached single-family houses with prominent ground story garages.

Architectural Styles and Typology

Largely developed between 1920 and 1950 by a handful of large-scale merchant builders who constructed thousands of houses on vacant sand dunes, the exterior facades of the Sunset District reflect a myriad of 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 range of styles and designs provided depth and interest despite uniform massing, setbacks, and roof forms.

The approach of the large-scale merchant developers was repeated by smaller developers. Jason Arnott and Son, the developer of 1281 26th Avenue, was a smaller scale developer with offices in the Sunset District-adjacent Forest Hill neighborhood. Most active from 1927 to 1949, Arnott became more notable for their later Streamline Moderne designs. Before starting his own building company, according to historical city directories, Jason Arnott worked for Cooperative Land and Trust Company in Berkeley. Early developments by Jason Arnott & Son, which according to historical newspapers appear to begin in about 1924, were scattered and included projects in West Portal and the Sunset District. They seem to have purchased clusters of lots in different neighborhoods, built speculative houses, and sold them directly to owners. Consistent with the trends of the times, their earlier buildings were revival styles popular and typical of developer/builders of the era, including the Barrell Front Mediterranean design of 1281 26th Avenue. Jason Arnott & Son set themselves apart from many large-scale developers in the late 1930s when they began to execute Streamline Moderne designs.

The Barrel Front Mediterranean Revival house displays elements of the Mediterranean Revival style including stucco cladding and an emphasis on arches within a constrained barrel front façade form. The barrel front, or bowed bay, projects over the garage opening and were typically constructed in the Sunset District from the mid-1920s until the early 1930s. Character-defining elements of the style include the following as described in *Sunset District Residential Builders, 1920-1950 Historical Context Statement*:

- 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

Current Historical Status

A review of the National Register of Historic Places (NRHP), California Office of Historic Preservation's Built Environment Resources Directory (BERD), and City of San Francisco's Property Information Map indicates 1284 27th Avenue is not currently listed in the NRHP and has not been previously evaluated for individual historic resources eligibility. According to the San Francisco Planning Department's Property Information Map, the property is located within the boundaries of the Parkway Terrace Historic District, which the City and County of San Francisco Planning Department has determined is potentially eligible for listing in the California Register of Historical Resources (City and County of San Francisco 2021). Available documentation indicates the historic district has not been subject to a formal survey, but rather was identified in 2011 as part of an individual historical resources evaluation for a property located within the Parkway Terrace subdivision (San Francisco Planning Department 2011). Based on the information presented in the 2011 historical resources evaluation, the San Francisco Planning Department determined Parkway Terrace is eligible as a historic district for the CRHR as a coherent group of freestanding single-family buildings built between 1915 and 1926, and bound by Lincoln Way to the north, Irving Street to the south, 26th Avenue to the east, and 32nd Avenue to the west. No subsequent survey or documentation of the historic district appears to have occurred since 2011 and it is not currently listed in the NRHP or BERD. Through consultation with the San Francisco Planning Department for this evaluation, the Planning Department has concluded that the boundaries of the district are bound to the west side of 27th Avenue and do not include the subject property.

National Register of Historic Places (NRHP) Evaluation

The following evaluation finds that the property is not eligible for listing in the NRHP.

The construction of 1281 26th Avenue is consistent with development trends that are outlined in the *Sunset District Residential Builders 1925-1950 Historic Context Statement*. Development in this area was largely spurred by the availability of the automobile and the increased ease of access to the western portion of the city, which was previously characterized by sand dunes. Constructed in 1924, 1281 26th Avenue is consistent with the larger development pattern of the Sunset District, including the Outer Sunset. 1281 26th Avenue is typical of development in the Sunset District and not does make a significant contribution to the broad pattern of development individually or as part of a cohesive group. It does not have a specific association to an event, pattern of events, or historic trends. As such, the property is not eligible for individual listing in the NRHP under Criterion A.

Eligibility criteria for listing in the NRHP under Criterion B, requires that a property be associated with the lives of persons significant in our past. Typical of a single-family home of this era, the property appears to have had several residents. Archival research failed to indicate that any of the individuals with a documented association with the subject property, including John and Helen Allen, are significant to our past. The subject property does not appear eligible for listing under Criterion B.

1281 26th Avenue is typical of an Outer Sunset house, featuring an often-repeated typology of the Barrel Front Mediterranean style. The building is eclectic with some simplified elements of the Mediterranean style like its bowed bay window over the garage, but it is not a distinctive example of the style. The builder, Jason Arnott & Son were most prolific from 1927-1949, and most notable for their later Streamline Moderne designs. This does not represent an exemplary or distinctive example of their work. It is not the work of a known master architect or builder. The subject property is not eligible for listing under Criterion C.

The building is located in a developed urban area. It is unlikely that it has potential to yield information important to our history or prehistory. The property appears ineligible for listing in the NRHP under Criterion D.

*B12 References (Continued)

Ancestry.com (consulted)

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

Newspapers.com (consulted)

San Francisco City Directories (consulted)

San Francisco Department of Building Inspection, Building Permits

San Francisco Planning Department. "Certificate of Determination: Exemption from Environmental Review 2925 Lincoln Way." San Francisco Planning Department, June 21, 2011.

Sanborn Map Company

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Y

Other Listings
Review Code

Reviewer

Date

Page 1 of 5

*Resource Name or #: 1282 26th Avenue

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: San Francisco North

Date: 1995

c. Address: 1282 26th Avenue

City: San Francisco

Zip: 94211

e. Other Locational Data: APN 1725/0027

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

Sited on east side of 26th Avenue, north of Irving Street in the Outer Sunset neighborhood of San Francisco, the subject property is a 25' x 90' parcel with a single-family residence. Constructed in 1913 with elements of Craftsman architecture, the building is two stories over a garage and features a rectangular footprint, a concrete foundation, and a shed roof. The building has a stucco exterior at the primary elevation. The building's north and south elevations are obscured by the neighboring buildings.

The primary elevation features a picture window with a multilight transom above at the first floor. Typical of the style, the first and second floors are separated by a course with wood rafter tail details. The second-floor features two paired double-hung 9-over-one widows with wood sill details topped with the shed roof overhang with exposed wood bracket details. The main entry is accessed via a concrete stair with a brick sill and lead to a recessed entry. The recessed entry features two ogee arched openings. The northern opening features a wood railing with triangular arch details. There is a single garage below the first-floor window. The windows appear to be original.

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

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

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



P5b. Description of Photo: (View, date, accession #)
West elevation, view northeast.
June 2021

*P6. Date Constructed/Age and Sources: ☒ Historic

☐ Prehistoric ☐ Both

1913, Building Permits, San Francisco
Department of Building Inspection

*P7. Owner and Address:

Unknown

*P8. Recorded by: (Name, affiliation, and address)

JulieAnn Murphy
Rincon Consultants, Inc.
449 15th Street, Suite 303
Oakland, CA 94612

*P9. Date Recorded:

November 2021

*P10. Survey Type: (Describe)

Intensive

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

*Attachments: ☐ NONE ☒ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

DPR 523A (1/95)

*Required information

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

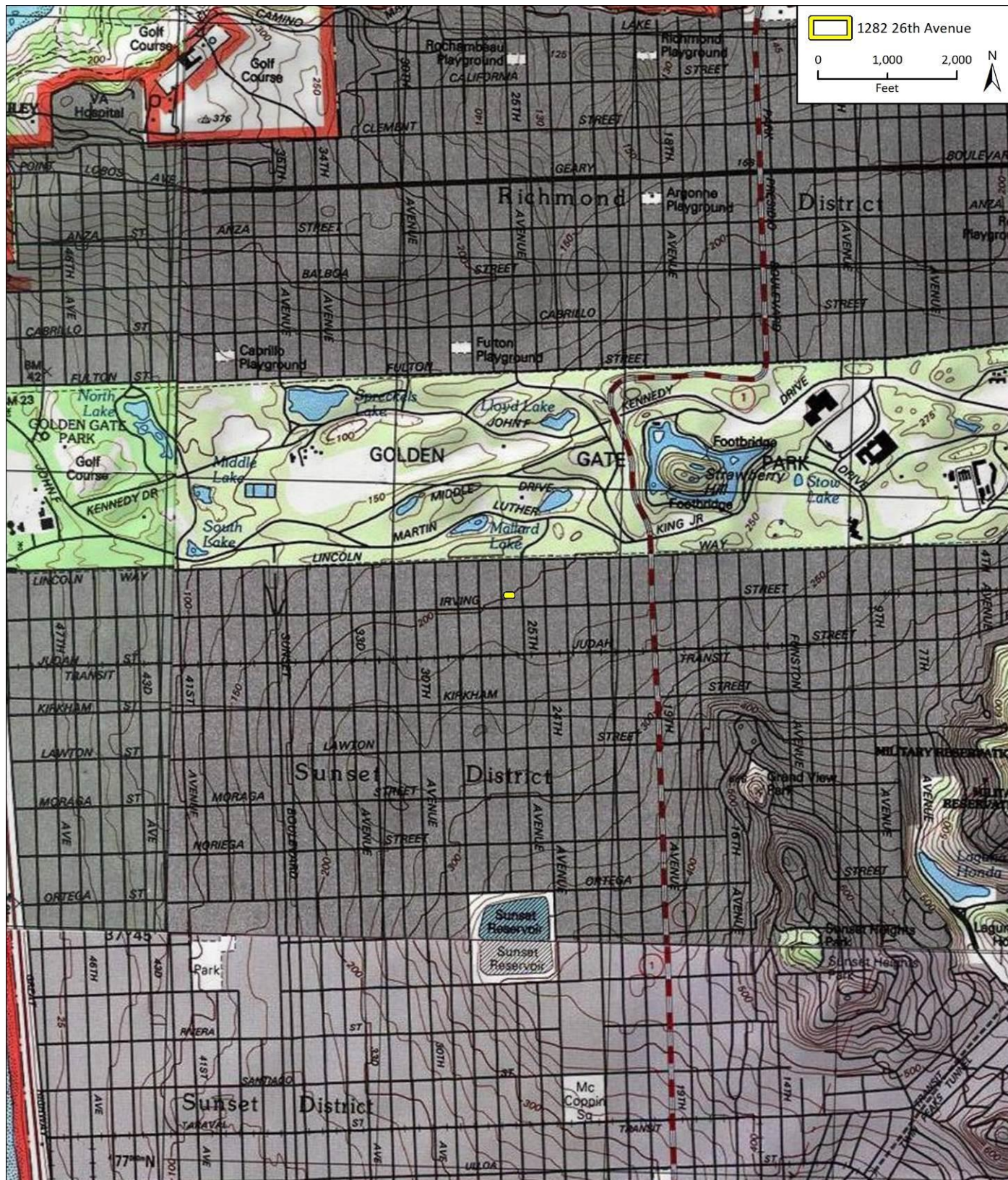
Primary #
HRI#
Trinomial

Page 2 of 5

*Resource Name or #: 1282 26th Avenue

*Map Name: San Francisco North

*Scale: 1:24,000 *Date of Map: 1995



BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 5

*NRHP Status Code 6Y

*Resource Name or # (Assigned by recorder) 1282 26th Avenue

B1. Historic Name: NA

B2. Common Name: 1282 26th Avenue

B3. Original Use: Residence

B4. Present Use: Residence

*B5. Architectural Style: Mission Revival

*B6. Construction History: (Construction date, alterations, and date of alterations)

The subject property was constructed in 1913 by RJ Button, the same as neighboring building 1286 26th Avenue. According to permits, it received new rear stairs and miscellaneous repairs in 1937. In 1966 the building received concrete repairs. The exterior stucco at the north side of the stairs were patched in 1971 and termite damages were repaired. In 1976 damages to the front stairs were repaired. In 1982 the wood windows were replaced with aluminum windows and the openings were modified for the new windows and the roof was replaced. In 1986 a family room was added at the ground floor level. The building received interior kitchen updates in 1988. In 1989, the building received several repairs, likely related to the Loma Prieta earthquake. The second floor interior was updated in 1990. In 2002, the building's roof was replaced with a new fiberglass shingle roof. The extant windows appear to replicate a historic configuration and were in place at least by 2008, according to available street view images.

*B7. Moved? ☒No ☐Yes ☐Unknown Date:

Original Location:

*B8. Related Features: None

B9a. Architect: Unknown

b. Builder: RJ Button

*B10. Significance: Theme: Residential Development

Area: Outer Sunset/Parkway Terrace

Period of Significance: 1913

Property Type: Residential

Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Site History

Before the construction of the subject property, the parcel was undeveloped. 1282 26th Avenue was constructed by RJ Button, a local timber millworker, in 1913. Button operated his business, Button & Manning at 1308 Harrison Street. Button appears to have been a small-time real estate developer in addition to his millwork business. According to historic newspapers, Button purchased three lots along on 26th Avenue between Lincoln and Irving Streets in 1913 and developed alongside other early developers of the Sunset District like Lyon & Hoag and Fernando Nelson. Button also constructed the neighboring house at 1290 26th Avenue (since demolished), and he and his family lived there through the 1920s.

Button appears to have sold 1282 26th Avenue shortly after its construction. According to city directories, Gus and Katherine Shingleberger occupied the property as early as 1915 and lived there through at least 1939. Gus Shingleberger owned Coulter's Rattan Works at 2440 Pacific Avenue and subsequently 1141 Sutter Street. In the following years, the house was owned and occupied by several people and continues to be a single family residence today. The building is in good condition.

(See Continuation Sheet)

B11. Additional Resource Attributes: NA

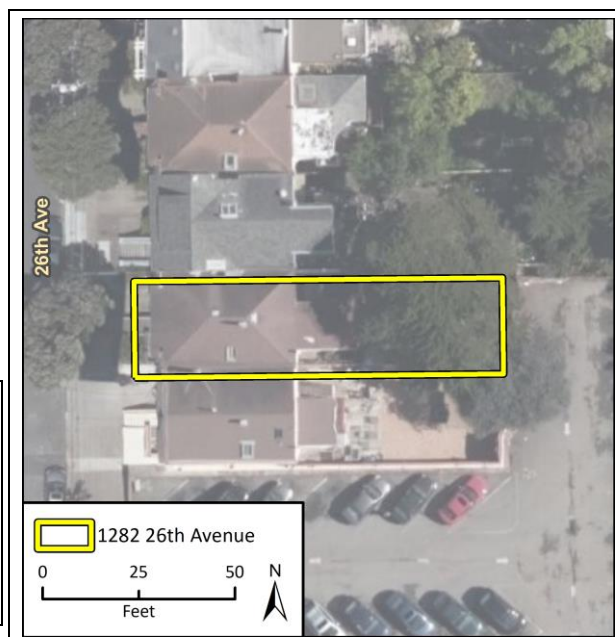
*B12. References: See Continuation Sheet

B13. Remarks: NA

*B14. Evaluator: JulieAnn Murphy, Rincon Consultants

*Date of Evaluation: November 2021

(This space reserved for official comments.)



Page 4 of 5

*Resource Name or # 1282 26th Avenue

*Recorded by: JulieAnn Murphy, Rincon Consultants

*Date: November 2021

☒ Continuation ☐ Update

B.10 Significance (Continued):

Historic Context (Continued):

1282 26th Avenue is located in San Francisco's Sunset District, more specifically the Outer Sunset. The history of the Sunset District, including its development and associated property types is explored in detail in *The Sunset District Residential Builders, 1925-1950 Historic Context Statement*. In the mid-1850s the western portion of San Francisco was officially named the "Outside Lands," a vast area of sand dunes outside of the city's boundaries. Outside Lands included 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). By the end of the nineteenth century there had been little residential development in the western district, though Golden Gate Park had been completed and was a popular attraction. Early settlements of the Sunset District were of the type that flourished in unpopulated areas: roadhouses, a racetrack, explosive factories, and some ranching. At the beach, abandoned streetcars were converted into clubhouses and rudimentary dwellings by an emergent Bohemian community, that eventually evolved into the permanent neighborhood known as Oceanside, which was absorbed into the larger Sunset District by the 1920s.

Before the residential development boom of the 1920s, there was scattered development. The Parkside neighborhood, bounded by 15th Avenue on the east and 33rd Avenue on the west, with Ortega Street to the north and Sloat Boulevard to the south was developed beginning in 1908. Served by a streetcar line, Parkside was characterized by small cottages. The Inner Sunset also saw early residential and commercial development, concentrated in the area south of Golden Gate Park's east end.

Residential Development

The early 20th century witnessed increased development in the Sunset District, though it was largely limited to infill development of the existing Oceanside and Parkside neighborhoods. The Outer Sunset experienced some residential development. A new neighborhood, Parkway Terrace, was laid out by prolific builder Fernando Nelson & Sons in 1916. Located adjacent to Golden Gate Park, between 27th and 32nd Avenues from Lincoln Way to Irving Street, the five block tract is notable for its rounded built-in corner benches at intersections, and large detached houses designed in Period Revival styles on oversized lots with deep front yard setbacks. Fernando and his sons developed the land from 1916-1926.

Streetcar tunnels in 1918 and 1928 in the city's largely undeveloped west end spurred development, opening up tracts for development. The following mass adoption of automobiles corresponded with the wave of tract house development in the Sunset District. The increased production of automobiles led to falling prices, making cars more accessible. Many early automobiles, however, were open-top and the majority were not watertight, necessitating indoor storage. Sunset District builders opted to incorporate garages into house design, which typically resulted in living spaces above a ground story garage. This early merging of the automobile and living spaces was unusual for the time and resulted in a uniquely San Francisco landscape of semi-detached single-family houses with prominent ground story garages. By the 1950s, the Sunset District was fully developed with single family residences to the east, south, and west of the subject property.

Architectural Styles and Typology

Largely developed between 1920 and 1950 by a handful of large-scale merchant builders who constructed thousands of houses on vacant sand dunes, the exterior facades of the Sunset District reflect a myriad of designs and architectural styles. To avoid monotonous blocks of identical buildings, builders offered a range of façade styles. The range of styles and designs provided depth and interest despite uniform massing, setbacks, and roof forms.

Similar to the development that came to typify the Outer Sunset, earlier buildings, predating 1920 also followed the architectural trends popular at the time. Craftsman architecture, popular from 1905 until about 1930, includes elements such as exposed rafters, decorative beams, and grouped windows.

(See Continuation Sheet)

Current Historical Status

A review of the National Register of Historic Places (NRHP), California Office of Historic Preservation's Built Environment Resources Directory (BERD), and City of San Francisco's Property Information Map indicates 1282 26th Avenue is not currently listed in the NRHP and has not been previously evaluated for individual historic resources eligibility.

National Register of Historic Places (NRHP) Evaluation

The following evaluation finds that the property is not eligible for listing in the NRHP.

The construction of 1282 26th Avenue is consistent with early development trends of the Sunset District. Constructed in 1913, 1282 26th Avenue was not developed as part of the Parkway Terrace development of Fernando Nelson & Son. Instead, the property was one of three lots purchased and developed by local, small scale developer Ralph Button and was not part of a larger or more cohesive development plan. 1282 26th Avenue, though an early residential development in the area, does not have specific association to an event, pattern of events, or historic trends and is not associated with the historic context or development of the Sunset District in an important way. As such, the property is not eligible for listing in the NRHP under Criterion A.

Eligibility criteria for listing in the NRHP under Criterion B, requires that a property be associated with the lives of persons significant in our past. Typical of a single-family home of this era, the property appears to have had several residents. The home's builder RJ Button, though a local businessman with what appears to have been a successful lumber milling business and a career as a local developer, does not appear to have made significant contributions to history. Archival research failed to indicate that any of the individuals who had a documented association with the subject property, including the Shingleberger family, are significant to our past. The subject property does not appear eligible for listing under Criterion B.

1282 26th Avenue features some elements of Craftsman architecture, like its exposed rafter tails and grouped windows. It is not a distinctive or notable example of the style and has elements of other revival styles. The builder, RJ Button, does not appear to have been an important or notable builder during the time. There is no indication that this was part of a larger project. It is not the work of a known master architect or builder. Furthermore, the building has been altered over time and the window openings were modified and received replacement windows, and the stairs were updated. Exterior alterations resulting in diminished integrity of materials, design, and workmanship. The subject property is not eligible for listing under Criterion C.

The building is located in a developed urban area. It is unlikely that it has potential to yield information important to our history or prehistory. The property appears ineligible for listing in the NRHP under Criterion D.

*B12 References (Continued)

Ancestry.com (consulted)

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

Newspapers.com (consulted)

San Francisco City Directories (consulted)

San Francisco Examiner, "Sales in Sunset Total \$80,000". January 18, 1914. Accessed via Newspapers.com.

San Francisco Department of Building Inspection, Building Permits

San Francisco Planning Department. "Certificate of Determination: Exemption from Environmental Review 2925 Lincoln Way." San Francisco Planning Department, June 21, 2011.

Sanborn Map Company

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Y

Other Listings
Review Code

Reviewer

Date

Page 1 of 5

*Resource Name or #: 1286 26th Avenue

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: San Francisco North

Date: 1995

c. Address: 1286 26th Avenue

City: San Francisco

Zip: 94211

e. Other Locational Data: APN 1725/0026

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

Sited on east side of 26th Avenue, north of Irving Street in the Outer Sunset neighborhood of San Francisco, the subject property is a 25' x 90' parcel with a single-family residence. Constructed in 1918, the building has elements of Mission Revival architecture, is two stories over a garage and features a rectangular footprint, a concrete foundation, and a gable roof with a mission-shaped parapet. The building has a stucco exterior at the primary and south elevations. The building north elevation is obscured by the neighboring building.

The primary elevation features a picture window with a shed awning at the first floor with two bay windows at the second floor. The main entry is accessed via a concrete stair and is topped with the same shed awning detail as the first-floor window. The entry surround has wood bracket detailing. The main entry door is recessed and has a small rectangular multilight casement to its south. Additional detailing includes a small, pitched window detail at the parapet with louvers flanking each side. There is a single garage below the first-floor window. The windows appear to be modern replacements and a handrail appears to have been added to the stair cheek walls more recently. The building is in good condition.

*P3b. Resource Attributes: (List attributes and codes)

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

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



P5b. Description of Photo: (View, date, accession #)

Primary, west elevation, view east
June 2021

*P6. Date Constructed/Age and Sources: ☒ Historic

☐ Prehistoric ☐ Both

1918, Building Permits, San Francisco
Department of Building Inspection

*P7. Owner and Address:

Unknown

*P8. Recorded by: (Name, affiliation, and address)

JulieAnn Murphy
Rincon Consultants, Inc.
449 15th Street, Suite 303
Oakland, CA 94612

*P9. Date Recorded:

November 2021

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey

report and other sources, or enter "none.") None

*Attachments: ☐ NONE ☒ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

DPR 523A (1/95)

*Required information

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI#
Trinomial

Page 2 of 5

*Resource Name or #: 1286 26th Avenue

*Map Name: San Francisco North

*Scale: 1:24,000 *Date of Map: 1995



BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 5

*NRHP Status Code 6Y

*Resource Name or # (Assigned by recorder) 1286 26th Avenue

B1. Historic Name: NA

B2. Common Name: 1286 26th Avenue

B3. Original Use: Residence

B4. Present Use: Residence

*B5. **Architectural Style:** Mission Revival

*B6. **Construction History:** (Construction date, alterations, and date of alterations)

The subject property was constructed in 1913 by RJ Button, the same builder as neighboring buildings, including 1282 26th Avenue. According to permits, it received a new foundation on the south wall in 1954. The following year the south wall was updated with asbestos shingles. In 1968 the rear windows were replaced. In 1962 the windows were updated with aluminum windows. In 1990, the building received repairs to comply with seismic requirements, including the replacement of the existing fireplace and flue. The exterior stucco was repaired in 2006. The same year the building's windows were replaced and the interior was updated. In 2007 the rear exterior stairs were repaired and the building got a new roof.

*B7. **Moved?** ☒No ☐Yes ☐Unknown **Date:**

Original Location:

*B8. **Related Features:** None

B9a. Architect: Unknown

b. Builder: RJ Button

*B10. **Significance: Theme:** Residential Development

Area: Outer Sunset/Parkway Terrace

Period of Significance: 1913

Property Type: Residential

Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Site Development

Before the construction of the subject property, the parcel was undeveloped. 1286 26th Avenue was built in 1913 by Ralph J. Button, a local timber millworker. Button operated his business, Button & Manning at 1308 Harrison Street. Button appears to have been a small-time real estate developer in addition to his millwork business. According to historic newspapers, Button purchased three lots along on 26th Avenue between Lincoln and Irving Streets in 1913 and developed alongside other early developers of the Sunset District like Lyon & Hoag and Fernando Nelson. Button also constructed the neighboring house at 1290 26th Avenue (since demolished), and he and his family lived there through the 1920s.

Button appears to have sold 1286 26th Avenue shortly after its construction. According to city directories, Adam and Grace Kragel occupied the property as early as 1915 and lived there through at least 1932. Adam Kragel worked as the manager at a furniture company. In the following years, the house was owned and occupied by several people and continues to be a single family residence today.

(See Continuation Sheet)

B11. Additional Resource Attributes: NA

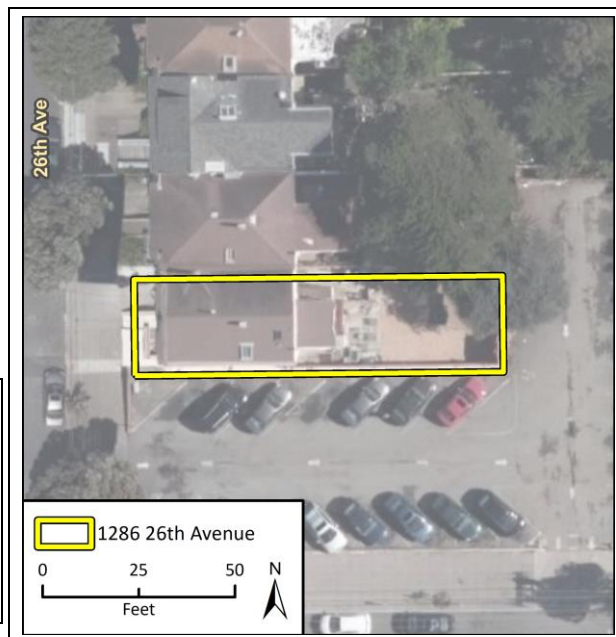
*B12. **References:** See Continuation Sheet

B13. Remarks: NA

*B14. **Evaluator:** JulieAnn Murphy, Rincon Consultants

***Date of Evaluation:** November 2021

(This space reserved for official comments.)



B.10 Significance (Continued):

Historic Context

1286 26th Avenue is located in San Francisco's Sunset District, more specifically the Outer Sunset. The history of the Sunset District, including its development and associated property types is explored in detail in *The Sunset District Residential Builders, 1925-1950 Historic Context Statement*. In the mid-1850s the western portion of San Francisco was officially named the "Outside Lands," a vast area of sand dunes outside of the city's boundaries. Outside Lands included 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). By the end of the 19th century there had been little residential development in the western district, though Golden Gate Park had been completed and was a popular attraction. Early settlements of the Sunset District were of the type that flourished in unpopulated areas: roadhouses, a racetrack, explosive factories, and some ranching. At the beach, abandoned streetcars were converted into clubhouses and rudimentary dwellings by an emergent Bohemian community, that eventually evolved into the permanent neighborhood known as Oceanside, which was absorbed into the larger Sunset District by the 1920s.

Before the residential development boom of the 1920s, there was scattered development. The Parkside neighborhood, bounded by 15th Avenue on the east and 33rd Avenue on the west, with Ortega Street to the north and Sloat Boulevard to the south was developed beginning in 1908. Served by a streetcar line, Parkside was characterized by small cottages. The Inner Sunset also saw early residential and commercial development, concentrated in the area south of Golden Gate Park's east end.

Residential Development

The early 20th century witnessed increased development in the Sunset District, though it was largely limited to infill development of the existing Oceanside and Parkside neighborhoods. The Outer Sunset experienced some residential development. A new neighborhood, Parkway Terrace, was laid out by prolific builder Fernando Nelson & Sons in 1916. Located adjacent to Golden Gate Park, between 27th and 32nd Avenues from Lincoln Way to Irving Street, the five block tract is notable for its rounded built-in corner benches at intersections, and large detached houses designed in Period Revival styles on oversized lots with deep front yard setbacks. Fernando and his sons developed the land from 1916-1926.

Streetcar tunnels in 1918 and 1928 in the city's largely undeveloped west end spurred development, opening up tracts for development. The following mass adoption of automobiles corresponded with the wave of tract house development in the Sunset District. The increased production of automobiles led to falling prices, making cars more accessible. Many early automobiles, however, were open-top and the majority were not watertight, necessitating indoor storage. Sunset District builders opted to incorporate garages into house design, which typically resulted in living spaces above a ground story garage. This early merging of the automobile and living spaces was unusual for the time and resulted in a uniquely San Francisco landscape of semi-detached single-family houses with prominent ground story garages. By the 1950s, the Sunset District was fully developed with single family residences to the east, south, and west of the subject property.

Architectural Styles and Typology

Largely developed between 1920 and 1950 by a handful of large-scale merchant builders who constructed thousands of houses on vacant sand dunes, the exterior facades of the Sunset District reflect a myriad of 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 range of styles and designs provided depth and interest despite uniform massing, setbacks, and roof forms.

Similar to the development that came to typify the Outer Sunset, earlier buildings, predating 1920 also followed the period revival trend popular at the time. Mission Revival architecture was popular in the early 1900 and through 1920. Often described as the California counterpart to the Georgian-inspired Colonial Revival architecture popular in the northeast at the time, Mission Revival architecture typically features a Mission-shaped parapet, red tile roofing, wide overhang eaves, an arched porch entry, and a stucco exterior.

Current Historical Status

A review of the National Register of Historic Places (NRHP), California Office of Historic Preservation's Built Environment Resources Directory (BERD), and City of San Francisco's Property Information Map indicates 1286 26th Avenue is not currently listed in the NRHP and has not been previously evaluated for individual historic resources eligibility.

National Register of Historic Places (NRHP) Evaluation

The following evaluation finds that the property is not eligible for listing in the NRHP.

The construction of 1286 26th Avenue is consistent with early development trends of the Sunset District. Constructed in 1913, 1286 26th Avenue was not developed as part of the Parkway Terrace development of Fernando Nelson & Son. Instead, the property was one of three lots purchased and developed by local, small scale developer Ralph Button and was not part of a larger or more cohesive development plan. 1286 26th Avenue, though an early residential development in the area, does not have specific association to an event, pattern of events, or historic trends and is not associated with the historic context or development of the Sunset District in an important way. As such, the property is not eligible for listing in the NRHP under Criterion A.

Eligibility criteria for listing in the NRHP under Criterion B, requires that a property be associated with the lives of persons significant in our past. Typical of a single-family home of this era, the property appears to have had several residents. The home's builder RJ Button, though a local businessman with what appears to have been a successful lumber milling business and a career as a local developer, does not appear to have made significant contributions to history. Archival research failed to indicate that any of the individuals who had a documented association with the subject property, including the Krafel family, are significant to our past. The subject property does not appear eligible for listing under Criterion B.

1286 26th Avenue features some elements of Mission Revival architecture, like its Mission parapet and smooth stucco finish. It, however, does not feature many of the elements essential in the style such as arched entries, a red tile roof, or wide overhang eaves and is not a distinctive or notable example of the style. The builder, RJ Button, does not appear to have been an important or notable builder during the time. There is no indication that this was part of a larger project. It is not the work of a known master architect or builder. Furthermore, the building has been altered over time, having received replacement windows, updated stairs, and exterior alterations resulting in diminished integrity of materials, design, and workmanship. The subject property is not eligible for listing under Criterion C.

The building is located in a developed urban area. It is unlikely that it has potential to yield information important to our history or prehistory. The property appears ineligible for listing in the NRHP under Criterion D.

*B12 References (Continued)

Ancestry.com (consulted)

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

Newspapers.com (consulted)

San Francisco City Directories (consulted)

San Francisco Examiner, "Sales in Sunset Total \$80,000". January 18, 1914. Accessed via Newspapers.com.

San Francisco Department of Building Inspection, Building Permits

San Francisco Planning Department. "Certificate of Determination: Exemption from Environmental Review 2925 Lincoln Way." San Francisco Planning Department, June 21, 2011.

Sanborn Map Company

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Y

Other Listings
Review Code

Reviewer

Date

Page 1 of 5

*Resource Name or #: 1280 27th Avenue

P1. Other Identifier: NA

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: San Francisco North

Date: 1995

c. Address: 1280 27th Avenue

City: San Francisco

Zip: 94211

e. Other Locational Data: APN 1724/0119

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

Sited on east side of 27th Avenue, north of Irving Street in the Outer Sunset neighborhood of San Francisco, the subject property is a 30' x 120' parcel with a single-family residence. Built in the Mediterranean Barrel Front style and constructed in 1924, the building features a rectangular footprint, a concrete foundation, and side gable roof with a rounded front gable at the primary elevation and an eyebrow detail above the main entry. Typical of the style, the building has a stucco exterior at the primary elevation with wood tongue and groove at secondary elevations, largely obscured by neighboring buildings.

The primary elevation features other elements of the style including a bowed bay window with five bays, each with a casement window. The three central windows are topped with a diamond stucco detail. An angled stair with metal railings and non-original terrazzo steps begins at street level, turns, continuing to the main entry door. The recessed opening has decorative detailing and is topped with a cartouche above the entry opening below the eyebrow roof detail. The building has an internal chimney south of the bowed bay window. There is a single garage below the main entry door with planted beds flanking the driveway. The windows and garage door appear to be modern replacements. The main entry has a non-historic security gate across the entry opening. The building is in good condition.

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

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

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



P5b. Description of Photo: (View, date, accession #)

West, primary elevation, view east
June 2021

*P6. Date Constructed/Age and Sources: ☒ Historic

☐ Prehistoric ☐ Both

1924, Building Permits, San Francisco
Department of Building Inspection

*P7. Owner and Address:

Unknown

*P8. Recorded by: (Name, affiliation, and address)

JulieAnn Murphy
Rincon Consultants, Inc.
449 15th Street, Suite 303
Oakland, CA 94612

*P9. Date Recorded:
November 2021

*P10. Survey Type: (Describe)

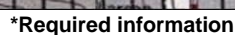
Intensive

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

*Attachments: ☐ NONE ☒ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

DPR 523A (1/95)

*Required information



BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 5

*NRHP Status Code 6Y

*Resource Name or # 1280 27th Street

B1. Historic Name: NA

B2. Common Name: 1280 27th Avenue

B3. Original Use: Residence

B4. Present Use: Residence

*B5. **Architectural Style:** Eclectic with Mediterranean Revival elements

*B6. **Construction History:** (Construction date, alterations, and date of alterations)

The subject property was constructed in 1924 by Jason Arnott and Son. According to permits, it received a new garage door in 1950 and interior alterations in 1966, consisting of updating a bathroom with new tile. Also, in 1966, the original brick steps were replaced with existing terrazzo steps. First floor doors and windows were repaired in 1975. The original bowed bay windows were replaced in 1994, and it received a new shingle roof in 2004. In 2016, the ground floor was altered for an additional bathroom, bedroom, and family room.

*B7. **Moved?** ☒No ☐Yes ☐Unknown **Date:**

Original Location:

*B8. **Related Features:** None

B9a. Architect: Unknown

b. Builder: Jason Arnott and Son

*B10. **Significance: Theme:** Residential Development

Area: Outer Sunset/Parkway Terrace

Period of Significance: 1924

Property Type: Residential

Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Site History

Before the construction of the subject property, the parcel was undeveloped. 1280 27th Avenue was built in 1924 by Jason Arnott & Son, a smaller local developer. 1280 27th Avenue was constructed in 1924. By 1930, the house was owned by James Finley and his wife Evelyn. James was a World War I veteran and worked as a stage electrician for the theatre. The Finleys appear to have remained at 1280 27th Avenue until the late 1960s. After that time, the house had several successive owners and residents. By the 1950s the area to the west, east, and south of the subject property had been developed for Sunset District neighborhoods. The building continues to be used as a single family residence today.

Historic Context

1280 27th Avenue is located in San Francisco's Sunset District, more specifically the Outer Sunset. The history of the Sunset District, including its development and associated property types is explored in detail in *The Sunset District Residential Builders, 1925-1950 Historic Context Statement*. In the mid-1850s the western portion of San Francisco was officially named the "Outside Lands," a vast area of sand dunes outside of the city's boundaries. Outside Lands included 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). By the end of the 19th century there had been little residential development in the western district, though Golden Gate Park had been completed and was a popular attraction. Early settlements of the Sunset District were of the type that flourished in unpopulated areas: roadhouses, a racetrack, explosive factories, and some ranching. At the beach, abandoned streetcars were converted into clubhouses and rudimentary dwellings by an emergent Bohemian community, that eventually evolved into the permanent neighborhood known as Oceanside, which was absorbed into the larger Sunset District by the 1920s.

(See Continuation Sheet)

B11. Additional Resource Attributes: NA

*B12. **References:** See Continuation Sheet

B13. Remarks: NA

*B14. **Evaluator:** JulieAnn Murphy, Rincon Consultants

***Date of Evaluation:** November 2021

(This space reserved for official comments.)



B.10 Significance (Continued):

Historic Context (Continued):

Before the residential development boom of the 1920s, there was scattered development. The Parkside neighborhood, bounded by 15th Avenue on the east and 33rd Avenue on the west, with Ortega Street to the north and Sloat Boulevard to the south was developed beginning in 1908. Served by a streetcar line, Parkside was characterized by small cottages. The Inner Sunset also saw early residential and commercial development, concentrated in the area south of Golden Gate Park's east end.

Residential Development

The early 20th century witnessed increased development in the Sunset District, though it was largely limited to infill development of the existing Oceanside and Parkside neighborhoods. The Outer Sunset experienced some residential development. A new neighborhood, Parkway Terrace, was laid out by prolific builder Fernando Nelson & Sons in 1916. Located adjacent to Golden Gate Park, between 27th and 32nd Avenues from Lincoln Way to Irving Street, the five block tract is notable for its rounded built-in corner benches at intersections, and large detached houses designed in Period Revival styles on oversized lots with deep front yard setbacks. Fernando and his sons developed the land from 1916-1926.

Streetcar tunnels in 1918 and 1928 in the city's largely undeveloped west end spurred development, opening up tracts for development. The following mass adoption of automobiles corresponded with the wave of tract house development in the Sunset District. The increased production of automobiles led to falling prices, making cars more accessible. Many early automobiles, however, were open-top and the majority were not watertight, necessitating indoor storage. Sunset District builders opted to incorporate garages into house design, which typically resulted in living spaces above a ground story garage. This early merging of the automobile and living spaces was unusual for the time and resulted in a uniquely San Francisco landscape of semi-detached single-family houses with prominent ground story garages.

Architectural Styles and Typology

Largely developed between 1920 and 1950 by a handful of large-scale merchant builders who constructed thousands of houses on vacant sand dunes, the exterior facades of the Sunset District reflect a myriad of 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 range of styles and designs provided depth and interest despite uniform massing, setbacks, and roof forms.

The approach of the large-scale merchant developers was repeated by smaller developers. Jason Arnott and Son, the developer of 1280 27th Avenue, was a smaller scale developer with offices in the Sunset District-adjacent Forest Hill neighborhood. Most active from 1927 to 1949, Arnott became more notable for their later Streamline Moderne designs. Before starting his own building company, according to historical city directories, Jason Arnott worked for Cooperative Land and Trust Company in Berkeley. Early developments by Jason Arnott & Son, which according to historical newspapers appear to begin in about 1924, were scattered and included projects in West Portal and the Sunset District. They seem to have purchased clusters of lots in different neighborhoods, built speculative houses, and sold them directly to owners. Consistent with the trends of the times, their earlier buildings were revival styles popular and typical of developer/builders of the era, including the Barrell Front Mediterranean design of 1280 27th Avenue. Jason Arnott & Son set themselves apart from many large-scale developers in the late 1930s when they began to execute Streamline Moderne designs.

The Barrel Front Mediterranean Revival house displays elements of the Mediterranean Revival style including stucco cladding and an emphasis on arches within a constrained barrel front façade form. The barrel front, or bowed bay, projects over the garage opening and were typically constructed in the Sunset District from the mid-1920s until the early 1930s. Character-defining elements of the style include the following as described in *Sunset District Residential Builders, 1920-1950 Historical Context Statement*:

- 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

Current Historical Status

A review of the National Register of Historic Places (NRHP), California Office of Historic Preservation's Built Environment Resources Directory (BERD), and City of San Francisco's Property Information Map indicates 1284 27th Avenue is not currently listed in the NRHP and has not been previously evaluated for individual historic resources eligibility. According to the San Francisco Planning Department's Property Information Map, the property is located within the boundaries of the Parkway Terrace Historic District, which the City and County of San Francisco Planning Department has determined is potentially eligible for listing in the California Register of Historical Resources (City and County of San Francisco 2021). Available documentation indicates the historic district has not been subject to a formal survey, but rather was identified in 2011 as part of an individual historical resources evaluation for a property located within the Parkway Terrace subdivision (San Francisco Planning Department 2011). Based on the information presented in the 2011 historical resources evaluation, the San Francisco Planning Department determined Parkway Terrace is eligible as a historic district for the CRHR as a coherent group of freestanding single-family buildings built between 1915 and 1926, and bound by Lincoln Way to the north, Irving Street to the south, 26th Avenue to the east, and 32nd Avenue to the west. No subsequent survey or documentation of the historic district appears to have occurred since 2011 and it is not currently listed in the NRHP or BERD. Through consultation with the San Francisco Planning Department for this evaluation, the Planning Department has concluded that the boundaries of the district are bound to the west side of 27th Avenue and do not include the subject property.

National Register of Historic Places (NRHP) Evaluation

The following evaluation finds that the property is not eligible for individual listing in the NRHP.

The construction of 1280 27th Avenue is consistent with development trends that are outlined in the *Sunset District Residential Builders 1925-1950 Historic Context Statement*. Development in this area was largely spurred by the availability of the automobile and the increased ease of access to the western portion of the city, which was previously characterized by sand dunes. Constructed in 1924, 1280 27th Avenue is consistent with the larger development pattern of the Sunset District, including the Outer Sunset. However, there is no information to suggest that 1280 27th Avenue is individually significant within this context or is associated with any other important events significant in the history of the city, region, state, or nation. Alterations to the property have also negatively impacted its integrity of materials, workmanship, and design and the building does not convey any potential historic associations with the development of the Outer Sunset. As such, the property is not eligible for listing in the NRHP under Criterion A.

Eligibility criteria for listing in the NRHP under Criterion B, requires that a property be associated with the lives of persons significant in our past. Typical of a single-family home of this era, the property appears to have had several residents. Archival research failed to indicate that any of the individuals with a documented association with the subject property, including the Finley family, are significant to our past. The subject property does not appear eligible for listing under Criterion B.

1280 27th Avenue is typical of an Outer Sunset house, featuring a often repeated typology of the Barrell Front Mediterranean style. The building is eclectic with some simplified elements of the Mediterranean style like its bowed bay window over the garage, but it is not a distinctive example of the style. The builder, Jason Arnott & Son were most prolific from 1927-1949, and most notable for their Streamline Moderne designs. This does not represent an exemplary or distinctive example of their work. It is not the work of a known master architect or builder. Additionally, the property's original stucco cheek walls and brick steps were replaced with the current terrazzo and metal railing configuration, substantially changing the character of the feature. Changes to its exterior have removed historic materials and it does not retain sufficient integrity of materials, design, or workmanship as a result. The subject property is not eligible for listing under Criterion C.

The building is located in a developed urban area. It is unlikely that it has potential to yield information important to our history or prehistory. The property appears ineligible for listing in the NRHP under Criterion D.

*B12 References (Continued)

Ancestry.com (consulted)

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

Newspapers.com (consulted)

San Francisco City Directories (consulted)

San Francisco, City and County of. Property Information Map. Accessed at <https://sfplanninggis.org/PIM/> on November 2021.

San Francisco Department of Building Inspection, Building Permits

San Francisco Planning Department. "Certificate of Determination: Exemption from Environmental Review 2925 Lincoln Way." San Francisco Planning Department, June 21, 2011.

Sanborn Map Company

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Y

Other Listings
Review Code

Reviewer

Date

Page 1 of 5

*Resource Name or #: 1284 27th Avenue

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: San Francisco North

Date: 1995

c. Address: 1284 27th Avenue

City: San Francisco

Zip: 94211

e. Other Locational Data: APN 1724/018G

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

Sited on east side of 27th Avenue, north of Irving Street in the Outer Sunset neighborhood of San Francisco, the subject property is a 30' x 82.5' parcel with a single-family residence. Constructed in 1932 and relocated to its current location in 1941, the building features a rectangular footprint, a concrete foundation, and a flat roof with a cross-gable detail at the west, primary elevation. The building, built in the eclectic style with Tudor Revival elements, has a stucco exterior finish at its primary (west) and south elevation and wood shingles on its rear elevation.

The primary elevation features a Tudor Revival asymmetrical gable that continues from the building's center and terminates at the north end, at an arched entry to the stairs and the building entry beyond. The east side of the gable ends at a cross gable portion of the roof with asphalt shingles. The cross gable ends at a stucco clad chimney at the building's south end. The primary elevation has central bay window at its first floor with an asphalt shingle roof and decorative wood trim detailing between windows and two heavy bracket details below. The bay window features a central fixed window with double-hung windows on each side. Windows are non-historic replacements with flat, simulated mullions. A single-width garage door is below the bay window with a brick planter on its north side. Concrete stairs provide access from the ground floor to the building's main first floor entry. The north and east elevations are largely obscured by neighboring buildings. The building is in good condition.

*P3b. Resource Attributes: (List attributes and codes)

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

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



P5b. Description of Photo: (View, date, accession #)
South and west elevations, camera facing northeast.
June 2021

*P6. Date Constructed/Age and

Sources: ☒ Historic

☐ Prehistoric ☐ Both

1932, Building Permits, San Francisco
Department of Building Inspection

*P7. Owner and Address:

Unknown

*P8. Recorded by: (Name, affiliation, and address)

JulieAnn Murphy
Rincon Consultants, Inc.
449 15th Street, Suite 303
Oakland, CA 94612

*P9. Date Recorded:

November 2021

*P10. Survey Type: (Describe)

Intensive

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

*Attachments: ☐ NONE ☒ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

DPR 523A (1/95)

*Required information

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

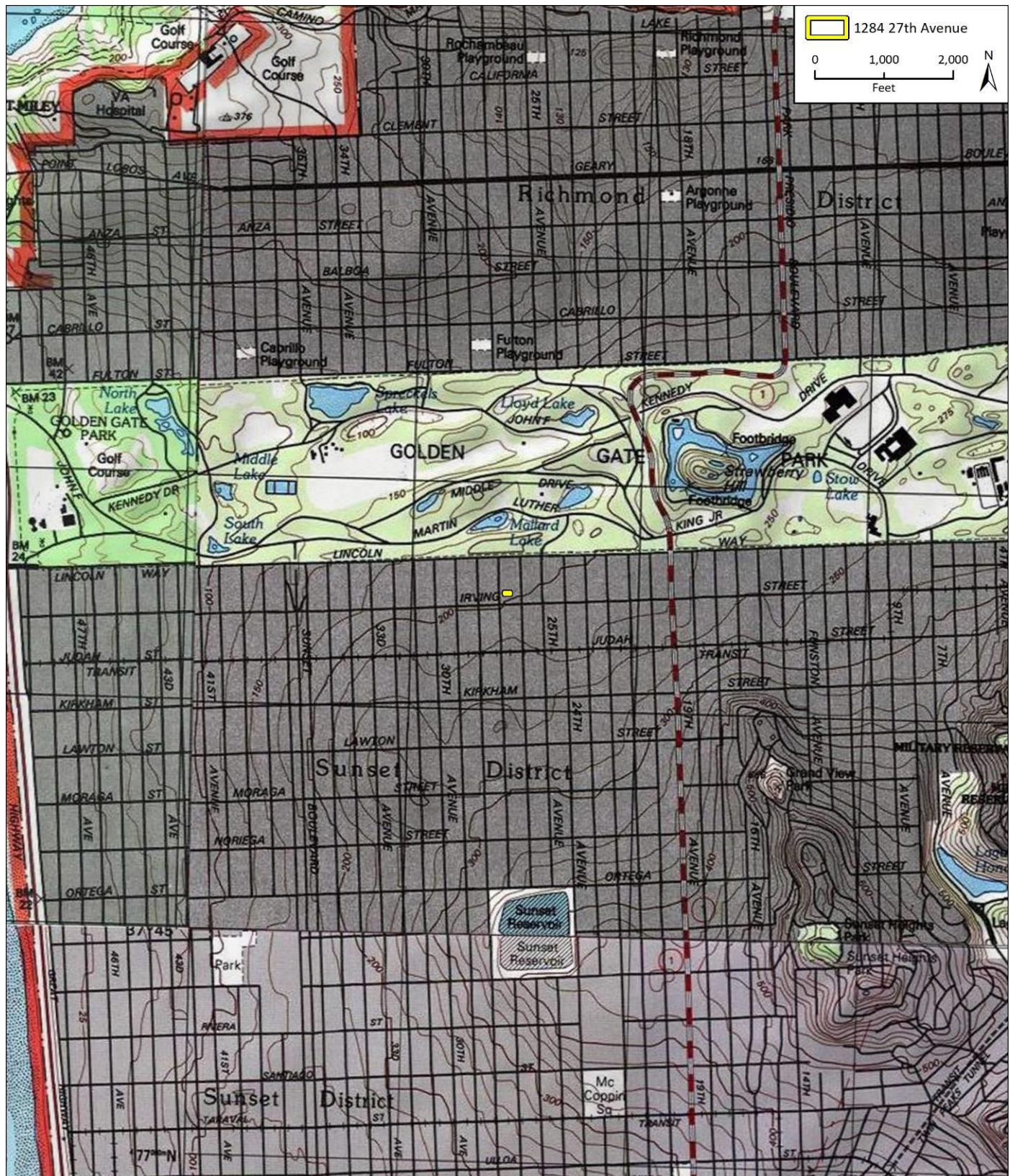
Primary #
HRI#
Trinomial

Page 2 of 5

*Resource Name or #: 1284 27th Avenue

*Map Name: San Francisco North

*Scale: 1: 24,000 *Date of Map: 1995



DPR 523J (1/95)

*Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 5

*NRHP Status Code 6Y

*Resource Name or # 1284 27th Avenue

B1. Historic Name: NA

B2. Common Name: 1284 27th Avenue

B3. Original Use: Residence

B4. Present Use: Residence

*B5. **Architectural Style:** Eclectic with Tudor Revival elements

*B6. **Construction History:** (Construction date, alterations, and date of alterations)

The subject property was constructed in 1932 at 1590 26th Avenue. It was moved to its current location in August 1941 to allow for the construction of a gas station, according to Sanborn Maps. The building appears to remain unchanged until it received interior alterations in 1969. It was updated again in 2019, including replacement of some of the south elevation shingles with stucco, new south elevation windows, and the relocation of a ground floor entry door.

*B7. **Moved?** ☐ No ☒ Yes ☐ Unknown **Date:** August 1941 **Original Location:** 1590 26th Avenue, San Francisco, CA

*B8. **Related Features:** None

B9a. Architect: Unknown

b. Builder: Unknown

*B10. **Significance: Theme:** Residential Development

Area: Outer Sunset/Parkway Terrace

Period of Significance: 1932

Property Type: Residential

Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Site History

Before the construction of the subject property, the parcel was undeveloped. 1284 26th Avenue was originally constructed in 1932 a few blocks away from its current location at 1290 26th Avenue. It was moved to its current location in August 1941.

1284 27th Avenue was constructed in 1932. The lot at 1284 27th Avenue was owned by Florence and I. Hall before the relocation of the house and it was undeveloped. A review of the permit history and Sanborn Maps indicates that the house was originally built in at 1590 26th Avenue. It was moved to its current location in August 1941 by the construction company Pearson and Johnson. It is unclear what prompted the move, but Sanborn Maps from the period immediately following the building's relocation indicate that the original corner lot at 1590 26th Avenue became a gas station, suggesting the original location was sought after for its potential commercial value. By 1946 the property was owned by Olga Stang, who had, according to census records, previously lived at 1224 27th Avenue with her father. In the following years, the house had a number of successive owners and residents. By the 1950s, the Sunset District fully developed with single family residences to the east, south, and west of the subject property.

Historic Context

1284 27th Avenue is located in San Francisco's Sunset District, more specifically the Outer Sunset. The history of the Sunset District, including its development and associated property types is explored in detail in *The Sunset District Residential Builders, 1925-1950 Historic Context Statement*. In the mid-1850s the western portion of San Francisco was officially named the "Outside Lands," a vast area of sand dunes outside of the city's boundaries. Outside Lands included 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). By the end of the nineteenth century there had been little residential development in the western district, though Golden Gate Park had been completed and was a popular attraction. Early settlements of the Sunset District were of the type that flourished in unpopulated areas: roadhouses, a racetrack, explosive factories, and some ranching. At the beach, abandoned streetcars were converted into clubhouses and rudimentary dwellings by an emergent Bohemian community, that eventually evolved into the permanent neighborhood known as Oceanside, which was absorbed into the larger Sunset District by the 1920s.

(See Continuation Sheet)

B11. Additional Resource Attributes: NA

*B12. **References:** See Continuation Sheet

B13. Remarks: NA

*B14. **Evaluator:** JulieAnn Murphy, Rincon Consultants

***Date of Evaluation:** November 2021

(This space reserved for official comments.)



Page 4 of 5

*Resource Name or # 1284 27th Avenue

*Recorded by: JulieAnn Murphy

*Date: June 2021

☒ Continuation ☐ Update

B.10 Significance (Continued):

Historic Context (Continued):

Before the residential development boom of the 1920s, there was scattered development. The Parkside neighborhood, bounded by 15th Avenue on the east and 33rd Avenue on the west, with Ortega Street to the north and Sloat Boulevard to the south was developed beginning in 1908. Served by a streetcar line, Parkside was characterized by small cottages. The Inner Sunset also saw early residential and commercial development, concentrated in the area south of Golden Gate Park's east end.

Residential Development

The early 20th century witnessed increased development in the Sunset District, though it was largely limited to infill development of the existing Oceanside and Parkside neighborhoods. The Outer Sunset experienced some residential development. A new neighborhood, Parkway Terrace, was laid out by prolific builder Fernando Nelson & Sons in 1916. Located adjacent to Golden Gate Park, between 27th and 32nd Avenues from Lincoln Way to Irving Street, the five block tract is notable for its rounded built-in corner benches at intersections, and large detached houses designed in Period Revival styles on oversized lots with deep front yard setbacks. Fernando and his sons developed the land from 1916-1926.

Streetcar tunnels in 1918 and 1928 in the city's largely undeveloped west end spurred development, opening up tracts for development. The following mass adoption of automobiles corresponded with the wave of tract house development in the Sunset District. The increased production of automobiles led to falling prices, making cars more accessible. Many early automobiles, however, were open-top and the majority were not watertight, necessitating indoor storage. Sunset District builders opted to incorporate garages into house design, which typically resulted in living spaces above a ground story garage. This early merging of the automobile and living spaces was unusual for the time and resulted in a uniquely San Francisco landscape of semi-detached single-family houses with prominent ground story garages.

Architectural Styles and Typology

Largely developed between 1920 and 1950 by a handful of large-scale merchant builders who constructed thousands of houses on vacant sand dunes, the exterior facades of the Sunset District reflect a myriad of 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 range of styles and designs provided depth and interest despite uniform massing, setbacks, and roof forms.

The Tudor Revival style was less common in the Sunset District compared to other revival styles. Later examples of the style, as seen in 1284 27th Avenue, included restrained versions of the style and tended to incorporate gestures of the style but had flush facades, simple roof forms, and simple examples of half-timbering. Character-defining elements of the style include the following as described in *Sunset District Residential Builders, 1920-1950 Historical Context Statement*:

- 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

Current Historical Status

A review of the National Register of Historic Places (NRHP), California Office of Historic Preservation's Built Environment Resources Directory (BERD), and City of San Francisco's Property Information Map indicates 1284 27th Avenue is not currently listed in the NRHP and has not been previously evaluated for individual historic resources eligibility. According to the San Francisco Planning Department's Property Information Map, the property is located within the boundaries of the Parkway Terrace Historic District, which the City and County of San Francisco Planning Department has determined is potentially eligible for listing in the California Register of Historical Resources (City and County of San Francisco 2021). Available documentation indicates the historic district has not been subject to a formal survey, but rather was identified in 2011 as part of an individual historical resources evaluation for a property located within the Parkway Terrace subdivision (San Francisco Planning Department 2011). Based on the information presented in the 2011 historical resources evaluation, the San Francisco Planning Department determined Parkway Terrace is eligible as a historic district for the CRHR as a coherent group of freestanding single-family buildings built between 1915 and 1926, and bound by Lincoln Way to the north, Irving Street to the south, 26th Avenue to the east, and 32nd Avenue to the west. No subsequent survey or documentation of the historic district appears to have occurred since 2011 and it is not currently listed in the NRHP or BERD. Through consultation with the San Francisco Planning Department for this evaluation, the Planning Department has concluded that the boundaries of the district are bound to the west side of 27th Avenue and do not include the subject property.

National Register of Historic Places (NRHP) Evaluation

The following evaluation finds that the property is not eligible for listing in the NRHP.

The construction of 1284 27th Avenue is consistent with development trends that are outlined in the *Sunset District Residential Builders. 1925-1950 Historic Context Statement*. Development in this area was largely spurred by the availability of the automobile and the increased ease of access to the western portion of the city, which was previously characterized by sand dunes. Constructed in 1932, 1284 27th Avenue is consistent with the larger development pattern of the Sunset District, including the Outer Sunset. Although most residential construction ceased immediately following the crash, clusters of development continued in the Sunset District in 1931 to 1933. However, there is no information to suggest that 1284 27th Avenue is individually significant within this context or is associated with any other important events significant in the history of the city, region, state, or nation. Furthermore, Sanborn maps and building permits indicate that the building was moved from its original location, thereby losing its integrity of location and any potential significance related to its initial construction. As such, the property is not eligible for listing in the NRHP under Criterion A.

Eligibility criteria for listing in the NRHP under Criterion B, requires that a property be associated with the lives of persons significant in our past. Typical of a single-family home of this era, the property appears to have had several residents. Archival research failed to indicate that any of the individuals with a documented association with the subject property, including Olga Stang, are significant to our past. The subject property does not appear eligible for listing under Criterion B.

1284 27th Avenue is typical of an Outer Sunset house, featuring a common building typology. It features a straight stair with an arched opening that continues from the primary elevation wall. The building is eclectic with some simplified elements of the Tudor Revival style at its primary elevation including its asymmetrical roofline and the arched stair entry, but does not include distinctive elements of the style. Additionally, it has been altered over time. It likely had half timbering details that have since been removed. Its historic windows have been altered with modern replacements and as discussed above has been removed from its original location. It does not contain necessary character-defining elements of the architectural style and it does not retain integrity of location, materials, workmanship, or design. It is not the work of a known master architect or builder. The subject property is not eligible for listing under Criterion C.

The building is located in a developed urban area. It is unlikely that it has potential to yield information important to our history or prehistory. The property appears ineligible for listing in the NRHP under Criterion D.

*B12 References (Continued)

Ancestry.com (consulted)

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

Newspapers.com (consulted)

San Francisco City Directories (consulted)

San Francisco, City of. Property Information Map. Accessed at <https://sfplanninggis.org/PIM/> on November 2021.

San Francisco Department of Building Inspection, Building Permits

San Francisco Planning Department. "Certificate of Determination: Exemption from Environmental Review 2925 Lincoln Way." San Francisco Planning Department, June 21, 2011.

Sanborn Map Company

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Y

Other Listings
Review Code

Reviewer

Date

Page 1 of 5

*Resource Name or #: 1303-1309 27th Avenue

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: San Francisco North

Date: 1995

c. Address: 1303-1309 27th Avenue

City: San Francisco

Zip: 94211

e. Other Locational Data: APN 1782/001

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
Sited on west side of 27th Avenue, south of Irving Street in the Outer Sunset neighborhood of San Francisco, the subject property is a 32.5' x 100' parcel with a multi-family residence. Constructed in 1922, the building is designed with elements of the Colonial Revival style and features a rectangular footprint, a concrete foundation, and a flat roof. The building has a stucco exterior finish.

The primary elevation features symmetrical fenestration that continues for four bays. The primary entrance is centered on 26th Avenue and is topped with a flat concrete awning with concrete bracket details. The ground floor features four garage entries. Centered above each garage entry are the first and second story windows, which repeat the same fenestration pattern with replacement paired windows at each bay. Windows feature concrete sills. The east elevation features a concrete cornice with concrete brackets and inset detailing between bays. The cornice continues to the north elevation. The north elevation, facing Irving Street, spans two bays and features single windows at the ground floor level with paired windows at the first and second stories above. The south elevation features single windows at the eastern bay of the first and second floor while the western bays each have a tripartite window. The west elevation has a wood lap board exterior devoid of openings and is largely obscured by the neighboring building. The building is in good condition.

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

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

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



P5b. Description of Photo: (View, date, accession #)
Primary, east elevation, view west
June 2021

*P6. Date Constructed/Age and Sources: ☒ Historic

☐ Prehistoric ☐ Both
1922, Building Permits, San Francisco
Department of Building Inspection

*P7. Owner and Address:

Unknown

*P8. Recorded by: (Name, affiliation, and address)

JulieAnn Murphy
Rincon Consultants, Inc.
449 15th Street, Suite 303
Oakland, CA 94612

*P9. Date Recorded:

November 2021

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey

report and other sources, or enter "none.") None

*Attachments: ☐ NONE ☒ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

DPR 523A (1/95)

*Required information

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

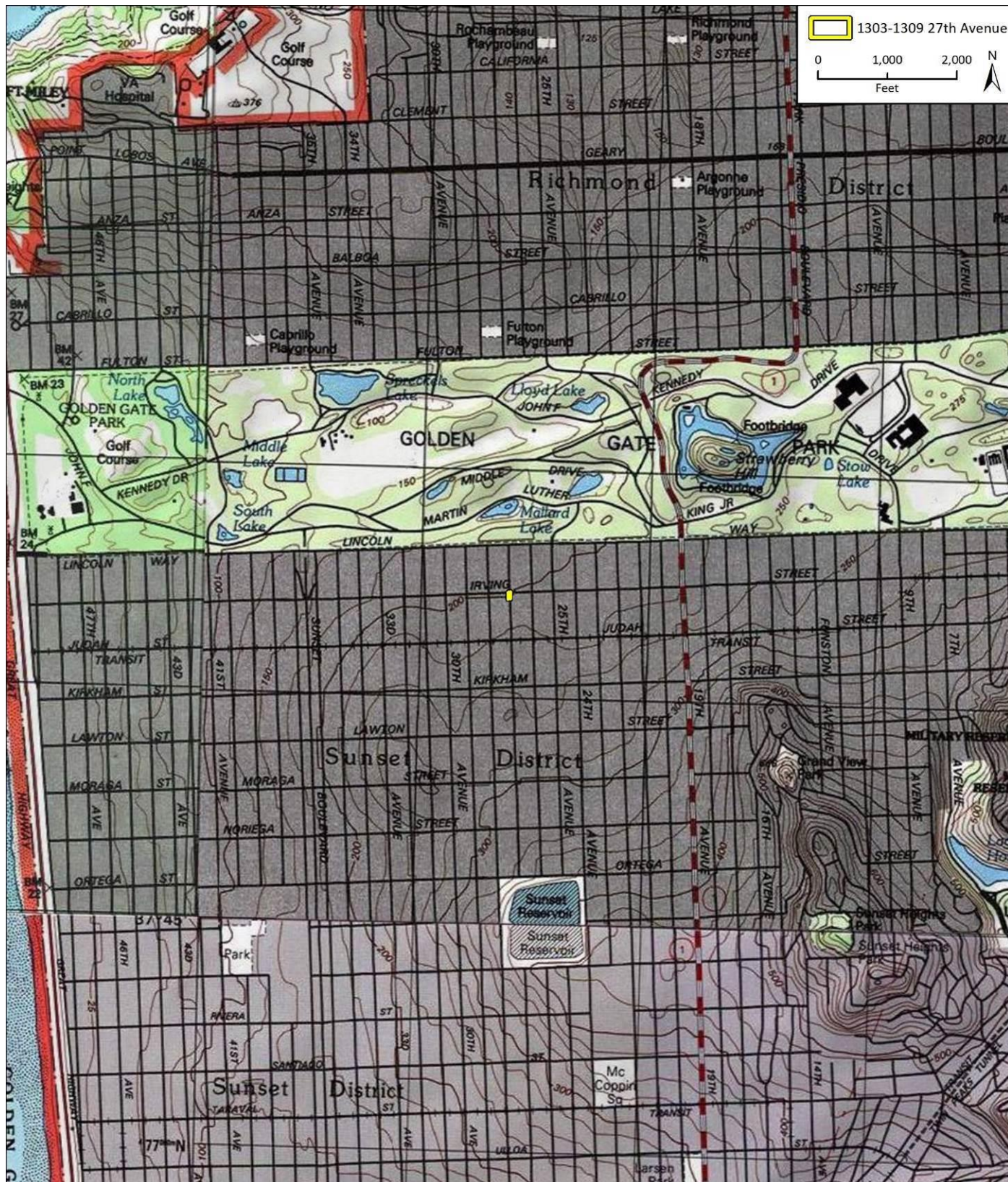
Primary #
HRI#
Trinomial

Page 2 of 5

*Resource Name or #: 1303-1309 27th Avenue

*Map Name: San Francisco North

*Scale: 1: 24,000 *Date of Map: 1995



DPR 523J (1/95)

*Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 5

*NRHP Status Code 6Y

*Resource Name or # (Assigned by recorder) 1303-1309 27th Avenue

B1. Historic Name: NA

B2. Common Name: 1303-1309 27th Avenue

B3. Original Use: Residence

B4. Present Use: Residence

*B5. **Architectural Style:** Mediterranean Revival

*B6. **Construction History:** (Construction date, alterations, and date of alterations)

The subject property was constructed in 1922 as a fourplex, multifamily residence. It was re-stuccoed in 1938. Its rear, exterior wood stairs were repaired in 1966. Its original windows were replaced with the current aluminum windows in 1973. It received interior code updates in 1985. After the Loma Prieta earthquake in 1989, it received emergency exterior stucco repair. The building received a new built-up asphalt roof in 2006.

*B7. **Moved?** ☒No ☐Yes ☐Unknown **Date:**

Original Location:

*B8. **Related Features:** None

B9a. Architect: Unknown

b. Builder: CS Allred

*B10. **Significance: Theme:** Residential Development

Area: Outer Sunset/Parkway Terrace

Period of Significance: 1922

Property Type: Multifamily Residential

Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Site History

Before the construction of the subject property, the parcel was undeveloped. 1303-1309 27th Avenue was constructed in 1922 by local developer Clifford S. Allred for himself. Clifford Allred, the owner, and developer of 1303-1309 27th Avenue was a smaller scale developer. Active from 1915 until 1934, Allred developed in several areas of San Francisco, including over 200 houses in Ingleside Terraces, south of the Sunset District and the upper-income tracts emerging in Forest Hills neighborhood, located directly east of the Sunset District. His work appears to have been geared toward upper income tracts on larger lots than those typically offered in the Sunset District. Consistent with the trends of the times, his buildings were revival styles, but generally executed with more detail than that seen at 1303-1309 27th Avenue. The development of 1303-1309 27th Avenue appears to be atypical of his work in that it was a multi-family development and it was a restrained expression of the Colonial Revival Style as evidenced by its simple cornice and symmetrical design.

The property appears to have been an investment property for Allred, who was no longer listed as the owner by 1935. In the following years, the building had several owners. A review of city directories and census records illustrate that the building had a number of occupants, who regularly changed, typical of a multifamily residence. The building continues to serve as a multifamily residence.

(See Continuation Sheet)

B11. Additional Resource Attributes: NA

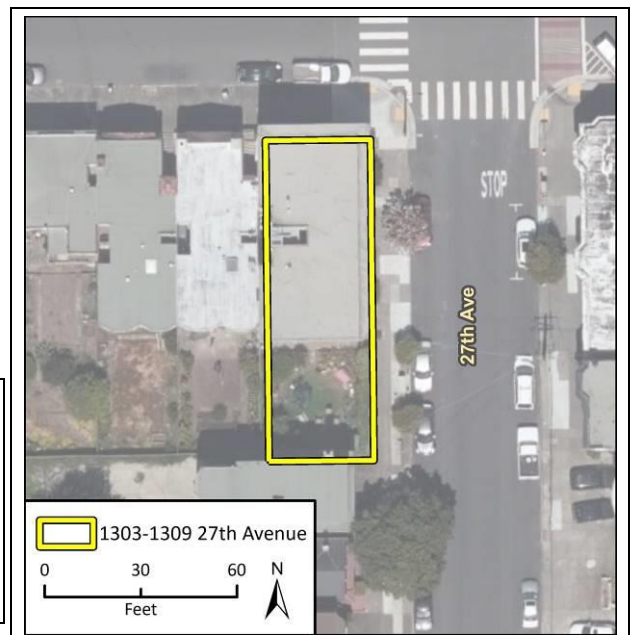
*B12. **References:** See Continuation Sheet

B13. Remarks: NA

*B14. **Evaluator:** JulieAnn Murphy, Rincon Consultants

***Date of Evaluation:** November 2021

(This space reserved for official comments.)



B.10 Significance (Continued):

Historic Context (Continued):

1303-1309 27th Avenue is located in San Francisco's Sunset District, more specifically the Outer Sunset. The history of the Sunset District, including its development and associated property types is explored in detail in *The Sunset District Residential Builders, 1925-1950 Historic Context Statement*. In the mid-1850s the western portion of San Francisco was officially named the "Outside Lands," a vast area of sand dunes outside of the city's boundaries. Outside Lands included 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). By the end of the 19th century there had been little residential development in the western district, though Golden Gate Park had been completed and was a popular attraction. Early settlements of the Sunset District were of the type that flourished in unpopulated areas: roadhouses, a racetrack, explosive factories, and some ranching. At the beach, abandoned streetcars were converted into clubhouses and rudimentary dwellings by an emergent Bohemian community, that eventually evolved into the permanent neighborhood known as Oceanside, which was absorbed into the larger Sunset District by the 1920s.

Before the residential development boom of the 1920s, there was scattered development. The Parkside neighborhood, bounded by 15th Avenue on the east and 33rd Avenue on the west, with Ortega Street to the north and Sloat Boulevard to the south was developed beginning in 1908. Served by a streetcar line, Parkside was characterized by small cottages. The Inner Sunset also saw early residential and commercial development, concentrated in the area south of Golden Gate Park's east end.

Residential Development

The early 20th century witnessed increased development in the Sunset District, though it was largely limited to infill development of the existing Oceanside and Parkside neighborhoods. The Outer Sunset experienced some residential development. A new neighborhood, Parkway Terrace, was laid out by prolific builder Fernando Nelson & Sons. Located adjacent to Golden Gate Park, between 27th and 32nd Avenues from Lincoln Way to Irving Street, the development was established in 1916 and remained rather remote until residential development increased in the following years.

Streetcar tunnels constructed in 1918 and 1928 in the City's largely undeveloped west end as well as the adoption of mass automobile use beginning in the 1920s improved access thereby spurring development and a wave of tract house development in the Sunset District followed. In order to appeal to buyers, Sunset District builders opted to incorporate garages into house design, which typically resulted in living spaces above a ground story garage. This early merging of the automobile and living spaces was unusual for the time and resulted in a uniquely San Francisco landscape of semi-detached single-family houses with prominent ground story garages. Though less common during this period, the configuration was repeated on multi-family properties. Single family homes predominated the housing type in the Sunset District during this period of rapid development. In the years following World War II, there was a marked increase in the number of multi-family units, but that boom quickly leveled off.

Architectural Styles and Typology

Largely developed between 1920 and 1950 by a handful of large-scale merchant builders who constructed thousands of houses on vacant sand dunes, the exterior facades of the Sunset District reflect a myriad of 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 range of styles and designs provided depth and interest despite uniform massing, setbacks, and roof forms.

Current Historical Status

1303-1309 27th Avenue does not appear to have been previously evaluated.

National Register of Historic Places (NRHP) Evaluation

The following evaluation finds that the property is not eligible for individual listing in the NRHP.

The construction of 1303-1309 27th Avenue is, though a multifamily residence versus the more common single family residential development, is consistent with development trends that are outlined in the *Sunset District Residential Builders 1925-1950 Historic Context Statement*. However, there is no information to suggest that 1303-1309 27th Avenue is individually significant within this context or is associated with any other important events significant in the history of the city, region, state, or nation. As such, the property is not eligible for listing in the NRHP under Criterion A.

Eligibility criteria for listing in the NRHP under Criterion B, requires that a property be associated with the lives of persons significant in our past. Its owner and developer, Clifford Allred, though a prolific builder does not appear to be closely associated with this property. It appears to have been a piece of his larger real estate investments. Furthermore, typical of a multi-family residence, the property appears to have had several residents. Archival research failed to indicate that any of the individuals with a documented association with the subject property are significant to our past. The subject property does not appear eligible for listing under Criterion B.

1303-1309 27th Avenue is a simple multi-family building with little architectural expression or detailing. Detail present is limited to a simple interpretation of a Colonial Revival style with a concrete cornice and flat concrete awning. Built by Clifford Allred, active from 1915 until 1934, this is not a distinctive example of his work. Allred is more notable for his work geared toward neighboring upper-income tracts with more elaborate expressions of revival styles in neighboring Forest Hills and Ingleside Terrace. It is not the work of a known master architect and does not possess high artistic value. The subject property therefore is not eligible for listing under Criterion C.

The building is located in a developed urban area. It is unlikely that it has potential to yield information important to our history or prehistory. The property appears ineligible for listing in the NRHP under Criterion D.

*B12 References (Continued)

Ancestry.com (consulted)

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

Newspapers.com (consulted)

San Francisco City Directories (consulted)

San Francisco Department of Building Inspection, Building Permits

San Francisco Planning Department. "Certificate of Determination: Exemption from Environmental Review 2925 Lincoln Way." San Francisco Planning Department, June 21, 2011.

Sanborn Map Company



ACCESS AGREEMENT SHORT FORM

File Number: 20-2310

I, the the undersigned, have been granted access to historical resources information on file at the Northwest Information Center of the California Historical Resources Information System.

I understand that any CHRIS Confidential Information I receive shall not be disclosed to individuals who do not qualify for access to such information, as specified in Section III(A-E) of the CHRIS Information Center Rules of Operation Manual, or in publicly distributed documents without written consent of the Information Center Coordinator.

I agree to submit historical Resource Records and Reports based in part on the CHRIS information released under this Access Agreement to the Information Center within sixty (60) calendar days of completion.

I agree to pay for CHRIS services provided under this Access Agreement within sixty (60) calendar days of receipt of billing.

I understand that failure to comply with this Access Agreement shall be grounds for denial of access to CHRIS Information.

Print Name:	Steven Treffers		Date:	
Signature:				
Affiliation:	Rincon Consultants, Inc			
Address:		City/State/ZIP:		
Billing Address (if different from above):				
Special Billing Information				
Telephone:	(415) 531-6400	Email:	streffers@rinconconsultants.com	
Purpose of Access:				
Reference (project name or number, title of study, and street address if applicable):				
	2550 Irving Street RinconProject No. 21-11233			
County:	SFR	USGS 7.5' Quad:	San Francisco North	

CALIFORNIA
HISTORICAL
RESOURCES
INFORMATION
SYSTEM



ALAMEDA
COLUSA
CONTRA COSTA
DEL NORTE

HUMBOLDT
LAKE
MARIN
MENDOCINO
MONTEREY
NAPA
SAN BENITO

SAN FRANCISCO
SAN MATEO
SANTA CLARA
SANTA CRUZ
SOLANO
SONOMA
YOLO

Northwest Information Center
Sonoma State University
150 Professional Center Drive, Suite E
Rohnert Park, California 94928-3609
Tel: 707.588.8455
nwic@sonoma.edu
<http://www.sonoma.edu/nwic>

June 21, 2021

NWIC File No.: 20-2310

Eugene Flannery
Mayor's Office of Housing and Community Development
1 South Van Ness Avenue, 5th Floor
San Francisco, CA 94103

Re: Record search results for the proposed 2550 Irving Street Rincon (APN 1724038)
Project No. 21-11233.

Dear Mr. Eugene Flannery:

Per your request received by our office on 12th of May, 2021, a records search was conducted for the above referenced project by reviewing pertinent Northwest Information Center (NWIC) base maps that reference cultural resources records and reports, historic-period maps, and literature for San Francisco County. An Area of Potential Effects (APE) map was provided depicting the 2550 Irving Street Rincon project area will be used to conduct this records search. Please note that use of the term cultural resources includes both archaeological resources and historical buildings and/or structures.

As per information provided to this office, the search is for the property at 2550 Irving Street, San Francisco (APN 1724038; depicted in attached KMZ). The property is currently developed with a commercial building constructed in 1966. The project proposes demolition of the existing building and the development of a 7-story multi-family residential building with 100 housing units. The project is receiving federal funding from the Department of Housing and Urban Development. Cultural resources work for this project requires the consideration of a direct APE and indirect APE, consisting of the parcels surrounding the direct APE.

Review of this information indicates that there has been no cultural resource studies that cover the 2550 Irving Street Rincon project area. This 2550 Irving Street Rincon project area contains no recorded archaeological resources. The State Office of Historic Preservation Built Environment Resources Directory (OHP BERD), which includes listings of the California Register of Historical Resources, California State Historical Landmarks, California State Points of Historical Interest, and the National

Register of Historic Places, lists no recorded buildings or structures within or surrounding the proposed 2550 Irving Street Rincon project area. In addition to these inventories, the NWIC base maps show no recorded buildings or structures within or surrounding the proposed 2550 Irving Street Rincon project area.

At the time of Euroamerican contact, the Native Americans that lived in the area were speakers of the Ramaytush language, part of the Costanoan/Ohlone language family (Levy 1978:485). There are no Native American resources in or adjacent to the proposed 2550 Irving Street Rincon project area referenced in the ethnographic literature (Levy 1978, Bocek 1991, Nelson 1909).

Based on an evaluation of the environmental setting and features associated with known sites, Native American resources in this part of San Francisco County have been found in areas marginal to the ocean and San Francisco Bay, and inland near intermittent and perennial watercourses, and near areas populated by oak, buckeye, manzanita, and pine, as well as near a variety of plant and animal resources. The 2550 Irving Street Rincon project area is located in the northwestern portion of the San Francisco Peninsula, approximately one and one half miles East of Ocean Beach in the Sunset District Area, one block South of Golden Gate Park near the Mallard Lake Area. Aerial maps indicate a building and paved area. Given the similarity of these environmental factors, there is a low to moderate potential for unrecorded Native American resources to be within the proposed 2550 Irving Street Rincon project area.

Review of historical literature and maps indicated historic-period activity within the 2550 Irving Street Rincon project area. Early San Francisco USGS maps indicate surrounding streets and one building within the project area (1915 San Francisco USGS 15-Minute Map). With this in mind, there is a moderate potential for unrecorded historic-period archaeological resources to be within the proposed 2550 Irving Street Rincon project area.

The 1947 San Francisco North USGS 7.5-minute topographic quadrangle depicts an urban area, indicating the possibility of one or more buildings or structures within the 2550 Irving Street Rincon project area. If present, these unrecorded buildings or structures meet the Office of Historic Preservation's minimum age standard that buildings, structures, and objects 45 years or older may be of historical value.

RECOMMENDATIONS:

1) There is a low to moderate potential for Native American archaeological resources and a moderate potential for historic-period archaeological resources to be within the project area. We recommend a qualified archaeologist conduct further archival

and field study to identify cultural resources. Field study may include, but is not limited to, pedestrian survey, hand auger sampling, shovel test units, or geoarchaeological analyses as well as other common methods used to identify the presence of archaeological resources. Please refer to the list of consultants who meet the Secretary of Interior's Standards at <http://www.chrisinfo.org>.

2) No resources were located in either the 2550 Irving Street Rincon project area or its APE that are included in the OHP BERD. However, if buildings or structures are identified that meet the minimum age requirement, we recommend that the agency responsible for Section 106 compliance consult with the Office of Historic Preservation regarding potential impacts to these buildings or structures:

Project Review and Compliance Unit
Office of Historic Preservation
1725 23rd Street, Suite 100
Sacramento, CA 95816
(916) 445-7000

3) Review for possible historic-period buildings or structures has included only those sources listed in the attached bibliography and should not be considered comprehensive.

4) We recommend the lead agency contact the local Native American tribes regarding traditional, cultural, and religious heritage values. For a complete listing of tribes in the vicinity of the project, please contact the Native American Heritage Commission at (916)373-3710.

5) If archaeological resources are encountered **during construction**, work should be temporarily halted in the vicinity of the discovered materials and workers should avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. **Project personnel should not collect cultural resources**. Native American resources include chert or obsidian flakes, projectile points, mortars, and pestles; and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic-period resources

include stone or adobe foundations or walls; structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies.

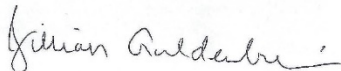
6) It is recommended that any identified cultural resources be recorded on DPR 523 historic resource recordation forms, available online from the Office of Historic Preservation's website: https://ohp.parks.ca.gov/?page_id=28351

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

Thank you for using our services. Please contact this office if you have any questions, (707) 588-8455.

Sincerely,

A handwritten signature in cursive script, appearing to read "Jillian Guldenbrein".

Jillian Guldenbrein
Researcher

LITERATURE REVIEWED

In addition to archaeological maps and site records on file at the Northwest Information Center of the Historical Resources Information System, the following literature was reviewed:

Bowman, J.N.

- 1951 *Adobe Houses in the San Francisco Bay Region*. In Geologic Guidebook of the San Francisco Bay Counties, Bulletin 154. California Division of Mines, Ferry Building, San Francisco, CA.

City and County of San Francisco, Department of City Planning

- 1992 *The Preservation Element of the Master Plan: Proposal for Citizen Review*. City and County of San Francisco, Department of City Planning, San Francisco, CA.

Helley, E.J., K.R. Lajoie, W.E. Spangle, and M.L. Blair

- 1979 *Flatland Deposits of the San Francisco Bay Region - Their Geology and Engineering Properties, and Their Importance to Comprehensive Planning*. Geological Survey Professional Paper 943. United States Geological Survey and Department of Housing and Urban Development.

Kroeber, A.L.

- 1925 *Handbook of the Indians of California*. Bureau of American Ethnology, Bulletin 78, Smithsonian Institution, Washington, D.C. (Reprint by Dover Publications, Inc., New York, 1976).

Levy, Richard

- 1978 Costanoan. In *California*, edited by Robert F. Heizer, pp. 485-495. Handbook of North American Indians, vol. 8, William C. Sturtevant, general editor. Smithsonian Institution, Washington, D.C.

Milliken, Randall

- 1995 *A Time of Little Choice: The Disintegration of Tribal Culture in the San Francisco Bay Area 1769-1810*. Ballena Press Anthropological Papers No. 43, Menlo Park.

Nelson, N.C.

- 1909 *Shellmounds of the San Francisco Bay Region*. University of California Publications in American Archaeology and Ethnology 7(4):309-356. Berkeley. (Reprint by Kraus Reprint Corporation, New York, 1964).

Nichols, Donald R., and Nancy A. Wright

- 1971 *Preliminary Map of Historic Margins of Marshland, San Francisco Bay, California*. U.S. Geological Survey Open File Map. U.S. Department of the Interior, Geological Survey in cooperation with the U.S. Department of Housing and Urban Development, Washington, D.C.

State of California Department of Parks and Recreation

- 1976 *California Inventory of Historic Resources*. State of California Department of Parks and Recreation, Sacramento.

State of California Office of Historic Preservation **

2019 *Built Environment Resources Directory*. Listing by City (through December 17, 2019).

State of California Office of Historic Preservation, Sacramento.

Wagner, Theodore and George Sandow

1894 Map Showing Portions of Alameda and Contra Costa Counties, City and County of San Francisco, California. (Photo Lith Britton and Rey SF)

**Note that the Office of Historic Preservation's *Historic Properties Directory* includes National Register, State Registered Landmarks, California Points of Historical Interest, and the California Register of Historical Resources as well as Certified Local Government surveys that have undergone Section 106 review.



NATIVE AMERICAN HERITAGE COMMISSION

February 23, 2022

Steven Treffers
Rincon Consultants, Inc.

Via Email to: streffers@rinconconsultants.com

CHAIRPERSON
Laura Miranda
Luiseño

VICE CHAIRPERSON
Reginald Pagaling
Chumash

PARLIAMENTARIAN
Russell Attebery
Karuk

SECRETARY
Sara Dutschke
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Nomlaki

COMMISSIONER
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Luiseño

COMMISSIONER
Stanley Rodriguez
Kumeyaay

EXECUTIVE SECRETARY
Christina Snider
Pomo

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

Re: 2550 Irving Street Project, San Francisco County

Dear Mr. Treffers:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative. However, the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance, we can assure that our lists contain current information.

If you have any questions or need additional information, please contact me at my email address: Cody.Campagne@nahc.ca.gov.

Sincerely,

Cody Campagne

Cody Campagne
Cultural Resources Analyst

Attachment

**Native American Heritage Commission
Native American Contact List
San Francisco County
2/23/2022**

***Amah Mutsun Tribal Band of
Mission San Juan Bautista***

Irene Zwierlein, Chairperson
3030 Soda Bay Road
Lakeport, CA, 95453
Phone: (650) 851 - 7489
Fax: (650) 332-1526
amahmutsuntribal@gmail.com

Costanoan

***Wuksache Indian Tribe/Eshom
Valley Band***

Kenneth Woodrow, Chairperson
1179 Rock Haven Ct.
Salinas, CA, 93906
Phone: (831) 443 - 9702
kwood8934@aol.com

Foothill Yokut
Mono

***Costanoan Rumsen Carmel
Tribe***

Tony Cerda, Chairperson
244 E. 1st Street
Pomona, CA, 91766
Phone: (909) 629 - 6081
Fax: (909) 524-8041
rumsen@aol.com

Costanoan

***Indian Canyon Mutsun Band of
Costanoan***

Ann Marie Sayers, Chairperson
P.O. Box 28
Hollister, CA, 95024
Phone: (831) 637 - 4238
ams@indiancanyons.org

Costanoan

***Indian Canyon Mutsun Band of
Costanoan***

Kanyon Sayers-Roods, MLD
Contact
1615 Pearson Court
San Jose, CA, 95122
Phone: (408) 673 - 0626
kanyon@kanyonconsulting.com

Costanoan

***Muwekma Ohlone Indian Tribe
of the SF Bay Area***

Monica Arellano, Vice
Chairwoman
20885 Redwood Road, Suite 232
Castro Valley, CA, 94546
Phone: (408) 205 - 9714
marellano@muwekma.org

Costanoan

The Ohlone Indian Tribe

Andrew Galvan,
P.O. Box 3388
Fremont, CA, 94539
Phone: (510) 882 - 0527
Fax: (510) 687-9393
chochenyo@AOL.com

Bay Miwok
Ohlone
Patwin
Plains Miwok

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resource Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed 2550 Irving Street Project, San Francisco County.

Mayor's Office of Housing and Community Development
City and County of San Francisco



London N. Breed
Mayor

Eric D. Shaw
Director

August 13, 2021

Julianne Polanco
State Historic Preservation Officer
Attn: Lucinda Woodward
Office of Historic Preservation
Sacramento, CA 95816
Delivered via calshpo.ohp@parks.ca.gov.

RE: 2550 Irving Street

Dear Ms. Polanco,

The Mayor's Office of Housing and Community Development (MOHCD) has been asked to certify an Environmental Assessment for a proposed mixed-income housing development (Undertaking) at 2550 Irving Street in San Francisco. Funding for the Undertaking may include assistance from the United States Department of Housing and Urban Development (HUD) that is subject to regulation by 24 CFR Part 58 and thus the Undertaking would be subject to the terms of the 2007 Programmatic Agreement in effect between the City and County of San Francisco and the California State Historic Preservation Office (PA).

In accordance with Stipulation XI.D of the PA I am writing to you to request your comments regarding the IC recommendation that a qualified archaeologist conduct archival research and field studies to identify archaeological resources, including a good faith effort to identify archaeological deposits that may show no indications on the surface. The IC advised MOHCD there is a low to moderate potential of identifying Native American archaeological resources in the project area and a moderate potential for unrecorded historic-period archaeological resources to be within the proposed 2550 Irving Street Rincon project area. Should it be necessary to implement the IC's recommendation it will be necessary to develop a site-specific programmatic agreement as the recommendation of the IC cannot be carried out until the United States Department of Housing and Urban Development issues an Authority to Use Grant Funds upon completion of the environmental review process.

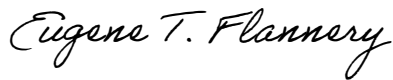
The proposed action would involve the demolition of the existing structure on the site and the construction of a multifamily housing development building comprising of up to 7 stories and 100 units with a maximum zoning height of 78 feet, excluding mechanical penthouses and parapets. The project would utilize the AB 1763 State Density Bonus Law (Government Code Section 65915), which would allow for the additional three stories beyond those allowed within the Irving Street Neighborhood Commercial District (NCD). Of the approximately 100 dwelling units, at least 50 percent would be two- or three-bedroom units. Construction of the site would also include a garage for a minimum of 11 parking spaces, secured bicycle parking with

room for 100 bikes, and a private courtyard with gathering and play spaces for residents. The project would front onto Irving Street.

The proposed action would provide housing for essential workers and their families. Dwelling units would serve households earning between 30 percent and 80 percent of the Area Median Income (AMI). Additionally, approximately 25 percent of the unit mix would be reserved for people who were formerly homeless. Residents would consist of households that have jobs in fields such as healthcare, childcare, education, non-profit services, construction, and retail. Project construction is anticipated to begin in 2025.

Should you have any questions about this project, you may contact me at the eugene.flannery@sfgov.org or 415-799-6605.

Sincerely,

A handwritten signature in black ink that reads "Eugene T. Flannery". The script is cursive and fluid, with the first name "Eugene" being larger and more prominent than the last name "Flannery".

Eugene Flannery
Environmental Compliance Manager



**DEPARTMENT OF PARKS AND RECREATION
OFFICE OF HISTORIC PRESERVATION**

Armando Quintero, Director

Julianne Polanco, State Historic Preservation Officer

1725 23rd Street, Suite 100, Sacramento, CA 95816-7100

Telephone: (916) 445-7000

FAX: (916) 445-7053

calshpo.ohp@parks.ca.gov

www.ohp.parks.ca.gov

November 22, 2021

VIA EMAIL

In reply refer to: HUD_2021_0813_003

Eugene T. Flannery
Environmental Compliance Manager
Mayor's Office of Housing
City and County of San Francisco
1 South Van Ness Avenue
San Francisco, CA 94103

Subject: 2550 Irving Street, San Francisco, Archeology Considerations

Dear Mr. Flannery:

The Office of Historic Preservation is in receipt of your letter of August 13, 2021, requesting comments pursuant to Stipulation XI.D. of the Programmatic Agreement (PA) by and among the City and County of San Francisco, the California State Historic Preservation Officer, and the Advisory Council on Historic Preservation regarding the Historic Properties Affected by Use of Revenue from the Department of Housing and Urban Development Part 58 Programs.

The Northwest Information Center of the California Historical Resources Information System has advised that the project site at 2550 Irving Street, has a low to moderate potential for Native American archeological resources and a moderate potential for historic-period archeological resources. They recommend that prior to demolition or other ground disturbance, that a qualified archeologist conduct further archival and field study to identify archeological resources. Pursuant to Stipulation XI.D.1. of the PA, the State Historic Preservation Officer concurs with their recommendation.

Mr. Flannery
November 22, 2021
Page 2

If you have questions, please contact Lucinda Woodward, Supervisor of the Local Government and Environmental Review Unit at (916) 445-7028 or at Lucinda.Woodward@parks.ca.gov.

Sincerely,

A handwritten signature in blue ink, appearing to be 'J. Polanco', with a long horizontal line extending to the right.

Julianne Polanco
State Historic Preservation Officer



December 23, 2021

Eugene Flannery
Environmental Compliance Manager
Mayor's Office of Housing and Community Development
1 South Van Ness Avenue, Fifth Floor
San Francisco, CA 91403

Ref: *Proposed 2550 Irving Street Affordable Housing Development*
San Francisco, California
ACHP Project Number: 17766

Dear Mr. Flannery:

On December 4, 2021, the Advisory Council on Historic Preservation (ACHP) received your notification and supporting documentation regarding the potential adverse effects of the referenced undertaking on a property or properties listed or eligible for listing in the National Register of Historic Places. Based upon the information you provided, we have concluded that Appendix A, Criteria for Council Involvement in Reviewing Individual Section 106 Cases, of our regulations, "Protection of Historic Properties" (36 CFR Part 800) implementing Section 106 of the National Historic Preservation Act, does not apply to this undertaking. Accordingly, we do not believe our participation in the consultation to resolve adverse effects is needed.

However, if we receive a request for participation from the State Historic Preservation Officer, Tribal Historic Preservation Officer, affected Indian tribe, a consulting party, or other party, we may reconsider this decision. Should the undertaking's circumstances change, consulting parties cannot come to consensus, or you need further advisory assistance to conclude the consultation process, please contact us.

Pursuant to Section 800.6(b)(1)(iv), you will need to file the final Section 106 agreement document (Agreement), developed in consultation with the California State Historic Preservation Office and any other consulting parties, and related documentation with the ACHP at the conclusion of the consultation process. The filing of the Agreement and supporting documentation with the ACHP is required in order to complete the requirements of Section 106 of the National Historic Preservation Act.

Thank you for providing us with your notification of adverse effect. If you have any questions or require our further assistance, please contact Mr. Anthony Guy Lopez at (202) 517-0220 or by email at alopez@achp.gov and reference the ACHP Project Number above.

Sincerely,

LaShavio Johnson
Historic Preservation Technician
Office of Federal Agency Programs

PROGRAMMATIC AGREEMENT
BETWEEN THE CITY AND COUNTY OF SAN FRANCISCO (City) AND THE
CALIFORNIA STATE HISTORIC PRESERVATION OFFICER (SHPO)
REGARDING 2550 IRVING STREET
AFFORDABLE HOUSING DEVELOPMENT,
SAN FRANCISCO, CALIFORNIA

WHEREAS, the Mayor's Office of Housing and Community Development of the City and County of San Francisco (City) has determined that the development (Undertaking) of an affordable housing development at 2550 Irving Street, San Francisco, California, by 2550 Irving Associates, L.P. (Concurring Party) may have an effect on yet unidentified subsurface properties; and

WHEREAS, 2550 Irving Associates, L.P. (Concurring Party) has been invited to be signatory to this agreement as a Concurring Party; and

WHEREAS, the Concurring Party is applying to the United States Department of Housing and Urban Development, Office of Public and Indian Housing for the release of Project Based Vouchers under the HUD Veterans Affairs Supportive Housing Program (HUD-VASH) as authorized by the Consolidated and Further Continuing Appropriations Act, 2015 (the Act) (Public Law 113-235), which are subject to regulation by 24 CFR Part 58; and

WHEREAS, the City and County of San Francisco (City) has assumed responsibility for environmental review responsibilities for programs and activities subject to regulation under Part 58; and

WHEREAS, the Director of the Mayor's Office of Housing and Community Development has been designated the Agency Official under Section 106 of the National Historic Preservation Act (NHPA) and the Certifying Officer under Part 58; and

WHEREAS, the City has consulted with the California State Historic Preservation Officer (SHPO) pursuant to the January 2007 Programmatic Agreement (Part 58 PA) by and among the City and County of San Francisco, the California State Historic Preservation Officer, and the Advisory Council on Historic Preservation Regarding Historic Properties Affected by Use of Revenue from the Department of Housing and Urban Development Part 58 Programs; and

WHEREAS, pursuant to the PA, the City and the SHPO have agreed that resolution of potential adverse effects cannot be resolved through a Standard Mitigation Measures Agreement (SMMA); and

WHEREAS, the City is a Certified Local Government pursuant to Section 101(c)(1) of the NHPA; and

WHEREAS, the City has established the Area of Potential Effects (APE) for the Undertaking for archaeological resources as defined at 36 CFR § 800.16 to be limited to the legal lot lines of the property described as 2550 Irving Street (APN 1724038), City and County of San Francisco, California; and

WHEREAS, the Northwest Information Center (NWIC) at Sonoma State University has advised the City that there is a low to moderate potential of identifying Native American archeological resources and a moderate potential of identifying historic-period archeological resources in the APE and has recommended a qualified archeologist conduct further archival and field study to identify cultural resources, especially a good-faith effort to identify those buried deposits that may show no signs on the surface (NWIC File No. 20-2310); and

WHEREAS, the NWIC has further advised the City that if archeological resources are encountered during construction, that work should be temporarily halted in the vicinity of discovered materials and workers should avoid altering the materials and their context until a qualified professional archeologist has evaluated the situation and provided appropriate recommendations; and

WHEREAS, the San Francisco Planning Department employs staff who are appropriately qualified to coordinate the reviews of resources and historic properties as applicable to the resources and historic properties being addressed and who meet the Secretary of the Interior's Professional Qualifications Standards and have the knowledge to assess the resources within an Undertaking's APE; and

WHEREAS, the Staff Archeologist has reviewed archival research, and site sensitivity in regards to prehistoric and historical archeological resources; and

WHEREAS, pursuant to the Advisory Council on Historic Preservation's (ACHP) Section 106 regulations and the PA for Part 58, the City has conducted outreach and has actively sought and requested the comments and participation of members of the Ohlone/Costanoan Indian tribe; and

WHEREAS, in accordance with 36 CFR § 800(6)(a)(1), the City has informed the ACHP of its potential adverse effect determination with specified documentation, and the ACHP has chosen not to participate in the consultation pursuant to 36 CFR § 800.6(a)(1)(iii); and

WHEREAS, the City and the SHPO have agreed to the procedures and methodology that the City will use to avoid any adverse effects from the proposed project on buried or submerged historic properties; and

WHEREAS, the project sponsor, 2550 Irving Associates, L.P., conducted considerable outreach to the community by holding community meetings on January 23, 2021, March 11, 13, and 15, 2021 April 26, 2021 and September 23, 2021 seeking public comment regarding the Undertaking

NOW, THEREFORE, the City and the SHPO agree that the Undertaking shall be implemented according to the following stipulations in order to take into account the effects the Undertaking may have on historic properties.

Execution of this PA by the City and the SHPO, and implementation of its terms, evidence that the City has taken into account the effects of the Undertaking on historic properties and afforded the ACHP an opportunity to comment. Based on the reasonable assumption that the Undertaking

may cause alterations in the character or use of historic properties and in accordance with the requirements of Stipulation XI of the PA (Consideration and Treatment of Archeological Resources) and IX Resolution of Adverse Effects, the following measures shall be undertaken to avoid any adverse effects from the proposed project on buried or submerged historic properties:

STIPULATIONS

The City will ensure that the following measures are carried out.

I. Qualified Archeological Consultant Responsibilities

- A. The City shall ensure that all work carried out pursuant to this Agreement shall be done by or under the direct supervision of historic preservation professionals who meet the Secretary of the Interior's Professional Qualifications Standards for Prehistoric and Historic Archeology.
- B. The Project Developers will retain the services of an Archeological Consultant from the rotational Department Qualified Archeological Consultants List (QACL) maintained by the San Francisco Planning Department;
- C. All work carried out pursuant to this Agreement shall meet the Secretary of the Interior's Standards for Archeology and Historic Preservation (SOI's Standards);
- D. The Archeological Consultant shall undertake such archival research and conduct field studies as deemed necessary by the Staff Archeologist.
- E. The Archeological Consultant shall develop an Archeological Testing Plan.
- F. The Archeological Consultant shall undertake the archeological testing program as specified herein. In addition, the Archeological Consultant shall be available to conduct an archeological monitoring and/or data recovery program if required pursuant to this measure.
- G. The Archeological Consultant's work shall be conducted in accordance with this measure at the direction of the Staff Archeologist.
- H. All plans and reports prepared by the Archeological Consultant as specified herein shall be submitted first and directly to the Staff Archeologist for review and comment, and shall be considered draft reports subject to revision until final approval by the Staff Archeologist.

II. Consultation with Descendant Communities

On discovery of an archeological site associated with descendant Native Americans, Overseas Chinese, or other descendant group, an appropriate representative of the descendant group and the Staff Archeologist shall be contacted. The representative of the descendant group shall be given the opportunity to monitor archeological field investigations of the site and to consult with the Staff Archeologist regarding appropriate archeological treatment of the site, of recovered data from the site, and, if applicable, any interpretative treatment of the associated archeological site. A copy of the Final Archeological Resources Report shall be provided to the representative of the descendant group;

III. Archeological Testing Program

A. The archeological testing program shall be conducted in accordance with the Archeological Testing Plan (ATP) as approved by the Staff Archeologist. The ATP will identify the types of expected archeological resource(s) that potentially could be adversely affected by the proposed project, the testing methods to be used, and the locations recommended for testing.

B. The purpose of the archeological testing program will be to determine to the extent possible the presence or absence of archeological resources and to identify and to evaluate whether any archeological resource encountered on the site constitutes an historic property using the criteria of the National Register of Historic Places (NRHP).

C. At the completion of the archeological testing program, the Archeological Consultant shall submit a written report of the findings to the Staff Archeologist. If based on the archeological testing program the Archeological Consultant finds that significant archeological resources may be present, the Staff Archeologist in consultation with the Archeological Consultant shall determine if additional measures are warranted. Additional measures that may be undertaken include additional archeological testing, archeological monitoring, and/or an archeological data recovery program. No archeological data recovery shall be undertaken without the prior approval of the Staff Archeologist. If the Staff Archeologist determines that a significant archeological resource is present and that the resource could be adversely affected by the proposed project, at the discretion of the Project Developers either:

1. The proposed project shall be re-designed so as to avoid any adverse effect on the significant archeological resource; or
2. A data recovery program shall be implemented, unless the Staff Archeologist determines that the archeological resource is of greater interpretive than research significance and that interpretive use of the resource is feasible.

D. Archeological Data Recovery Program

1. If archeological resources are identified and determined by the Staff Archeologist to be significant under NRHP Criterion D, an archeological data recovery program shall be conducted in accordance with an archeological data recovery plan (ADRP). The Archeological Consultant, Project Developers, and Staff Archeologist shall meet and consult on the scope of the ADRP prior to preparation of a draft ADRP. The Archeological Consultant shall submit a draft ADRP to the Staff Archeologist. The ADRP shall identify how the proposed data recovery program will preserve the significant information the archeological resource is expected to contain. That is, the ADRP will identify what scientific/historical research questions are applicable to the expected resource, what data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions.

2. Data recovery, in general, should be limited to archeological properties determined to be significant, following application of all NRHP criteria, as defined above, and portions of the historic property that could be adversely affected by the proposed project. Destructive data recovery methods shall not be applied to portions of the archeological resources if nondestructive methods are practical;

3. The scope of the ADRP shall include the following elements:
 - a) Field Methods and Procedures. Descriptions of proposed field strategies, procedures, and operations.
 - b) Cataloguing and Laboratory Analysis. Description of selected cataloguing system and artifact analysis procedures.
 - c) Discard and Deaccession Policy. Description of and rationale for field and post-field discard and deaccession policies.
 - d) Interpretive Program. Consideration of an on-site/off-site public interpretive program during the course of the archeological data recovery program.
 - e) Security Measures. Recommended security measures to protect the archeological resource from vandalism, looting, and non-intentionally damaging activities.
 - f) Final Report. Description of proposed report format and distribution of results.
 - g) Curation. Description of the procedures and recommendations for the curation of any recovered data having potential research value, identification of appropriate curation facilities, and a summary of the accession policies of the curation facilities.

IV. Evaluation of Archeological Resources

The City shall use the NRHP criteria for evaluating the significance of the archeological resources and their eligibility for listing on the NRHP. The criteria for evaluation are the quality of significance in American history, architecture, archeology, engineering, and culture, and may be present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and

- (a) that are associated with events that have made a significant contribution to the broad patterns of our history; or
- (b) that are associated with the lives of persons significant in our past; or
- (c) that embody distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- (d) that have yielded, or may be likely to yield, information important in prehistory or history.

If an archeological resource is encountered that the City determines is eligible for inclusion in the NRHP, the City shall act in accordance with the applicable provisions of the Part 58 PA. The property and eligibility determination will be submitted to the SHPO for review pursuant to the terms of Stipulation V.

If resources are found that the Staff Archeologist determines to meet significance Criterion D, and if preservation in place is not feasible, an Archeological Data Recovery Program shall be implemented in accordance with Stipulation XI of the Part 58 PA. If resources are found to meet Criteria A and/or B and/or C, then representatives of the appropriate descendant community or the appropriate community member shall be notified immediately upon the determination. Upon

such notification and in consultation with appropriate descendant community representatives, the Staff Archeologist will identify appropriate treatment and will be implemented by the Archeological Consultant and Project Developers. If after fifteen days of notification to the descendant community does not respond to the request for consultation then the appropriate treatment, as approved by the Staff Archeologist, will be implemented by the Archeological Consultant and Project Developers.

V. Archeological Monitoring Program (AMP)

A. If the Staff Archeologist (in consultation with the Archeological Consultant) determines that an archeological monitoring program shall be implemented the archeological monitoring program shall minimally include the following provisions:

1. The Archeological Consultant, Project Developers, and Staff Archeologist shall meet and consult on the scope of the AMP reasonably prior to any project-related soils disturbing activities commencing.
2. The Staff Archeologist (in consultation with the Archeological Consultant) shall determine what project activities shall be archeologically monitored. In most cases, any soils-disturbing activities, such as demolition, foundation removal, excavation, grading, utilities installation, foundation work, driving of piles (foundation, shoring, etc.), site remediation, etc., shall require archeological monitoring because of the risk these activities pose to potential archeological resources and to their depositional context.
3. The Archeological Consultant shall advise all project contractors to be on the alert for evidence of the presence of the expected resource(s), of how to identify the evidence of the expected resource(s), and of the appropriate protocol in the event of apparent discovery of an archeological resource.
4. Archeological monitor(s) (Monitors) under the supervision of the Archeological Consultant and as approved by the Staff Archeologist shall be present on the project site according to a schedule agreed upon by the Archeological Consultant and the Staff Archeologist until the Staff Archeologist has (in consultation with the Archeological Consultant) determined that project construction activities could have no effects on significant archeological deposits.
5. The Monitors shall record and be authorized to collect soil samples and artifactual/ecofactual material as warranted for analysis.
6. If an intact archeological resource is encountered, all soils-disturbing activities in the vicinity of the deposit shall cease. The Monitor shall be empowered to temporarily redirect demolition/excavation/pile driving/construction activities and equipment until the deposit is evaluated. If in the case of pile driving activity (foundation, shoring, etc.), the Monitor has cause to believe that the pile driving activity may affect an archeological resource, the pile driving activity shall be terminated until an appropriate evaluation of the resource has been made in consultation with the Staff Archeologist. The Archeological Consultant shall immediately notify the Staff Archeologist of the encountered archeological deposit. The Archeological Consultant shall make a reasonable effort to assess the identity, integrity, and

significance of the encountered archeological deposit, and present the findings of this assessment to the Staff Archeologist.

7. Whether or not significant archeological resources are encountered, the Archeological Consultant shall submit a written report of the findings of the monitoring program to the Staff Archeologist.

VI. Human Remains and Associated or Unassociated Funerary Objects

If human remains are discovered at any time during the implementation of the Undertaking, the agency shall follow the provisions of the Native American Graves Protection and Repatriation Act (25 USC § 3001) and the California Health and Human Safety Code (Human Remains) Section 7050.5 as well as local laws as appropriate. This shall include immediate notification of the Office of the Medical Examiner of the City and County of San Francisco and in the event of the Medical Examiner's determination that the human remains are Native American remains, notification of the California State Native American Heritage Commission (NAHC) who shall appoint a Most Likely Descendant (MLD) (PRC Section 5097.98). The Staff Archeologist, Archeological Consultant, Project Developers, and MLD shall make all reasonable efforts to develop an agreement for the treatment of, with appropriate dignity, human remains and associated or unassociated funerary objects. The agreement should take into consideration the appropriate excavation, removal, recordation, analysis, custodianship, curation, and final disposition of the human remains and associated or unassociated funerary objects.

VII. Final Archeological Resources Report

A. The Archeological Consultant shall submit a Draft Final Archeological Resources Report (FARR) to the Staff Archeologist that evaluates the historic significance of any discovered archeological resource and describes the archeological and historical research methods employed in the archeological testing/monitoring/data recovery program(s) undertaken. Information that may put at risk any archeological resource shall be provided in a separate removable insert within the final report.

B. Once approved by the Staff Archeologist, copies of the FARR shall be distributed as follows: the California Historical Resources Information System, NWIC shall receive one (1) copy and the Staff Archeologist shall receive a copy of the transmittal of the FARR to the NWIC. The Environmental Planning division of the Planning Department shall receive one bound and one unlocked, searchable PDF copy on CD of the FARR along with copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the NRHP or the California Register of Historical Resources. In instances of high public interest in or the high interpretive value of the resource, the Staff Archeologist may require a different final report content, format, and distribution than that presented above.

VIII. Objections

A. Should any signatory object at any time to the manner in which the terms of this agreement are implemented, the City shall consult with the objecting party(ies) to resolve the objection and inform the other signatories of the objection. If the City determines within fifteen (15) calendar days of receipt that such objection's cannot be resolved, the City will forward all

documentation relevant to the dispute to the ACHP in accordance with 36 CFR § 800.2(b)(2). The City in reaching a final decision regarding the dispute shall take any ACHP comment provided into account. The City's responsibility to carry out all other actions under this PA that are not the subjects of the disputed will remain unchanged.

B. At any time during implementation of the measures situated in this agreement, should an objection to any such measure or its manner of implementation be raised in writing by a member of the public, the City shall take the objection into account and consult, as needed, with the objecting party and the SHPO, as needed, for a period of time not to exceed fifteen (15) calendar days and inform the other signatories of the objection. If the City is unable to resolve the conflict, the City shall forward all documentation relevant to the dispute to the ACHP in accordance with 36 CFR 800.2(b)(2).

C. If any signatory believes that the terms of this agreement cannot be carried out, or than an amendment to its terms should be made, that signatory shall immediately consult with the other parties to develop amendments pursuant to 36 CFR § 800.6(c)(7) and 800.6(c)(8). If this agreement is not amended as provided for in this stipulation, any signatory may terminate it, whereupon the City shall proceed in accordance with 36 CFR 800.

IX. Duration of the agreement.

This PA is in effect for five (5) years from the date of execution. At any time, the signatories can agree to amend the PA in accordance with the amendment process referenced in Stipulation XII, below.

X. Post-Review Discoveries.

After all archeological work has concluded there is the possibility that unanticipated discovery of archeological deposits and/or features could occur during additional construction efforts. It is possible that such actions could unearth, expose, or disturb subsurface archeological, historical, or Native American resources that were not observable during previous archeological phases. To facilitate compliance with regulatory requirements, project personnel shall be alerted to the possibility of encountering archeological materials and/or human remains during construction, and apprised of the proper procedures to follow in the event that such materials are found in accordance with 36 CFR 800.13(a)(3).

XI. Dispute Resolution:

A. Should any signatory or concurring party to this PA object at any time to any actions proposed or the manner in which the terms of this PA are implemented, City shall consult with such party to resolve the objection. If the City determines that such objection cannot be resolved, the City will:

1. Forward all documentation relevant to the dispute, including the City's proposed resolution, to the ACHP. The ACHP shall provide the City with its advice on the resolution of the objection within thirty (30) days of receiving adequate documentation. Prior to reaching a final decision on the dispute, the City shall prepare a written response that takes into account any timely advice or comments regarding the dispute from the ACHP,

signatories and concurring parties, and provide them with a copy of this written response. The City will then proceed according to its final decision.

2. If the ACHP does not provide its advice regarding the dispute within the thirty (30) day time period; the City may make a final decision on the dispute and proceed accordingly. Prior to reaching such a final decision, the City shall prepare a written response that takes into account any timely comments regarding the dispute from the signatories and concurring parties to the PA, and provide them and the ACHP with a copy of such written response.
3. The City's responsibility to carry out all other actions subject to the terms of this PA that are not the subject of the dispute remain unchanged.

XII. AMENDMENTS, NONCOMPLIANCE, AND TERMINATION

A. If any signatory believes that the terms of this PA cannot be carried out or that an amendment to its terms should be made, that signatory shall immediately consult with the other parties to develop amendments pursuant to 36 CFR § 800.6(c)(7). If this PA is not amended as provided for in this stipulation, any signatory may terminate it, whereupon the City shall proceed in accordance with 36 CFR § 800.6(c)(8).

B. If either the terms of this PA or the Undertaking have not been carried out within five (5) years of the execution of this agreement, the signatories shall reconsider its terms. If signatories agree to amend the PA, they shall proceed in accordance with the amendment process outlined in stipulation XII.A.

Execution and implementation of this agreement evidence that the City has taken into account the effects of the Undertaking on historic properties, and the City has satisfied its responsibilities under Section 106 of the National Historic Preservation Act and its implementing regulations.

CITY AND COUNTY OF SAN
FRANCISCO MAYOR'S OFFICE OF
HOUSING AND COMMUNITY
DEVELOPMENT

By:

DocuSigned by:
Eric D. Shaw
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Eric D. Shaw, Director

5/10/2022 | 12:20 PM PDT

Date

CALIFORNIA STATE HISTORIC
PRESRVATION OFFICER

By:



Julianne Polanco

4/19-2022

Date

2550 IRVING ASSOCIATES, L.P.
(Concurring Party)

By



Maurilio Leon
Chief Executive Officer

5/5/2022

Date

Signature:

Email: mleon@tndc.org

Signature:

Email: eric.shaw@sfgov.org