

United States Department of the Interior
National Park Service**National Register of Historic Places Registration Form**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of PropertyHistoric name: Ingleside Terraces Historic District **DRAFT**

Other names/site number: _____

Name of related multiple property listing: N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. LocationStreet & number: Bounded by Junipero Serra Boulevard on the west, Ocean Avenue on the north and northeast, Ashton Avenue on the east, and the south property boundary of lots along the south side of Holloway AvenueCity or town: San Francisco State: California County: San FranciscoNot For Publication: ☐ Vicinity: ☐**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ **national** ___ **statewide** ___ **local**

Applicable National Register Criteria:

___ **A** ___ **B** ___ **C** ___ **D**_____
Signature of certifying official/Title:**Date**_____
State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official:**Date**_____
Title :**State or Federal agency/bureau
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4. National Park Service Certification

I hereby certify that this property is:

- ☐ entered in the National Register
☐ determined eligible for the National Register
☐ determined not eligible for the National Register
☐ removed from the National Register
☐ other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private: ☒
- Public – Local ☒
- Public – State ☐
- Public – Federal ☐

Category of Property

(Check only **one** box.)

- Building(s) ☐
- District ☒
- Site ☐
- Structure ☐
- Object ☐

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>638</u>	<u>135</u>	buildings
<u>1</u>	<u>4</u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>639</u>	<u>139</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling

COMMERCE/TRADE/business

COMMERCE/TRADE/specialty store

LANDSCAPE/plaza

LANDSCAPE/street furniture or object

Current Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling

DOMESTIC/multiple dwelling

COMMERCE/TRADE/business

COMMERCE/TRADE/specialty store

LANDSCAPE/plaza

LANDSCAPE/street furniture or object

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH AND EARLY 20TH CENTURY REVIVALS

Misson/ Spanish Colonial Revival

Tudor Revival

Classical Revival

Colonial Revival

French Renaissance Revival

Pueblo Revival

LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS

Prairie School

Bungalow/Craftsman

MODERN MOVEMENTS

Art Deco

OTHER

Eclectic Period Revival

Materials: (enter categories from instructions.)

Principal exterior materials of the property:

Foundation	Concrete, masonry
Walls	Stucco, wood cladding, masonry
Roof	Clay tile, composition shingle
Other	Metal, timber, tile

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

Ingleside Terraces Historic District is located in the southwestern quadrant of the City of San Francisco on approximately 148 acres roughly bounded by Junipero Serra Boulevard, Holloway Avenue, Ashton Avenue, and Ocean Avenue. The district was first platted for residential development as a restricted "residence park" in 1911 by the Urban Realty Improvement Company (URICO), led by Joseph Leonard, on and around the former site of the Ingleside Racetrack. The historic district is nearly entirely residential and consists primarily of freestanding single-family

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houses. Constructed during the 1911 to 1937 period of significance, the houses of Ingleside Terraces display a variety of early twentieth century American and popular Period Revival styles, including notable examples of Craftsman, Prairie, Mediterranean Revival, Colonial Revival, and Tudor Revival styles. Residential buildings are organized along gently curving streets with varying topography that reflect the early twentieth century trend in the design of residence parks and create the terracing effect for which the subdivision was named. The houses of the historic district are consistent in their size and massing and have a uniform setback from the street with front yards that create a cohesive character throughout the neighborhood. Large stone entry pillars and small-scale benches at the district's edges, periodic planted medians, and the large-scale sundial sculpture at Sundial Park (a contributing site) near the center of the district further enforce its cohesive feeling. The district encompasses 778 properties, of which 639 are contributing and 139 are noncontributing. Of the 639 contributing buildings and sites, there are 628 residential buildings, ten commercial buildings, and one site (Sundial Park). Of the 139 noncontributing buildings and sites, fifty-nine buildings were built outside the district's period of significance (after 1937), seventy-four have been significantly altered as to have lost their historic integrity, and six are not associated with the historic significance of the district as they were either never developed or have a use that does not relate to the development history of the district. The majority of properties, at eighty-two percent, contribute to Ingleside Terraces Historic District. The district retains all aspects of historic integrity.

Narrative Description

Setting, Location, and Arrangement

Located in a valley between the western face of Mount Davidson and the ridgeline of Merced Heights, the residential blocks within Ingleside Terraces were graded into a series of terraces that gradually decrease in elevation from east to west. Within Ingleside Terraces Historic District, parcels are laid out along curvilinear streets that undulate with the topography of the neighborhood. A defining characteristic of the historic district is the centrally located elliptical-shaped path of Urbano Drive, which follows the route of the former Ingleside Racetrack. The blocks arranged surrounding and within the ellipse of Urbano Drive create meandering street forms and irregularly shaped blocks. Many of the larger blocks throughout the district are serviced by private rear alleys, allowing for vehicular access at the rear of the property. North-south roads located to the south of the northern curve of Urbano Drive are more evenly spaced and sized, given its flatter topography. Few roads through the district form traffic thoroughfares, except for Paloma Avenue (which connects Junipero Serra Boulevard and Ocean Avenue) and Victoria Street (which connects Ocean Avenue and Holloway Avenue). Parcels are generally of uniform sizes with the vast majority (both residential and commercial parcels) measuring approximately fifty feet wide at the street-facing boundary and approximately 100 feet deep. Parcels are generally rectangular in shape.

The historic district's streets are internally focused and consistent in character, with asphalt paving and concrete sidewalks. All streets are two-way and measure about thirty feet in width, except for the one-way northbound lane of Junipero Serra Boulevard which is separated from the primary

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thoroughfare of Junipero Serra Boulevard on its west side by a planted median with lawn. Landscaping is generally varied in regard to planting types and landscape design, but parcels have a consistent setback from street frontages creating front yards which establish visual consistency and openness throughout the neighborhood. Fences and property-line walls along the public right-of-way are extremely rare. Some of the properties that are raised on the substantial terraced berms—including, but not limited to, the north side of Cerritos and the east side of Junipero Serra Boulevard from Paloma Avenue to Mercedes Way—accentuate the topographic variation and express the neighborhood's "terraces" name, while retaining the open feel of the neighborhood.

Single-Family Residences

Ingleside Terraces Historic District is nearly completely residential in use with the vast majority of properties being single-family residences. Of the 738 single-family residences within Ingleside Terraces, 628 of the total 639 contributing buildings and sites are contributors to the historic district. Contributing single-family residences were constructed between 1912 and 1937 and were designed in early twentieth-century American and Period Revival styles. Of the 131 houses with documented construction dates within the first decade of the district's development (between 1911 and 1921), approximately half (67 buildings) were designed in a Craftsman style. Other styles that are relatively common among residences of this initial decade of development include Prairie and Mediterranean Revival. More than 69 percent of the 581 houses with documented construction dates between 1922 and 1937 (the end of the period of significance) were designed in Mediterranean Revival styles. Most Mediterranean Revival style residences combine elements of the Spanish Colonial Revival and Spanish Eclectic architectural styles.

Garages are present at approximately 90 percent of the residential buildings in the district. Among those built between 1911 and 1921, the most common garage type is detached and accessed via a driveway adjacent to the residence. Most are visible from the public right-of-way. Of the houses constructed between 1922 and 1937, the majority have an integrated garage at the first story or basement level. A detached garage that is visible from the street is the second-most-common pattern.

Typical residential lots within Ingleside Terraces are twice the width of the standard 25-foot San Francisco residential lot, and all houses are detached with a uniform setback along each street. Most houses are one to two stories in height, and nearly all residences have a basement that is at least partially above grade.

The district has a total of four vacant parcels that have never been developed with residential uses: two adjacent parcels at 149 Cedro Avenue (Resource #98) and 24 Mercedes Way (Resource #440); 49 Mercedes Way (Resource #446); and a vacant parcel with no address (Resource #778) that was a former tennis court accessed from the eastern side of the Corona Street cul-de-sac.

Commercial Buildings

The thirty commercial buildings within Ingleside Terraces Historic District are located along the district's perimeter and are limited to two blocks on the southern side of Ocean Avenue, one at the west edge of the district from Junipero Serra Boulevard to Paloma Avenue, and the other at the

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east edge of the district from Ashton Avenue to Victoria Street. Of these thirty commercial buildings, ten are contributors to the historic district (out of the total 639 contributing buildings and sites). Most were constructed in the 1920s. They are typically one to two stories in height with a consistent size, scale, and massing pattern, and are built to the sidewalk. Most commercial buildings feature early twentieth-century commercial and Mediterranean Revival styles. However, many noncontributing commercial buildings exhibit mid-twentieth century and early twenty-first century alterations, including some Midcentury Modern features, as well as contemporary construction. Several buildings that were constructed as single-family residences along the south side of Ocean Avenue in the 1920s have been converted to commercial use since the middle of the twentieth century. These conversions were largely to accommodate medical and dental offices, but were undertaken outside the period of significance and do not relate to the historic significance of the Ingleside Terraces Historic District.

Landscape & Small-Scale Features

Within Ingleside Terraces, one small park (Sundial Park, Resource #239) and several landscaped medians provide public green spaces. Sundial Park, which is also a traffic circle directing one-way vehicular circulation along Entrada Court, is located at the west end of Entrada Court and features its namesake large-scale sundial statue. Where streets form cul-de-sacs, as seen at Corona Street and Lunado Court, traffic islands are planted as small plots of public green space with lawns and/or ornamental plantings. These cul-de-sac public pocket parks are owned by the City and County of San Francisco but are maintained by the Ingleside Terraces Homes Association (ITHA). A large, crescent-shaped traffic island on Moncada Way between Paloma Avenue and Cedro Avenue serves as a small park with mature trees, curving walkways, and lawns. A series of large traffic medians, planted entirely with lawn and edged by sidewalks on their western side, are located all along the western edge of the historic district, which is adjacent to Junipero Serra Boulevard. These approximately forty-foot-wide medians separate the main six-lane-wide portion of the boulevard from the neighborhood.

Ingleside Terraces Historic District also features nine designed entrance points with large, rusticated stone pillars of Colusa sandstone that are arranged in triplets on each side of inbound streets along Ocean Avenue and Junipero Serra Boulevard. Pillars closest to the curb are larger in scale and massing, while the flanking pillars are smaller. The pillars feature flared shafts set upon square bases and stepped capitals topped. Stone globes are set atop each pillar, and those on the smaller flanking pillars are original, while those on the larger primary pillars are non-original (previously the locations of metal lanterns). The major pillars often feature outward-facing vertically oriented metal signage with the “Ingleside Terraces” name, and horizontally oriented incised signage with the street name. Five of these entrances are located along Junipero Serra Boulevard at the intersections of Moncada Way, Paloma Avenue, Mercedes Way, Estero Avenue, and Holloway Avenue. Due to the greater width of the intersection at Mercedes Way, a large-scale central pillar is also located along the centerline of Mercedes Way. The remaining four pillar entrances are located along Ocean Avenue at the intersections of Paloma Avenue, Cedro Avenue, Cerritos Avenue, and Victoria Street. Some of the Ocean Avenue entrances also feature low metal fences that curve between the flanking pillars and line the sidewalk. Original features of these

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entrances included decorative metalwork, including some with arches spanning the streets and lanterns, however, those elements have been lost.

Additional small scale entrance features at the district's perimeter along Ashton Avenue include three separate pairs of stone benches flanked by short, rectilinear, rusticated sandstone pillars topped with bowl-like planters. These are located at either side of the Ashton Avenue intersections with Holloway Avenue, Head Street, and Pico Avenue.

Several contemporary traffic circles, which appear to have been added since the 1990s, have been installed and planted with succulents and ornamental shrubs. These are located at the Mercedes Way-Cerritos Avenue, Urbano Drive-Corona Street, and both Urbano Drive-Victoria Street intersections. The district features some mature trees, mostly sited in rear yards of the interior residential parcels.

Condition and Integrity

Ingleside Terraces Historic District retains all seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. Buildings within the district have been well-maintained, are largely unaltered, and the majority of their original design elements remain intact. The district retains the cohesive quality of its design and organization, characterized by gently curving roads and single-family residences in American and Period Revival styles popular from the 1910s through the late 1930s. The proportion of noncontributing buildings remains low, at eighteen percent.

While some additional development has occurred outside the district boundaries, it largely consists of similarly scaled single-family residences in adjacent neighborhoods, with commercial development limited to the Ocean Avenue corridor. Noncontributing properties within the district have remained consistent with the historic massing, scale, and setbacks, preserving the district's overall feeling as an early twentieth-century residential park.

A historic district possesses collective significance as a group of buildings where the value of the district as a whole is greater than the sum of each individual building's significance and integrity. Buildings are considered contributors if they convey the shared architectural styles, historical associations, and cultural context that characterize the district. More specifically, a building is considered a contributor if its style, massing, and character appear to date to the identified period of significance (1912–1937) and respect the overall historic character of the district. Some buildings exhibit mindful contemporary renovations yet retain their general style, overall massing, and form; these continue to contribute to the district's character and streetscape. Thus, the presence of some alterations does not automatically make a property noncontributing.

Buildings are determined to be noncontributors if they were constructed after the end of the period of significance (after 1937) or have been significantly altered in ways that remove or obscure character-defining features and diminish integrity. Properties unrelated to the district's development context are also counted as noncontributing, such as the industrial PG&E substation at 2475 Ocean Avenue (Resource #580) and four undeveloped parcels within the district.

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Alterations to the size and shape of original openings, including both doors and windows, are more impactful than window and door replacement if opening sizes and locations are not altered. Replacement windows and doors that have not altered the original openings are described as “replacements” within the individual building descriptions. Where window replacement has resulted in enlarged or altered openings, and thereby impacts the integrity of the property, this is noted. For example, an individual building description may say “window openings enlarged.” The replacement of an original garage door with a newer garage door is a typical alteration throughout the district and is not viewed as a significant change that would impact the integrity of that building.

More substantial alterations, including the construction of visually prominent additions, removal of all original decorative elements, and/or the large-scale replacement of cladding with a different material or finish (e.g., textured stucco replaced with smooth stucco), are alterations that can collectively compromise a building’s historic integrity to the extent that it no longer contributes to the district. The construction of a large rooftop addition that is not sufficiently set back, alters the building’s overall massing, mimics historic roof detailing, and/or is prominently visible from the public right-of-way is likely to render the building a noncontributor.

With some exceptions, complete building permit records for each building within Ingleside Terraces Historic District were not reviewed. Alterations are based primarily on field observations by the preparers of this nomination, supplemented by comparisons with early photographs (when available) and Google Maps Street View imagery. The dates of significant alterations are included when known. Original architects, builders, and/or owners are noted where original permits were available.

Architectural Descriptions

The following individual property descriptions are organized alphabetically by street name and then street number. One property that does not have a street address is listed at the end of the descriptions. Data included in the building descriptions consists of construction date, type, architectural style, basic form, roof type and material, and cladding material. Garages (both attached/integral and detached/freestanding) are noted when visible. Detached garages mentioned in the individual building descriptions have not been counted as separate resources. This follows the guidance of the National Park Service where garages and outbuildings are reviewed collectively as one resource with their associated residential property since detached garages are considered ancillary in form and function to the residence.¹

INDIVIDUAL RESOURCE DESCRIPTIONS

Buildings and Parcels **(639 Contributors, 139 Noncontributors)**
Alviso Street

¹ National Park Service, “Evaluating Garages and Outbuildings in Historic Districts,” *National Register of Historic Places Best Practices Review*, Issue 2, January 2023.

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1. 7 Alviso Street APN: 6926007 Contributor 1925
Architect/Builder/Owner: G.W. Morris

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and hipped roof clad in clay tile. There is an integrated garage at the first story. Alterations include replacement garage door, and construction of a side addition to the original second story. Details include clinker brick chimney, bow window, groupings of picture windows in rectangular openings, recessed arched entryway, low-relief plaster ornamentation.

2. 10 Alviso Street APN: 6927015 Contributor 1925
Architect: G.H. Vore Builder/Owner: A.J. Herzig

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and hip and shed roof clad in tar and gravel and clay tile. There is an integrated garage at the first story. Alterations include replaced entryway steps/railings, replacement garage door, windows replaced in-kind, second-story addition added circa 1950, the current stucco side wall at the entry porch and stair replaced an original low, shaped side wall. Details include complex massing with recessed upper story, recessed entryway with arched opening, bow window, groupings of casement windows with multi-lite upper sash, decorative niche and low-relief plaster crests.

3. 17 Alviso Street APN: 6926006 Contributor 1927
Architect: G.H. Vore Owner: F.S. French Builder: J.E. Solomon

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in clay tile. There is an integrated garage at the first story. Alterations include replacement of the garage door. Details include bow window, groupings of picture windows with geometric muntins, arched recessed entryway.

4. 20 Alviso Street APN: 6927016 Contributor 1925
Owner: C.M. Smith

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in tar and gravel and clay tile. There is an integrated garage at the first story. Alterations include columns removed between front windows, side wall at steps and front porch replaced, replacement garage door. Details include groupings of picture windows with arched openings, curved recessed entrance.

5. 24 Alviso Street APN: 6927017 Contributor 1914
Architect/Owner: Frank E. Brown Builder: Schroder Macintosh

Two-story-over-basement, wood-frame, single-family residential building in a Prairie style, clad

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with asbestos/fiber cement. It has a hip roof clad in asphalt. There is a detached garage visible from the street. No alterations were observed. Details include projecting eaves with denticulated cornice, casement and double-hung multi-lite windows, oriel bay at the upper floor.

6. 25 Alviso Street APN: 6926005 Contributor 1925
Builder/Owner: John R. Lindsay

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and hip roof clad in tar and gravel and clay tile. There is an integrated garage at the first story. Alterations include replacement garage door, windows replaced in-kind. Details include bow window, groupings of picture windows with multi-lite arched transoms, arched recessed opening, hipped turret.

7. 30 Alviso Street APN: 6927018 Contributor 1926
Builder/Owner: C.M. Smith

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and hip roof clad in tar and gravel and clay tile. There is an integrated garage at the first story. Alterations include visible side addition, replacement garage door, and replacement windows (not in-kind). Details include hipped entry turret with arched openings, bow window with pent roofline, picture windows.

8. 35 Alviso Street APN: 6926004 Contributor 1923
Owner: John R. Lindsay

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a gable and hip roof clad in asphalt. There is an integrated garage at the first story. Alterations include replaced entryway steps/railings, replacement garage door. Details include bow window, groupings of casement windows with geometric muntins, recessed entryway with trefoil form arch.

9. 38 Alviso Street APN: 6927019 Noncontributor 1924

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and hip roof clad in tar and gravel and clay tile. There is an integrated garage at the first story. Alterations include replacement doors, replaced entryway steps/railings, replacement garage door, windows replaced not in-kind, front addition changed massing of building and entry location, and removed original front patio with small, covered entry porch. Reason for noncontributor status: alterations.

10. 44 Alviso Street APN: 6927020 Contributor 1928
Architect/Builder/Owner: E.C. Baker

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean

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Revival style, clad with stucco. It has a flat and gable roof clad in tar and gravel and clay tile. There is an integrated garage at the first story. No alterations were observed. Details include turret with battlement parapet, arched openings, picture windows with geometric arched muntins.

11. 45 Alviso Street APN: 6926003 Noncontributor 1923
Owner: John R. Lindsay

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable and hip roof clad in tar and gravel and clay tile. There is an integrated garage at the first story. Alterations include an additional story, front addition, replacement doors, replaced entryway steps/railings, replacement garage door, solar panels (partially visible), windows replaced not in-kind. Reason for noncontributor status: alterations.

12. 50 Alviso Street APN: 6927021 Contributor 1928

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable and shed roof clad in tar and gravel and clay tile. There is an integrated garage at the first story. Alterations include an additional story, replacement garage door, windows at second-story addition different in style and pattern from original windows. Details include large arched picture windows, partial-width porch with wood turned spindle posts, metal balconet, low-relief swag and crest plaster ornamentation.

13. 55 Alviso Street APN: 6926002 Contributor 1923

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a hip roof clad in asphalt. There is an integrated garage at the first story. Alterations include replacement garage door and replacement windows (not in-kind). Details include bow window, groupings of fixed windows, recessed arched opening.

14. 60 Alviso Street APN: 6927022 Contributor 1928
Architect: Donnell E. Jaekle Builder/Owner: A.J. Herzig

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in tar and gravel and clay tile. There is an integrated garage at the first story. Alterations include replacement of the garage door. Details include large picture windows with flattened arches, spiral Corinthian column porch support, low-relief plaster crest and swag ornamentation.

15. 70 Alviso Street APN: 6927023 Contributor 1928
Architect/Builder/Owner: G.W. Morris

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable and hip roof clad in tar and gravel and clay

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tile. There is an integrated garage at the first story. Alterations include replacement doors, carport constructed at side façade, windows at primary façade replaced with in-kind material but without original multi-lite pattern, windows at secondary elevations replaced not in-kind. Details include bow window with arched fixed windows, geometric muntins, low-relief plaster ornamentation, metal awning.

16. 75 Alviso Street APN: 6916014 Contributor 1924

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a hip roof clad in asphalt. There is a detached garage visible from the street. Alterations include replacement doors, windows replaced not in-kind. Details include symmetrical fenestration, groupings of multi-lite casement and double-hung windows, metal balconet, low-relief plaster ornamentation.

17. 78 Alviso Street APN: 6927024 Contributor 1928

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in tar and gravel and clay tile. There is an integrated garage at the first story. Alterations include replacement of the garage door. Details include picture window and garage opening with flattened arch beneath front gable, arched wall opening.

18. 80 Alviso Street APN: 6927025 Contributor 1937

Two-story-over-basement, wood-frame, single-family residential building in a French Eclectic style, clad with stucco and wood shingles. It has a compound and hip roof clad in clay tile. There is an integrated garage at the first story. Alterations include visible side addition, replacement garage door. Details include Chateausque roof form, multi-light casement and bay windows, tile roofing.

19. 81 Alviso Street APN: 6916013 Contributor 1924

Two-story-over-basement, wood-frame, single-family residential building in a Colonial Revival style, clad with horizontal wood siding. It has a gambrel roof clad in asphalt. There is a detached garage visible from the street. Alterations include windows replaced in-kind. Details include groupings of multi-lite double-hung windows, wood shutters, pedimented portico.

20. 90 Alviso Street APN: 6927026 Noncontributor 1960
Owner: Mrs. Matler Jaget Builder: Oscar Gasty

One-story-over-basement, wood-frame, single-family residential building in a Modern style, clad with stucco and horizontal wood siding. It has a gable and hip roof clad in asphalt and wood shingle. There is an integrated garage at the first story. Alterations include replaced entryway steps/railings, windows replaced not in-kind. Reason for noncontributor status: built outside period of significance.

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Arch Street

21. 596 Arch Street APN: 6993046 Contributor 1925
Architect/Builder: G.W. Morris Owner: C.W. Gunn

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in asphalt and clay tile. There is an integrated garage at the first story. Alterations include windows replaced not in-kind. Details include projecting bow window, rectangular openings, low-relief plaster crest ornamentation.

22. 599 Arch Street APN: 6994001 Contributor 1923
Architect: Archie T. Newsom Owner: URICO Builder: Leonard & Holt

One-story-over-basement, wood-frame, single-family residential building in a Tudor Revival style, clad with half-timbering. It has a gable roof clad in asphalt. There is a detached garage at the rear alley. Alterations include windows replaced not in-kind. Details include front gable with half-timbering at the gable end, entry canopy with knee brace brackets.

Ashton Avenue

23. 201 Ashton Avenue APN: 6932008 Contributor 1922

One-story-over-basement, wood-frame, single-family residential building in an Eclectic Period Revival style, clad with stucco. It has a hip and jerkinhead roof clad in asphalt. There is an integrated garage at the first story. Alterations include replacement doors, permanent pergola/arbor added, windows replaced not in-kind. Details include engaged corner porch with arched openings, groupings of double-hung windows, low-relief geometric panels.

24. 211 Ashton Avenue APN: 6932007 Contributor 1922
Builder/Owner: Clifford S. Allred

One-story-over-basement, wood-frame, single-family residential building in an Eclectic Period Revival style, clad with stucco. It has a compound gable and hip roof clad in asphalt. There is an integrated garage at the first story. Alterations include windows replaced not in-kind. Details include recessed entrance with pointed arch, chimney with geometric low-relief detail.

25. 215 Ashton Avenue APN: 6932006 Contributor 1922
Builder/Owner: Clifford S. Allred

Two-story-over-basement, wood-frame, single-family residential building in a French Eclectic style, clad with stucco. It has a jerkinhead roof clad in asphalt. There is an integrated garage at the first story. Alterations include replacement garage door, shutters likely not original metal gate added at entry, glass block windows added at side elevation. Details include Palladian window,

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engaged porch with arched opening, groupings of windows with shutters.

26. 225 Ashton Avenue APN: 6932005 Contributor 1922
Builder/Owner: Clifford S. Allred

One-story-over-basement, wood-frame, single-family residential building in an Eclectic Period Revival style, clad with stucco. It has a compound gable and hip roof clad in asphalt. There is an integrated garage at the first story. Alterations include replacement garage door, solar panels visible from the street, windows replaced in-kind. Details include recessed entryway with stepped arch, overhanging eaves with decorative brackets.

27. 235 Ashton Avenue APN: 6932004 Contributor 1922
Builder/Owner: Clifford S. Allred

One-and-a-half-story-over-basement, wood-frame, single-family residential building in an Eclectic Period Revival style, clad with stucco and horizontal wood siding. It has a gable roof clad in asphalt. There is an integrated garage at the first story. Alterations include replacement garage door and replacement windows (not in-kind). Details include overhanging eaves with decorative brackets, groupings of double-hung windows with multi-lite upper sash, engaged corner porch with arched opening.

28. 245 Ashton Avenue APN: 6932003 Noncontributor 1922
Builder/Owner: Clifford S. Allred

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat roof clad in clay tile. There is an integrated garage at the first story. Alterations include removal of decorative details, replacement doors, entry path new stone front gate at door new, replacement garage door, and replacement windows (not in-kind). Reason for noncontributor status: alterations.

29. 255 Ashton Avenue APN: 6932002 Contributor 1922
Builder/Owner: Clifford S. Allred

Two-story-over-basement, wood-frame, single-family residential building in an Eclectic Period Revival style, clad with stucco and horizontal wood siding. It has a flat and hip roof clad in asphalt. There is an integrated garage at the first story. Alterations include a rear addition, replacement garage door, and replacement windows (not in-kind). Details include recessed entryway, eight-over-one double-hung windows with large lintels and sills between a prominent chimney with stepped cornice.

30. 275 Ashton Avenue APN: 6923007 Contributor 1926
Builder/Owner: Noah Swanson

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean

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Revival style, clad with stucco. It has a flat and gable roof clad in clay tile. There is an integrated garage at the first story. Alterations include replacement doors, replaced entryway steps/railings. Details include a bow window with pent parapet, recessed arched entryway, masonry cladding at the base.

31. 285 Ashton Avenue APN: 6923006 Contributor 1915
Architect: Joseph A. Leonard Builder/Owner: URICO

One-and-a-half-story-over-basement, wood-frame, single-family residential building in a Craftsman style, clad with horizontal wood siding and wood shingles. It has a gable roof clad in asphalt. There is a detached garage at the rear alley. Alterations include windows replaced not in-kind. Details include cross-gabled roof, overhanging eaves with exposed rafters and brackets, porch with battered column.

32. 295 Ashton Avenue APN: 6923005 Contributor 1915
Architect: Joseph A. Leonard Builder/Owner: URICO

One-story-over-basement, wood-frame, single-family residential building in a Craftsman style, clad with horizontal wood siding and wood shingles. It has a gable roof clad in asphalt. There is no garage visible. No alterations were observed. Details include clinker brick chimney, overhanging eaves with rafter tails and brackets, partial width engaged porch with flattened arch openings.

33. 301 Ashton Avenue APN: 6923004 Contributor 1915
Architect: Joseph A. Leonard Builder/Owner: URICO

One-and-a-half-story-over-basement, wood-frame, single-family residential building in a Craftsman style, clad with horizontal wood siding and wood shingles. It has a gable roof clad in asphalt. There is a detached garage at the rear alley. No alterations were observed. Details include overhanging eaves with exposed brackets, groupings of multi-lite casement windows, double-hung windows with multi-lite upper sash, front-gabled dormer with symmetrical fenestration pattern and arched opening.

34. 311 Ashton Avenue APN: 6923003 Contributor 1923
Architect/Builder/Owner: G.W. Morris

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in tar and gravel and clay tile. There is an integrated garage at the first story. Alterations include removal of decorative detail, replacement doors, installation of solar panels (partially visible), window openings changed/added. Details include a partial-width porch with arched opening, and a large front bay.

35. 321 Ashton Avenue APN: 6923002 Contributor 1923
Architect/Builder/Owner: G.W. Morris

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One-story-over-basement, wood-frame, single-family residential building in an Eclectic Period Revival style, clad with stucco. It has a hip roof clad in asphalt. There is a detached garage at the rear alley. Alterations include replacement of the garage door. Details include front-gabled bay with rounded eave overhang, groupings of multi-lite casement and double-hung windows with geometric muntins, clinker brick chimney, portico with eyebrow roofline.

36. 365 Ashton Avenue APN: 6915004 Contributor 1925
Builder/Owner: S. Larsen

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a hip roof clad in asphalt and clay tile. There is a detached garage at the rear alley. Alterations include replacement doors, replaced entryway steps/railings, windows replaced not in-kind. Details include bow window, groupings of picture windows with multi-lite transom, recessed entryway with trefoil opening.

37. 369 Ashton Avenue APN: 6915003A Contributor 1925

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a hip roof clad in asphalt and clay tile. There is a detached garage at the rear alley. Alterations include windows replaced not in-kind. Details include bow window, groupings of picture windows, recessed entry with arched opening.

38. 371 Ashton Avenue APN: 6915003 Contributor 1924
Builder/Owner: S. Larsen **Photo 1**

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a gable and hip roof clad in asphalt and clay tile. No alterations were observed. Details include overhanging eaves with brackets and modillions, tripartite picture window, low-relief plaster crest ornamentation, arched primary entryway.

39. 383 Ashton Avenue APN: 6915002 Contributor 1924

One-story-over-basement, wood-frame, single-family residential building in an Eclectic Period Revival style, clad with stucco. It has a hip roof clad in asphalt and clay tile. There is an integrated garage at the first story. No alterations were observed. Details include prominent bow window, multi-lite fixed and casement windows, recessed entry with arched opening and metal grille.

40. 391 Ashton Avenue APN: 6915001 Contributor 1925

Two-and-a-half-story, wood-frame, commercial retail building in a Mediterranean Revival style, clad with stucco. It has a flat and gambrel roof clad in tar and gravel and clay tile. Alterations include some storefront alterations, and a metal gate added at entryway. Details include stepped cornice, arched openings with spiral Corinthian engaged columns, low-relief crest, swag, and insignia details, multi-lite casement windows.

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Borica Street

41. 1 Borica Street	APN: 6927013	Contributor	1924
Architect/Builder: Leonard & Holt		Owner: URICO	

Two-story-over-basement, wood-frame, single-family residential building in a Colonial Revival style, clad with stucco. It has a flat and gable-on-hip roof clad in asphalt. Alterations include a rear addition, visible side addition, windows replaced not in-kind. Details include shed dormers, pedimented canopy, low-relief plaster swag and crest details, contemporary rear addition.

42. 2 Borica Street	APN: 6928013	Contributor	1924
Architect/Builder: Leonard & Holt		Owner: URICO	

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a hip roof clad in asphalt. There is a detached garage at the rear alley. No alterations were observed. Details include symmetrical fenestration, groupings of casement and double-hung windows with multi-lite upper sash, low-relief plaster ornamentation.

43. 10 Borica Street	APN: 6928014	Contributor	1924
Architect/Builder: Leonard & Holt		Owner: URICO	

One-story-over-basement, wood-frame, single-family residential building in a French Eclectic style, clad with stucco. It has a flat and gable and hip roof clad in asphalt. There is an integrated garage at the first story. Alterations include windows replaced not in-kind. Details include a front gabled bay, metal balconet, and eyebrow roofline above the entryway.

44. 11 Borica Street	APN: 6927012	Contributor	1923
Architect/Builder: Leonard & Holt		Owner: URICO	

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat roof clad in clay tile. There is an integrated garage at the first story. Alterations include replacement garage door and replacement windows (not in-kind). Details include shaped parapet, gabled entry bay with brackets, groupings of multi-lite casement and fixed windows.

45. 15 Borica Street	APN: 6927011	Contributor	1923
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One-story-over-basement, wood-frame, single-family residential building in an Eclectic Period Revival style, clad with stucco. It has a flat roof clad in asphalt. There is an integrated garage at the first story. Alterations include replacement garage door and replacement windows (not in-kind). Details include hipped entry turret, box bay with half-timber cladding, recessed entryway.

46. 20 Borica Street	APN: 6928015	Noncontributor	1924
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Architect/Builder: Leonard & Holt

Owner: URICO

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat roof clad in asphalt. There is an integrated garage at the first story. Alterations include removal of decorative detail, door openings changed/added, replacement doors, replaced entryway steps/railings, replacement garage door, and replacement windows (not in-kind). Reason for noncontributor status: alterations.

47. 25 Borica Street APN: 6927010 Contributor 1923
Architect/Builder: Leonard & Holt Owner: URICO

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat roof clad in clay tile. There is an integrated garage at the first story. Alterations include an additional story, windows retained at primary façade and replaced not in-kind at side elevations, set back second story addition towards rear. Details include shaped parapet, hipped entry turret with arched openings, tripartite arched picture window with metal balconet.

48. 30 Borica Street APN: 6928016 Contributor 1924
Architect/Builder: Leonard & Holt Owner: URICO

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in asphalt. There is an integrated garage at the first story. No alterations were observed. Details include textured stucco cladding, recessed arched entryway, groupings of multi-lite casement windows.

49. 35 Borica Street APN: 6927009 Contributor 1923

One-story-over-basement, wood-frame, single-family residential building in a Tudor Revival style, clad with stucco. It has a flat and gable roof clad in asphalt. There is an integrated garage at the first story. Alterations include windows replaced not in-kind. Details include hipped entry canopy, oriel window with half-timbering, recessed entryway with Venetian arch.

50. 36 Borica Street APN: 6928017 Contributor 1924
Architect/Builder: Leonard & Holt Owner: URICO

One-story-over-basement, wood-frame, single-family residential building in a Tudor Revival style, clad with stucco. It has a flat and gable and jerkinhead roof clad in asphalt. There is an integrated garage at the first story. Alterations include entry/porch added or expanded, entry/porch enclosed, windows replaced not in-kind. Details include complex massing with overlapping gables, stepped chimney, eave returns.

51. 40 Borica Street APN: 6928018 Contributor 1924
Architect/Builder: Leonard & Holt Owner: URICO

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One-story-over-basement, wood-frame, single-family residential building in an Eclectic Period Revival style, clad with stucco. It has a jerkinhead roof clad in asphalt. There is an integrated garage at the first story. Alterations include solar panels (partially visible), windows replaced not in-kind. Details include overhanging eaves with exposed brackets, groupings of multi-lite casement windows, and clinker brick masonry chimney.

52. 45 Borica Street APN: 6927008 Contributor 1923
Architect: Archie T. Newsom Owner: URICO Builder: Leonard & Holt

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in asphalt and clay tile. There is an integrated garage at the first story. Alterations include replacement garage door, all windows with the exception of round-arched windows replaced not in-kind. Details include large front gabled dormer with multi-lite Palladian window, lancet arch recessed entryway, picture windows with window box and corbels, side bay with jerkinhead roof and board and batten paneling.

53. 49 Borica Street APN: 6927007 Contributor 1923

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat roof clad in clay tile. There is an integrated garage at the first story. Alterations include replacement garage door and replacement windows (not in-kind). Details include a bow window with rectangular picture windows, gabled portico with knee-brace brackets, and an arched doorway.

54. 50 Borica Street APN: 6928019 Contributor 1924
Architect/Builder: Leonard & Holt Owner: URICO

One-story-over-basement, wood-frame, single-family residential building in a Tudor Revival style, clad with stucco. It has a flat and gable roof clad in asphalt. There is an integrated garage at the first story. Alterations include windows replaced not in-kind. Details include bay window with cornice and string course, steeply pitched front-gabled bay, Tudor arch with faux quoining, low-relief plaster ornamentation.

55. 55 Borica Street APN: 6927006 Contributor 1923
Architect: Archie T. Newsom Owner: URICO Builder: Leonard & Holt

One-story-over-basement, wood-frame, single-family residential building in a Colonial Revival style, clad with stucco. It has a flat and gambrel roof clad in asphalt. There is a detached garage visible from the street. Alterations include a rear addition. Details include wood post porch supports with spindle balustrade, low-relief plaster swags, double-hung windows with multi-lite upper sash, wood shutters.

56. 60 Borica Street APN: 6928020 Contributor 1924

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Architect/Builder: Leonard & Holt

Owner: URICO

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat roof clad in clay tile. There is a detached garage visible from the street. Alterations include some windows replaced in kind and some not in-kind. Details include arched openings, shaped parapet, tripartite picture window, recessed entryway with engaged Corinthian column.

57. 65 Borica Street APN: 6927005 Contributor 1923
Architect: Archie T. Newsom Owner: URICO Builder: Leonard & Holt

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in clay tile. There is a detached garage visible from the street. Alterations include an additional story, simplification of decorative detail, and the garden wall altered in design. Details include complex massing, arched recessed picture windows with multi-lite glazing, multi-lite casement windows with wood shutters, and low walls with shaped parapet.

58. 66 Borica Street APN: 6928021 Contributor 1924
Architect/Builder: Leonard & Holt Owner: URICO

One-story-over-basement, wood-frame, single-family residential building in a Tudor Revival style, clad with half-timbering. It has a flat and gable and hip roof clad in asphalt. There is a detached garage visible from the street. Alterations include replaced entryway steps/railings, windows replaced in-kind. Details include steeply pitched front gable, oriel window with groupings of multi-lite casement and transom windows, half-timbering, projecting principal façade plane.

59. 70 Borica Street APN: 6928022 Contributor 1924
Architect/Builder: Leonard & Holt Owner: URICO

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable and shed roof clad in clay tile. There is a detached garage visible from the street. No alterations were observed. Details include tripartite multi-lite recessed picture windows with arched openings, low-relief plaster ornamentation, eave with slight overhang and brackets.

60. 75 Borica Street APN: 6927004 Contributor 1923
Architect: Archie T. Newsom Owner: URICO Builder: Leonard & Holt

One-and-a-half-story-over-basement, wood-frame, single-family residential building in a Tudor Revival style, clad with stucco. It has a flat and gable and hip roof clad in asphalt. There is a detached garage visible from the street. Alterations include windows replaced not in-kind, decorative wood elements including half-timbering and wood shutters removed. Details include shaped parapet with sloping wing wall, gabled wall dormer with steep pitch, entry canopy,

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recessed multi-lite picture windows with pointed arch opening, flared wing walls.

61. 80 Borica Street APN: 6928023 Contributor 1924
Architect/Builder: Leonard & Holt Owner: URICO

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in clay tile. There is a detached garage visible from the street. Alterations include replaced entryway steps/railings, windows replaced not in-kind with exception of transom windows at primary façade (retained). Details include groupings of picture windows, multi-lite transoms, peaked parapet, metal balconet.

62. 85 Borica Street APN: 6927003 Contributor 1923
Architect: Archie T. Newsom Owner: URICO Builder: Leonard & Holt

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat roof clad in clay tile. There is a detached garage visible from the street. No alterations were observed. Details include shaped parapet, recessed tripartite multi-lite picture windows with flattened arch opening, stepped wing wall, shaped garden wall with arched doorway, ceramic tile façade ornamentation at the cornice.

63. 90 Borica Street APN: 6928024 Contributor 1924
Architect/Builder: Leonard & Holt Owner: URICO

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in asphalt and clay tile. There is a detached garage visible from the street. Alterations include replaced entryway steps/railings, new roofing material, windows replaced not in-kind. Details include shaped parapet above the entryway, groupings of recessed arched windows with curved muntins, low-relief plaster ornamentation, spiral pilasters, and eave returns.

64. 91 Borica Street APN: 6927002 Contributor 1923
Architect: Archie T. Newsom Owner: URICO Builder: Leonard & Holt **Photo 2**

One-story-over-basement, wood-frame, single-family residential building in a French Eclectic style, clad with stucco. It has a flat and hip roof clad in asphalt. There is a detached garage visible from the street. No alterations were observed. Details include Chateausque elements with entry turret and conical roof, steeply pitched hipped volume, concrete gate with faux drawbridge, recessed multi-lite casement windows, eyebrow vent, projecting cornice.

65. 110 Borica Street APN: 6919016 Contributor 1924
Owner: John R. Lindsay

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in clay tile. There is a detached

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garage visible from the street. Alterations include windows replaced not in-kind. Details include swag and crest low-relief plaster ornamentation, picture windows with transom and muntins, textured stucco cladding.

66. 116 Borica Street APN: 6919017 Contributor 1924

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in clay tile. There is a detached garage visible from the street. Alterations include replacement garage door and replacement windows (not in-kind). Details include groupings of recessed, arched multi-lite picture windows separated by Corinthian columns, central hipped turret, recessed entryway.

67. 120 Borica Street APN: 6919018 Contributor 1917
Architect: Joseph A. Leonard Builder/Owner: URICO

One-story-over-basement, wood-frame, single-family residential building in a Colonial Revival/Craftsman style, clad with stucco. It has a hip roof clad in asphalt. There is a detached garage visible from the street. Alterations include windows replaced not in-kind. Details include projecting flared eaves, clinker brick chimney and stoop, symmetrical fenestration pattern, decorative window boxes with brackets.

68. 128 Borica Street APN: 6919019 Noncontributor 1925

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a compound roof clad in clay tile. There is an integrated garage at the first story. Alterations include a rear addition, construction of a deck (visible from street) over a partially setback garage addition at one side of the primary façade, simplification of decorative detail, replacement entry steps and railings, replacement garage door, and replacement windows (not in-kind). Reason for noncontributor status: alterations.

69. 135 Borica Street APN: 6918005 Contributor 1926
Architect: Charles F. Strothoff Builder/Owner: G.W. Morris

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in asphalt and tar and gravel. There is an integrated garage at the first story. Alterations include replacement of the garage door. Details include bow window, eave returns, groupings of multi-lite casement and fixed windows.

70. 140 Borica Street APN: 6919020 Contributor 1915

Two-story-over-basement, wood-frame, single-family residential building in a Craftsman style, clad with wood shingles. It has a gable roof clad in. There is no garage visible. No alterations were observed. Details include broadly overhanging eaves with exposed rafters and knee-brace brackets, box bay with exposed joinery and canopy, vented gable.

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71. 147 Borica Street APN: 6918004 Contributor 1926
Architect: Charles F. Strothoff Builder/Owner: G.W. Morris

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in asphalt and tar and gravel. There is an integrated garage at the first story. Alterations include replacement garage door and replacement windows (not in-kind). Details include front gable with recessed tripartite fixed windows in arched openings, hipped entry turret with Venetian arched opening, groupings of multi-lite casement windows.

72. 150 Borica Street APN: 6919021 Contributor 1923

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat roof clad in clay tile. There is an integrated garage at the first story. Alterations include replaced entryway steps/railings, replacement garage door, and replacement windows (not in-kind). Details include bow window, entry canopy with corbels, inset window hoods.

73. 154 Borica Street APN: 6919022 Contributor 1922

One-and-a-half-story-over-basement, wood-frame, single-family residential building in a Craftsman style, clad with stucco. It has a gable roof clad in asphalt. There is a detached garage visible from the street. No alterations were observed. Details include overhanging eaves with exposed rafter tails and brackets, partial-width porch with rounded openings, groupings of windows with geometric muntins, curved bargeboard, and an "airplane cockpit" upper story.

74. 155 Borica Street APN: 6918003 Contributor 1923
Architect: H.K. Lovell Builder/Owner: URICO

One-and-a-half-story, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat roof clad in tar and gravel and clay tile. There is a detached garage at the rear alley. Alterations include replacement garage door and replacement windows (not in-kind). Details include complex massing with recessed upper story, groupings of double-hung windows with multi-lite upper sash, stepped chimney, engaged porch with pent roof and arched openings.

75. 160 Borica Street APN: 6919023 Noncontributor 1949
Owner: Clifford H Bauer Builder: C. Berwich & Son

One-story-over-basement, wood-frame, single-family residential building in a Modern style, clad with brick and stucco and horizontal wood siding. It has a flat and hip roof clad in asphalt. There is an integrated garage at the first story. Alterations include replacement garage door and replacement windows (not in-kind). Reason for noncontributor status: built outside period of

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significance.

76. 165 Borica Street APN: 6918002 Contributor 1922

One-and-a-half-story, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat roof clad in clay tile. Alterations include windows replaced not in-kind. Details include complex massing, shaped parapet, textured stucco cladding, bow window with picture windows, recessed entryway.

77. 170 Borica Street APN: 6919024 Contributor 1921

Two-story, wood-frame, single-family residential building in a Colonial Revival style, clad with horizontal wood siding and wood shingles. It has a hip roof clad in. There is a detached garage visible from the street. Alterations include a visible side addition. Details include symmetrical fenestration pattern, groupings of double-hung windows with multi-lite upper sash, curved entry canopy with brackets.

78. 180 Borica Street APN: 6919025 Noncontributor 1916

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in asphalt. There is a detached garage visible from the street. Alterations include door openings changed/added, replaced entryway steps/railings, replacement garage door, window openings changed/added, windows replaced not in-kind, entry location moved and openings at primary façade changed. Reason for noncontributor status: alterations.

79. 190 Borica Street APN: 6919026 Contributor 1926

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat roof clad in clay tile. There is an integrated garage at the first story. Alterations include replacement of the garage door. Details include bow window, low-relief plaster ornamentation, groupings of windows with geometric muntins.

80. 195 Borica Street APN: 6917001 Contributor 1923
Architect: H.K. Lovell Builder/Owner: URICO

One-story, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in asphalt and clay tile. There is an attached garage. Alterations include replacement garage door, one window replaced not in-kind, front porch enclosed with glass block and vinyl windows. Details include shaped parapet, engaged corner porch with arched openings, low-relief plaster ornamentation, side porch with Corinthian columns and large beams.

Bright Street

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81. 594 Bright Street APN: 6989046 Contributor 1928
Architect: Athanase Nastovic Builder/Owner: R.P. Grant

One-and-a-half-story-over-basement, wood-frame, single-family residential building in a French Eclectic style, clad with stucco. It has a gable roof clad in asphalt. There is a detached garage visible from the street. Alterations include simplification of decorative detail, window openings changed/added, windows replaced not in-kind. Details include prominent turret with conical roof, steeply pitched front gable, shed dormer with metal balconet, groupings of multi-lite casement windows, entry canopy.

82. 595 Bright Street APN: 6990001 Noncontributor 1926
Architect: A.C. Hawerton Builder/Owner: Hemmen & Weissman

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with horizontal wood siding. It has a flat roof clad in asphalt. There is an integrated garage at the first story. Alterations include visible side addition, replacement of cladding, removal of decorative detail, door openings changed/added, replacement doors, altered garage door opening, replacement garage door, and replacement windows (not in-kind). Reason for noncontributor status: alterations.

Byxbee Street

83. 395 Byxbee Street APN: 6997001 Noncontributor 1940

Two-story-over-basement, wood-frame, single-family residential building in a Modern style, clad with stucco. It has a flat and hip roof clad in asphalt. There is a detached garage visible from the street. Alterations include replacement windows (not in-kind). Reason for noncontributor status: built outside period of significance.

Cedro Avenue

84. 10 Cedro Avenue APN: 6908009 Contributor 1927
Builder/Owner: Noah Swanson

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a gable roof clad in clay tile. Alterations include windows replaced in-kind. Details include cross-gabled roof, wood balcony with paneled wood railing, casement windows with diamond muntins.

85. 11 Cedro Avenue APN: 6909020 Contributor 1925

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in clay tile. Alterations include

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replaced entryway steps/railings, windows replaced not in-kind, three round arched windows at primary façade replaced with one large window opening, cement low-relief plaster decoration over entry removed. Details include recessed picture window, engaged corner porch with arched openings.

86. 19 Cedro Avenue APN: 6909019 Contributor 1935

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in clay tile. There is an integrated garage at the first story. Alterations include replacement garage door, solar panels (partially visible), windows replaced in-kind. Details include front gabled projecting bay with recessed multi-lite picture window, corbels, corner porch with arched openings.

87. 20 Cedro Avenue APN: 6908010 Noncontributor 1938
Architect: George Ralph Owner: Mark Altman Builder: Thomas M. Jones

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a gable and hip roof clad in clay tile. There is an integrated garage at the first story. Alterations include removal of decorative detail, replaced entryway steps/railings, replacement garage door, new roofing material, windows replaced not in-kind, replacement metal railing at balcony, French doors replaced not in-kind. Reason for noncontributor status: built outside period of significance.

88. 30 Cedro Avenue APN: 6908031 Contributor 1927
Owner: William J Warner Builder: William G Biapar

Two-story-over-basement, wood-frame, single-family residential building in a Classical Revival style, clad with stucco and horizontal wood siding. It has a hip roof clad in asphalt. There is a detached garage at the rear alley. No alterations were observed. Details include projecting front bay with arched integrated porch, groupings of multi-lite casement and double-hung windows with geometric muntins.

89. 40 Cedro Avenue APN: 6908032 Contributor

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a gable and shed roof clad in clay tile. There is no garage visible. No alterations were observed. Details include cross-gabled roof with no eave overhang, multi-lite casement windows, one-over-one double hung windows, fascia with carved tails, recessed arched entryway.

90. 60 Cedro Avenue APN: 6908033 Contributor 1912
Architect/Builder/Owner: URICO

Two-story, wood-frame, single-family residential building in a Craftsman style, clad with wood

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shingles. It has a gable roof clad in asphalt. There is no garage visible. No alterations were observed. Details include overhanging eaves with exposed rafter tails and brackets, rounded projecting corner bay, gabled dormer, shingle cladding.

91. 70 Cedro Avenue APN: 6908034 Contributor 1912
Architect: Joseph A. Leonard Builder/Owner: URICO

Two-story-over-basement, wood-frame, single-family residential building in a Craftsman style, clad with stone and wood shingles. It has a double gable and gable-on-hip roof clad in asphalt. There is an integrated garage at the first story. Alterations include integral garage added to basement of building at unknown date. Details include complex massing with overlapping gables, overhanging eaves with exposed rafter tails and brackets, latticework at the gable end, stone masonry porch posts.

92. 77 Cedro Avenue APN: 6909018 Contributor 1912
Architect: Joseph A. Leonard Builder/Owner: URICO

Two-story-over-basement, wood-frame, single-family residential building in a Craftsman style, clad with brick and wood shingles. It has a gable and shed roof clad in asphalt. There is a detached garage at the rear alley. No alterations were observed. Details include cross-gabled roof, clinker brick chimney and porch supports, overhanging eaves with exposed rafter tails and brackets, and oversized wood shingle siding.

93. 90 Cedro Avenue APN: 6908016 Contributor 1912
Architect: Joseph A. Leonard Builder/Owner: URICO **Photo 3**

Two-story-over-basement, wood-frame, single-family residential building in a Craftsman style, clad with stone and wood shingles. It has a gable roof clad in asphalt. There is a detached garage visible from the street. No alterations were observed. Details include overlapping and cross gabled volumes, lattice work at the gable ends, overhanging eaves with curved gable ends, exposed rafter tails, brackets, and elaborate wood joinery. This building is a local San Francisco Landmark due to its history as the personal residence of Joseph Leonard, and as the residence of San Francisco Assistant District Attorney Cecil Poole, who was the first African American resident of Ingleside Terraces in 1957.²

94. 99 Cedro Avenue APN: 6909021 Contributor 1928
Architect: Athanase Nastovic Builder/Owner: C. Sargent

Two-story-over-basement, wood-frame, single-family residential building in a French Eclectic style, clad with stucco. It has a gable and shed roof clad in asphalt. There is a detached garage at

² City and County of San Francisco, "Ordinance designating 90 Cedro Avenue, the Joseph Leonard/Cecil F. Poole House, as Landmark No. 213 pursuant to Article 10 of the Planning Code," approved June 2, 2000. Accessed online, January 21, 2025, https://sfplanninggis.org/docs/landmarks_and_districts/LM213.pdf.

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the rear alley. Alterations include removal of brick chimney top, building reclad with smoother stucco, pointed arch porch openings altered to round-arch, windows replaced in-kind. Details include prominent two-story turret with arched multi-lite windows, wall dormers with double-gables, rounded openings at the entryway and first-story fenestration.

95. 100 Cedro Avenue APN: 6907010 Noncontributor 1928
Architect/Builder/Owner: Leonard & Holt

Two-story-over-basement, wood-frame, single-family residential building in a Tudor Revival style, clad with half-timbering and stucco. It has a gable roof clad in asphalt. There is an integrated garage at the first story. Alterations include a front addition, replacement windows (not in-kind), removal of half-timbering, and decoration of gable end altered with installation of new windows. Reason for noncontributor status: alterations.

96. 135 Cedro Avenue APN: 6910010 Contributor 1925
Architect: Charles E. Gottschalk & Martin J. Rist Owner: A.J. Crocker
Builder: H.J. Hansen **Photo 4**

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a gable and shed roof clad in clay tile. There is an integrated garage at the first story. Alterations include construction of a patio to one side of the building. Details include cross-gabled roof with overhanging eaves and exposed rafters, asymmetrical fenestration pattern including arched and rectangular openings, prominent bow window with pilasters, metal balconets, multi-lite French doors and casement windows with wood shutters, vents with metal grilles, arched and recessed entryway.

97. 140 Cedro Avenue APN: 6907011 Contributor 1914
Architect: William Curlett & Sons Builder/Owner: M.J. Savage

Two-story-over-basement, wood-frame, single-family residential building in a Colonial Revival/Mediterranean Revival style, clad with stone and stucco. It has a hip roof clad in clay tile. There is a detached garage at the rear alley. No alterations were observed. Details include rusticated first story, symmetrical fenestration pattern, rounded entry canopy, recessed upper story, balcony with turned spindle baluster, bay window, projecting eaves with elaborate cornice.

98. 149 Cedro Avenue APN: 6910009A Noncontributor N/A

This parcel contains a vacant lot. Reason for noncontributor status: not associated with district significance.

Cerritos Avenue

99. 2 Cerritos Avenue APN: 6909002 Noncontributor 1954
Owner: Eugene Vignati / Vignati Building & Realty Builder: Vignati Building & Realty

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One-story-over-basement, wood-frame, single-family residential building in a Modern style, clad with stucco and horizontal wood siding and vertical wood siding. It has a gable roof clad in asphalt. There is an integrated garage at the first story. Alterations include replaced entryway steps/railings, replacement garage door, and replacement windows (not in-kind). Reason for noncontributor status: built outside period of significance.

100. 7 Cerritos Avenue APN: 6913002 Contributor 1910
Architect: Joseph A. Leonard Builder/Owner: URICO

Two-story-over-basement, wood-frame, single-family residential building in a Prairie style, clad with brick. It has a hip roof clad in asphalt. There is a detached garage visible from the street. Alterations include a rear addition. Details include projecting eaves, cornice with simple dentils, water table, double hung windows with multi-lite upper sash and transoms, window aprons with stepped motif, lintels with vertical bond pattern.

101. 10 Cerritos Avenue APN: 6909003 Contributor 1917
Architect: Joseph A. Leonard Builder/Owner: URICO

Two-story-over-basement, wood-frame, single-family residential building in a Classical Revival style, clad with stucco. It has a flat roof clad in asphalt. There is a detached garage visible from the street. Alterations include replacement of the entry door. Details include projecting boxed eaves with carved modillions, curved entry canopy with brackets, turned spindle baluster.

102. 15 Cerritos Avenue APN: 6913003 Contributor 1912

Two-story-over-basement, wood-frame, single-family residential building in a Craftsman style, clad with brick and stucco. It has a compound roof clad in asphalt. There is a detached garage visible from the street. No alterations were observed. Details include broadly overhanging eaves with exposed rafters and brackets, box bay with corbels, and canopy, partial-width porch with clinker brick piers.

103. 19 Cerritos Avenue APN: 6913029 Contributor 1923

Two-story-over-basement, wood-frame, single-family residential building in a Prairie style, clad with stucco. It has a flat and hip roof clad in asphalt. There is an attached garage. Alterations include entry/porch enclosed, windows replaced not in-kind, glazing replaced with patterned/opaque at many windows. Details include projecting eaves with paneled soffit, groupings of double-hung windows with multi-lite upper sash, glazed porch with columns, egg-and-dart and denticulated cornice.

104. 20 Cerritos Avenue APN: 6909004 Contributor 1924
Architect: Charles F. Strothoff Builder/Owner: S.F. Johnson

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Two-story-over-basement, wood-frame, single-family residential building in a Colonial Revival style, clad with stucco. It has a gable roof clad in asphalt. There is a detached garage visible from the street. Alterations include an addition above garage at rear, replacement garage door. Details include pedimented portico, fanlite and sidelites, symmetrical fenestration, groupings of double-hung windows with multi-lite upper sash, keystones.

105. 24 Cerritos Avenue APN: 6909005 Contributor 1917
Architect: Joseph A. Leonard Builder/Owner: URICO

Two-story-over-basement, wood-frame, single-family residential building in a Colonial Revival style, clad with wood shingles. It has a gable roof clad in asphalt. There is a detached garage at the rear alley. Alterations include replacement windows both in-kind and not in-kind. Details include bay window with upper balcony, groupings of double-hung windows with multi-lite upper sash.

106. 25 Cerritos Avenue APN: 6913028 Contributor 1912
Architect: Joseph A. Leonard Builder/Owner: URICO

Two-story-over-basement, wood-frame, single-family residential building in a Craftsman style, clad with brick and wood shingles. It has a compound and double gable roof clad in asphalt. There is a detached garage visible from the street. Alterations include a rear addition, deck added (visible from street). Details include clinker brick chimney base, punched vertical wood panels at the gable end, overhanging eaves with exposed rafter tails and brackets, window with circular muntins.

107. 30 Cerritos Avenue APN: 6909006 Contributor 1928
Architect/Builder/Owner: E.C. Baker

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a gable and hip and shed roof clad in clay tile. There is a detached garage at the rear alley. No alterations were observed. Details include bow window with arched fixed windows, geometric muntins, recessed arched entryway.

108. 35 Cerritos Avenue APN: 6913027 Contributor 1924

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a hip roof clad in asphalt. There is a detached garage visible from the street. No alterations were observed. Details include symmetrical fenestration pattern, groupings of multi-lite casement windows, upper balconet with paired arched windows, low-relief plaster swag and crest ornamentation.

109. 40 Cerritos Avenue APN: 6909007 Contributor 1924
Architect/Builder: Leonard & Holt Owner: URICO

Two-story-over-basement, wood-frame, single-family residential building in a French Eclectic style, clad with stucco. It has a hip roof clad in asphalt. There is a detached garage at the rear alley.

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Alterations include replacement entryway steps/railings and replacement windows (in-kind). Details include projecting upper bay with oversized corbels, bay window, groupings of multi-lite casement windows, engaged corner porch with arched openings.

110. 45 Cerritos Avenue APN: 6913026 Contributor 1925
Architect/Builder: Leonard & Holt Owner: URICO

Two-story-over-basement, wood-frame, single-family residential building in a Tudor Revival style, clad with half-timbering. It has a gable and hip roof clad in wood shingles. There is a detached garage at the rear alley. No alterations were observed, windows boarded. Details include steeply pitched front gable, half-timbered stucco, recessed Tudor arched entryway, low-relief plaster ornamentation, groupings of multi-lite casement windows.

111. 49 Cerritos Avenue APN: 6913025 Contributor 1926
Architect: Walter C. Falch Owner: A. G. Hockscher Builder: Henry Papenhausen

One-story-over-basement, wood-frame, single-family residential building in a Tudor Revival style, clad with half-timbering and stucco. It has a gable and neo-mansard/faux mansard roof clad in asphalt. There is a detached garage at the rear alley. Alterations include a rear addition, visible side addition, windows replaced not in-kind. Details include steeply pitched cross-gabled volumes, half-timbered cladding, groupings of picture windows with multi-lite tracery, recessed arched entryway.

112. 50 Cerritos Avenue APN: 6909008 Contributor 1925
Architect/Builder: Leonard & Holt Owner: URICO

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a hip roof clad in asphalt. There is a detached garage at the rear alley. Alterations include new roofing material, solar panels visible from the street, windows replaced in-kind, basement window opening expanded in 2024, side wall along stairs reshaped, original clay tile roof removed and replaced with asphalt. Details include multi-lite casement windows, metal balconets, oriel window, recessed arched entryway.

113. 54 Cerritos Avenue APN: 6909009 Contributor 1912
Architect/Builder/Owner: URICO

Two-story-over-basement, wood-frame, single-family residential building in a Craftsman style, clad with stucco and wood shingles and vertical wood siding. It has a hip roof clad in asphalt. There is a detached garage at the rear alley. Alterations include replacement windows (in-kind). Details include broad overhanging eaves with exposed rafters and decorative brackets, picture windows with multi-lite transoms, rectangular pilasters, string course, upper balcony with pergola canopy.

114. 55 Cerritos Avenue APN: 6913024 Noncontributor 1951

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Owner: Anton George Dielissen Builder: More-Diel Construction

One-story-over-basement, wood-frame, single-family residential building in a Modern style, clad with stucco and vertical wood siding, with a brick and roman brick foundation. It has a flat and gable roof clad in clay tile. There is no garage visible. No alterations were observed. Reason for noncontributor status: built outside period of significance.

115. 60 Cerritos Avenue APN: 6909010 Contributor 1925
Architect/Builder: Leonard & Holt Owner: URICO

Two-story-over-basement, wood-frame, single-family residential building in a Tudor Revival style, clad with stucco and vertical wood siding. It has a gable roof clad in asphalt. There is a detached garage at the rear alley. Alterations include simplification of decorative detail, windows replaced not in-kind. Details include steeply pitched front gable, two-story bay window, tripartite picture windows, engaged porch with arched openings, shed dormer with half-timbering.

116. 65 Cerritos Avenue APN: 6913023 Contributor 1912
Owner: Lincoln MacDonald **Photo 5**

Two-story-over-basement, wood-frame, single-family residential building in a Craftsman style, clad with brick and horizontal wood siding and wood shingles. It has a double gable and flat roof clad in asphalt. There is a detached garage at the rear alley. No alterations were observed. Details include low-pitched roof, broad overhanging eaves with exposed rafter tails and brackets, clinker brick chimney, double-hung windows with multi-lite upper sash.

117. 70 Cerritos Avenue APN: 6909011 Contributor 1912
Owner: Hiram W. Hunsaker

Two-story-over-basement, wood-frame, single-family residential building in a Craftsman style, clad with stucco and wood shingles. It has a compound and double gable roof clad in asphalt. There is a detached garage at the rear alley. Alterations include second-story windows changed from multi-lite top sash to single-lite, windows replaced in-kind. Details include overlapping gables, overhanging eaves with exposed rafter tails and brackets, half-timbering at the gable ends, battered clinker brick veneer.

118. 71 Cerritos Avenue APN: 6913022 Contributor 1925
Architect/Builder: Leonard & Holt Owner: URICO **Photo 6**

Two-story-over-basement, wood-frame, single-family residential building in a Colonial Revival style, clad with horizontal wood siding. It has a gambrel and hip roof clad in asphalt. Alterations include a rear addition, replacement doors. Details include cross-gambrel roof, groupings of multi-lite double-hung and casement windows, entry portico with Tuscan column and simple cornice capped by a balustrade.

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119. 75 Cerritos Avenue APN: 6913021 Contributor 1926
Architect/Builder/Owner: Leonard & Holt

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in clay tile. There is a detached garage at the rear alley. No alterations were observed. Details include complex massing, metal balconet, multi-lite casement windows and French doors, arched openings, projecting bay with corbels.

120. 76 Cerritos Avenue APN: 6909012 Contributor 1925
Architect/Builder: Leonard & Holt Owner: URICO

Two-story-over-basement, wood-frame, single-family residential building in a Tudor Revival style, clad with stucco. It has a gable and hip roof clad in asphalt. There is a detached garage at the rear alley. Alterations include simplification of decorative detail, windows replaced not in-kind. Details include steeply pitched front gable, eave returns, band course, groupings of picture windows, bay window, engaged porch with columns.

121. 80 Cerritos Avenue APN: 6909013 Contributor 1913
Architect: Joseph A. Leonard Builder/Owner: URICO **Photo 7**

Two-story-over-basement, wood-frame, single-family residential building in a Craftsman style, clad with stucco and horizontal wood siding. It has a compound and double gable and hip roof clad in asphalt. There is a detached garage at the rear alley. Alterations include the partial replacement of cladding, replacement entryway steps/railings, solar panels visible from the street, and replacement windows (in-kind). Details include compound roof, overhanging eaves with exposed rafter tails and brackets, half-timbering at the gable ends, picture windows with multi-lite transoms.

122. 85 Cerritos Avenue APN: 6913020 Noncontributor 1952

One-story-over-basement, wood-frame, single-family residential building in a Modern style, clad with horizontal wood siding. It has a hip roof clad in asphalt. There is no garage visible. Alterations include replacement doors, solar panels (partially visible), windows replaced in-kind. Reason for noncontributor status: built outside period of significance.

123. 95 Cerritos Avenue APN: 6913019 Noncontributor 1938

Two-story-over-basement, wood-frame, single-family residential building in a French Eclectic style, clad with stucco and vertical wood siding. It has a flat and hip roof clad in asphalt. There is an integrated garage at the first story. Alterations include replacement garage door, solar panels visible from the street, and replacement windows. Reason for noncontributor status: built outside period of significance.

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124. 100 Cerritos Avenue APN: 6910004 Contributor 1926
Architect/Builder/Owner: Leonard & Holt

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a gable roof clad in clay tile. There is an integrated garage at the first story. Alterations include some windows and French doors replaced not in-kind. Details include front porch and upper-story balcony with carved wood paired posts and wood baluster, metal balconets, multi-lite casement windows.

125. 101 Cerritos Avenue APN: 6912001 Contributor 1925
Architect/Builder: Leonard & Holt Owner: URICO

Two-story-over-basement, wood-frame, single-family residential building in a Classical Revival style, clad with stucco. It has a flat and hip roof clad in asphalt and tar and gravel. Alterations include visible side addition, solar panels visible from the street. Details include recessed entryway capped by a portico with prominent architrave, cornice, spindle balustrade and paired fluted Tuscan columns and square pilasters, multi-lite casement windows at the first story, six-over-one double-hung wood windows with ogee lugs at the second floor, overhanging boxed eaves, string course.

126. 125 Cerritos Avenue APN: 6912033 Contributor 1925
Architect/Builder: Leonard & Holt Owner: URICO

One-story-over-basement, wood-frame, single-family residential building in a Tudor Revival style, clad with half-timbering. It has a gable roof clad in wood shingle. Alterations include a rear addition. Details include front-gabled volume with bay window and multi-lite picture windows, exposed wood joinery, wood shingle roofing.

127. 130 Cerritos Avenue APN: 6910005 Contributor 1925
Architect/Builder: Leonard & Holt Owner: URICO

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and shed roof clad in clay tile. There is a detached garage at the rear alley. No alterations were observed. Details include complex massing, shaped parapets, recessed groupings of picture windows, bay window with arched corbel table, low-relief plaster swag and crest detail.

128. 135 Cerritos Avenue APN: 6912032 Contributor 1932
Owner: C. Gellert Builder: Standard Building Co

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in asphalt and clay tile. There is a detached garage at the rear alley. Alterations include replacement doors and windows replaced in-kind. Details include low-pitched roof, recessed groupings of multi-lite casement windows and

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French doors, arched and recessed entryway.

129. 140 Cerritos Avenue APN: 6910006 Contributor 1925

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and shed roof clad in clay tile. There is an integrated garage at the first story. Alterations include solar panels (partially visible), windows replaced not in-kind. Details include complex massing, picture windows separated by engaged spiral columns, low-relief plaster swag and crest ornamentation, box bay with half-timber cladding, projecting brackets, arched opening.

130. 142 Cerritos Avenue APN: 6910007 Noncontributor 1912
Architect/Builder/Owner: URICO

Two-story-over-basement, wood-frame, single-family residential building in a Craftsman style, clad with brick and stucco. It has a gable roof clad in asphalt. There is an integrated garage at the first story. Alterations include visible side addition, replacement of cladding, replaced entryway steps/railings, windows replaced in-kind. Reason for noncontributor status: alterations.

131. 145 Cerritos Avenue APN: 6912031 Contributor 1932

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in clay tile. There is no garage visible. Alterations include a rear addition. Details include arched entryway, stepped chimney, recessed picture window with large arched opening, carved corbels.

132. 155 Cerritos Avenue APN: 6912030 Contributor 1925

One-story-over-basement, wood-frame, single-family residential building in a French Eclectic style, clad with stucco. It has a flat and jerkinhead roof clad in tar and gravel and wood shingle. There is an integrated garage at the first story. Alterations include windows replaced not in-kind. Details include steeply pitched cross-gable massing with clipped gables and slightly flared eaves, wood shingle roofing, prominent front bay window with multi-lite fixed and transom windows, arched and recessed entryway with brick masonry detail, groupings of fixed divided-lite windows with metal grilles.

133. 165 Cerritos Avenue APN: 6912029 Noncontributor 1919
Builder/Owner: Clifford S. Allred

Two-story-over-basement, wood-frame, single-family residential building in a Craftsman style, clad with stucco. It has a gable roof clad in asphalt. There is no garage visible. Alterations include replacement of cladding. Reason for noncontributor status: alterations.

134. 173 Cerritos Avenue APN: 6912028 Contributor 1927

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Owner: Mrs. F.S. Low

Builder: F.S. Low

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in clay tile. There is an integrated garage at the first story. No alterations were observed. Details include bow window, groupings of picture windows with geometric muntins and rectangular window hoods, low-relief plaster ornamentation.

135. 185 Cerritos Avenue APN: 6912027 Noncontributor 1924
Architect/Builder: Leonard & Holt Owner: URICO

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable and hip roof clad in tar and gravel and clay tile. There is a detached garage at the rear alley. Alterations include replacement doors, windows replaced not in-kind, expansion of second floor to rear circa 1995, removal of cast plaster ornament over windows since 2008. Reason for noncontributor status: alterations.

Corona Street

136. 10 Corona Street APN: 6929014 Contributor 1923

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a gable and hip roof clad in asphalt and clay tile. There is an integrated garage at the first story. Alterations include replacement garage door, windows replaced in-kind. Details include hipped entry turret, bow window, recessed entryway with door surround, inset rectangular panels at the cornice, picture windows with geometric muntins.

137. 11 Corona Street APN: 6928011 Contributor 1923
Builder/Owner: Clifford S. Allred

One-story-over-basement, wood-frame, single-family residential building in an Eclectic Period Revival style, clad with stucco. It has a jerkinhead roof clad in asphalt. There is an integrated garage at the first story. Alterations include replacement garage door, solar panels visible from the street, window openings changed/added, windows replaced not in-kind. Details include cross-gabled jerkinhead roof with flared eaves and brackets, recessed entryway with jerkinhead canopy, picture and double-hung windows with geometric muntins.

138. 20 Corona Street APN: 6929015 Contributor 1923

One-story-over-basement, wood-frame, single-family residential building in an Eclectic Period Revival style, clad with stucco. It has a gable and hip roof clad in asphalt and clay tile. There is an attached garage. Alterations include replacement of the garage door. Details include bow window, canopy with brackets, geometric muntins.

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139. 25 Corona Street APN: 6928009 Noncontributor 1923
Builder/Owner: Clifford S. Allred

One-story-over-basement, wood-frame, single-family residential building in a French Eclectic style, clad with stucco and horizontal wood siding. It has a jerkinhead roof clad in asphalt. There is an integrated garage at the first story. Alterations include removal of decorative detail, replacement doors, replaced entryway steps/railings, replacement garage door, window openings changed/added, windows replaced not in-kind. Reason for noncontributor status: alterations.

140. 30 Corona Street APN: 6929016 Contributor 1923

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in asphalt. There is an attached garage. Alterations include windows replaced not in-kind, asphalt roofing replaced original clay tile. Details include large bow window, recessed arched entryway, low-relief plaster ornamentation.

141. 35 Corona Street APN: 6928008 Contributor 1923

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in asphalt and clay tile. There is an integrated garage at the first story. Alterations include solar panels (partially visible), windows replaced not in-kind. Details include bow window bay with multi-lite casement windows, panels and door surround with low-relief plaster ornamentation.

142. 40 Corona Street APN: 6929017 Contributor 1923

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a compound roof clad in asphalt. There is an integrated garage at the first story. Alterations include replacement garage door, some low-relief plaster detailing removed over entry porch. Details include complex massing, bow window, shaped parapet, groupings of multi-lite casement windows and picture windows with geometric muntins.

143. 44 Corona Street APN: 6929018 Contributor 1923

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and hip roof clad in asphalt and clay tile. There is an attached garage. Alterations include replacement doors, replacement garage door, windows on rounded bay replaced not in-kind. Details include bow window with flat parapet, double-hung windows, hipped entry turret with arcaded cornice, decorative niche with engaged spindle balustrade.

144. 45 Corona Street APN: 6928007 Contributor 1923

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One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in asphalt and clay tile. There is an integrated garage at the first story. Alterations include replacement doors, replaced entryway steps/railings, solar panels (partially visible), windows replaced not in-kind. Details include bow window with picture windows, multi-lite casement windows, low-relief plaster ornamentation.

145. 50 Corona Street APN: 6929019 Contributor 1923
Builder/Owner: Clifford S. Allred

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a hip roof clad in asphalt. There is an integrated garage at the first story. Alterations include a side addition at basement level for expanded garage and replacement of windows (not in-kind). Details include prominent bow window, gabled canopy above the entrance, swag and crest low-relief plaster details.

146. 51 Corona Street APN: 6928006 Contributor 1923

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a gable roof clad in asphalt. There is an integrated garage at the first story. Alterations include replacement of the garage door. Details include complex massing and roof forms, bow window bay and box bays, multi-lite casement windows, low-relief plaster ornamentation.

147. 55 Corona Street APN: 6928005 Contributor 1923
Architect: Charles F. Strothoff Builder/Owner: Clifford S. Allred

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a gable and hip roof clad in asphalt and clay tile. There is an integrated garage at the first story. Alterations include replacement doors, replacement garage door, and replacement windows (not in-kind). Details include bow window, groupings of multi-lite double hung windows, gabled entry bay with recessed arched entryway.

148. 60 Corona Street APN: 6929020 Contributor 1923

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in asphalt and clay tile. There is an integrated garage at the first story. Alterations include replacement doors, replacement garage door, replacement windows not in-kind, porch over garage expanded and side wall raised, clay tile added over rounded bay. Details include complex massing, bow window, recessed arched entryway, groupings of double-hung windows with diamond muntin upper sash.

149. 65 Corona Street APN: 6928004 Contributor 1923
Builder/Owner: Clifford S. Allred

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One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat roof clad in asphalt. There is an integrated garage at the first story. No alterations were observed. Details include front-gabled entry bay, stepped and recessed opening, arcaded cornice, bow window, groupings of double-hung and casement windows with multi-lite upper sash.

150. 70 Corona Street APN: 6929021 Contributor 1923

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a gable roof clad in asphalt and clay tile. There is an integrated garage at the first story. Alterations include replacement doors, replacement garage door, windows replaced not in-kind, low-relief plaster cast shield decoration removed at gable peak. Details include bow window, front-gables with flared eaves, shaped parapet above the garage, recessed entryway with flattened arch.

151. 75 Corona Street APN: 6928003 Noncontributor 1923
Architect: Charles F. Strothoff Builder/Owner: Clifford S. Allred

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat roof clad in asphalt and clay tile. There is an integrated garage at the first story. Alterations include an additional story, deck added (visible from street), replacement doors, replacement garage door, and replacement windows (not in-kind). Reason for noncontributor status: alterations.

152. 80 Corona Street APN: 6929022 Contributor 1923

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and shed roof clad in clay tile. There is an integrated garage at the first story. Alterations include an additional story, replacement doors, replacement garage door, window openings changed/added, windows replaced not in-kind. Details include multi-lite casement and picture windows, low-relief plaster ornamentation, overhanging eaves with exposed rafter tails.

153. 85 Corona Street APN: 6928002 Contributor 1923
Builder/Owner: Clifford S. Allred

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat roof clad in asphalt. There is an integrated garage at the first story. Alterations include simplification of decorative detail, replacement garage door, windows replaced not in-kind, first floor decorative balcony with brackets removed over garage, decoration around French doors to balcony removed. Details include arched picture windows, groupings of double-hung windows with multi-lite upper sash, engaged porch with arched openings.

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154. 90 Corona Street APN: 6929023 Contributor 1923
Builder/Owner: Clifford S. Allred

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a hip roof clad in asphalt. There is an integrated garage at the first story that was built forward at an unknown date but remains setback from the primary façade. Alterations include installation of a metal railing along front entry steps, replacement garage door and entry door, and windows replaced in-kind. Details include hipped entry turret, bow window with multi-lite casement windows, low-relief plaster ornamentation, quatrefoil motif.

155. 104 Corona Street APN: 6920016 Contributor 1923
Builder/Owner: Clifford S. Allred

One-and-a-half-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco and vinyl siding. It has a compound and hip roof clad in asphalt. There is an integrated garage at the first story. Alterations include an additional story, windows replaced not in-kind. Details include recessed engaged corner porch with arched openings, low-relief plaster crest ornamentation, front gable with angled fascia and brackets.

156. 105 Corona Street APN: 6919013 Contributor 1923

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a compound and flat roof clad in asphalt. There is an integrated garage at the first story. Alterations include replacement garage door, new roofing material, window openings changed/added, windows replaced not in-kind. Details include low, flat parapet with cornice, bow and box bay windows, recessed, arched entryway, quatrefoil detail.

157. 111 Corona Street APN: 6919012 Contributor 1923
Builder/Owner: Clifford S. Allred

One-story-over-basement, wood-frame, single-family residential building in an Eclectic Period Revival style, clad with stucco. It has a jerkinhead roof clad in asphalt. There is an integrated garage at the first story. Alterations include replacement garage door and replacement windows (not in-kind). Details include cross-gabled jerkinhead roof with overhanging eaves and brackets, inset rhombus detail at the gable end, engaged corner porch with arched openings.

158. 112 Corona Street APN: 6920017 Contributor 1923

One-story, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a compound and hip roof clad in asphalt. There is an attached garage. Alterations include replaced entryway steps/railings, replacement garage door. Details include front-gabled volume with half-timbered cladding, groupings of multi-lite casement windows, and bay window.

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159. 119 Corona Street APN: 6919011 Contributor 1923
Builder/Owner: Clifford S. Allred

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a gable roof clad in asphalt. There is an integrated garage at the first story. Alterations include new roofing material, windows replaced not in-kind. Details include bow window, prominent hipped entry tower, arched and recessed entryway, and low-relief plaster decorative ornamentation.

160. 120 Corona Street APN: 6920018 Contributor 1923
Builder/Owner: Clifford S. Allred

One-story, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and hip roof clad in asphalt and tar and gravel. There is an attached garage. Alterations include replacement entry door and garage door. Details include bow window with crest low-relief plaster ornamentation, hipped entry turret with arched opening.

161. 127 Corona Street APN: 6919010 Contributor 1923
Photo 8

One-story-over-basement, wood-frame, single-family residential building in an Eclectic Period Revival style, clad with stucco. It has a compound and flat roof clad in asphalt. There is an integrated garage at the first story. Alterations include a rear addition, windows replaced not in-kind. Details include steeply pitched front gable with brackets and pointed fascia tails, engaged corner porch with arched opening, double-hung windows with multi-lite upper sash, swag and crest low-relief plaster detail.

162. 128 Corona Street APN: 6920019 Noncontributor 1923
Builder/Owner: Clifford S. Allred

One-and-a-half-story-over-basement, wood-frame, single-family residential building in a Modern style, clad with stucco and horizontal wood siding. It has a gable roof clad in asphalt. There is an integrated garage at the first story. Alterations include an overall redesign of the primary façade circa 1957 that includes replaced entryway steps/railings, altered garage door opening, replacement garage door, alteration of window openings, addition of new window openings, and removal of an angled bay window. Reason for noncontributor status: alterations.

163. 135 Corona Street APN: 6919009 Contributor 1923
Builder/Owner: Clifford S. Allred

One-story-over-basement, wood-frame, single-family residential building in an Eclectic Period Revival style, clad with stucco. It has a jerkinhead roof clad in asphalt. There is an integrated garage at the first story. Alterations include replacement doors, replacement garage door, and replacement windows (not in-kind). Details include engaged corner porch with arched opening,

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overhanging eaves with brackets and angled fascia, crest low-relief plaster ornamentation.

164. 136 Corona Street APN: 6920020 Contributor 1923
Builder/Owner: Clifford S. Allred

One-story, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and hip roof clad in asphalt and tar and gravel. There is an attached garage. Alterations include replacement doors, replaced entryway steps/railings, altered garage door opening. Details include hipped entry turret with shaped arched entryway, bow window with flat parapet, crest low-relief plaster ornamentation.

165. 143 Corona Street APN: 6919008 Noncontributor 1923
Builder/Owner: Clifford S. Allred

Two-story-over-basement, wood-frame, single-family residential building in a Contemporary style, clad with stucco. It has a flat and gable roof clad in asphalt. There is an integrated garage at the first story. Alterations include construction of an additional story, a rear addition, and a visible side addition, removal of decorative detail, replacement doors in altered openings, expansion of entry porch, replacement of garage door, and replacement of windows (not in-kind) and alterations to window openings. The building was extensively renovated circa 2017. Reason for noncontributor status: alterations.

166. 144 Corona Street APN: 6920021 Contributor 1923
Builder/Owner: Clifford S. Allred

One-story, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable and jerkinhead roof clad in asphalt and tar and gravel. There is an attached garage. Alterations include replacement doors, replacement garage door, and replacement windows (not in-kind). Details include a bow window with flat parapet, hipped entry turret with arched, engaged entryway.

167. 150 Corona Street APN: 6920022 Contributor 1923

One-story, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and hip roof clad in asphalt and tar and gravel. Alterations include altered garage door opening, windows replaced not in-kind. Details include hipped entry turret, arcaded cornice, bow window.

168. 151 Corona Street APN: 6919007 Contributor 1923
Builder/Owner: Clifford S. Allred

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and shed roof clad in clay tile. There is an integrated garage at the first story. No alterations were observed. Details include arched, recessed entryway

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with pent roof, large picture window with multi-lite transom and double-hung windows with multi-lite upper sash, recessed second story and low, flat parapet.

169. 159 Corona Street APN: 6919006 Contributor 1923
Builder/Owner: Clifford S. Allred

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat roof clad in asphalt and clay tile. There is an attached garage. Alterations include a front addition, replacement garage door, and windows replaced in-kind. Details include recessed upper story, picture window in rectangular opening, arched recessed entryway, shaped wing wall and chimney.

170. 160 Corona Street APN: 6920023 Contributor 1913

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a gable roof clad in asphalt and clay tile. There is a detached garage visible from the street. Alterations include solar panels (partially visible), replacement of windows (not in-kind), and replacement entry steps/railings at front patio where original shaped garden wall with entry was removed. Details include oversized carved brackets, low-relief plaster ornamentation, chimney with inset panels.

171. 166 Corona Street APN: 6920024 Contributor 1923
Builder/Owner: Clifford S. Allred

Two-story, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat roof clad in tar and gravel. There is a detached garage visible from the street. No alterations were observed. Details include arched openings, low-relief plaster crest ornamentation.

172. 167 Corona Street APN: 6919005 Contributor 1923
Builder/Owner: Clifford S. Allred

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a compound roof clad in asphalt and clay tile. There is an integrated garage at the first story. Alterations include windows replaced not in-kind. Details include bow window with flat parapet, inset window hoods, recessed arched entry.

173. 175 Corona Street APN: 6919004 Contributor 1923
Architect: Charles F. Strothoff Builder/Owner: Clifford S. Allred

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a compound roof clad in asphalt. There is an integrated garage at the first story. No alterations were observed. Details include hipped entry turret with arched recessed opening and quatrefoil motif, heptagonal bow window, fixed and double-hung

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windows.

174. 176 Corona Street APN: 6920025 Contributor 1923
Builder/Owner: Clifford S. Allred

Two-story, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a gable and hip roof clad in clay tile. There is a detached garage visible from the street. Alterations include windows replaced not in-kind. Details include complex massing and roof forms, picture windows with divided-lite muntins, and stepped entry gate.

175. 184 Corona Street APN: 6920026 Contributor 1923

Two-story-over-basement, wood-frame, single-family residential building in a French Eclectic style, clad with stucco. It has a gable roof clad in asphalt. There is an attached garage. Alterations include replacement doors, replaced entryway steps/railings, replacement garage door, and replacement windows (not in-kind). Details include cross-gabled roof with steep pitch, symmetrically arranged groupings of multi-lite casement and double-hung windows, angled fascia, low-relief ornamentation.

176. 185 Corona Street APN: 6919003 Contributor 1923

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a compound roof clad in asphalt. There is an integrated garage at the first story. Alterations include replacement doors, replacement garage door, new roofing material, windows replaced not in-kind. Details include bow window, eyebrow roofline above the entryway.

177. 191 Corona Street APN: 6919029 Contributor 1923

Two-story-over-basement, wood-frame, single-family residential building in a French Eclectic style, clad with stucco. It has a gable roof clad in asphalt. There is an integrated garage at the first story. Alterations include new roofing material, windows replaced not in-kind. Details include steeply pitched cross gable roof, angled fascia, groupings of double-hung windows with multi-lite upper sash.

178. 210 Corona Street APN: 6914013 Contributor 1922
Builder/Owner: Clifford S. Allred

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a double gable and hip roof clad in asphalt. There is an integrated garage at the first story. Alterations include windows replaced not in-kind. Details include bow window, recessed arched entryway.

179. 215 Corona Street APN: 6913007 Contributor 1923

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Builder/Owner: Clifford S. Allred

Two-story-over-basement, wood-frame, single-family residential building in an Eclectic Period Revival style, clad with stucco. It has a jerkinhead roof clad in asphalt. There is an integrated garage at the first story. No alterations were observed. Details include steeply pitched roof, balcony with board and batten, arched doorway, groupings of multi-lite casement windows.

180. 220 Corona Street APN: 6914014 Contributor 1922

One-story-over-basement, wood-frame, single-family residential building in an Eclectic Period Revival style, clad with stucco. It has a compound and hip roof clad in asphalt. There is an attached garage. Alterations include replacement doors and replacement garage door. Details include bow window, recessed arched entryway.

181. 240 Corona Street APN: 6914015 Contributor 1922

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a compound and flat and gable roof clad in asphalt. There is an integrated garage at the first story. Alterations include replacement of the garage door. Details include complex massing, arched doorway, multi-lite casement windows, corner bow window with double-hung windows and multi-lite upper sash, low-relief plaster ornamentation.

182. 245 Corona Street APN: 6913006 Contributor 1923
Builder/Owner: Clifford S. Allred

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a gable and shed roof clad in asphalt and clay tile. There is an attached garage. Alterations include replacement of the garage door. Details include complex massing, arched recessed entryway, picture windows with multi-lite glazing and transom, and overhanging eaves with exposed rafter tails.

183. 250 Corona Street APN: 6914016 Contributor 1922
Builder/Owner: Clifford S. Allred

Two-story, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and hip roof clad in tar and gravel and clay tile. There is an integrated garage at the first story. Alterations include a rear addition and replacement garage door. Details include low-relief plaster ornamentation, arched picture window, multi-lite double-hung and casement windows.

184. 255 Corona Street APN: 6913005 Contributor 1922
Builder/Owner: Clifford S. Allred

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean

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Revival style, clad with stucco. It has a flat roof clad in asphalt. There is a detached garage visible from the street. Alterations include a rear addition and replacement garage door. Details include boxy form and massing, multi-lite casement windows, large picture window with divided-lite transom, cast low-relief plaster crest and spiral motifs.

185. 260 Corona Street APN: 6914017 Contributor 1922
Photo 9

Two-story-over-basement, wood-frame, single-family residential building in an Eclectic Period Revival style, clad with stucco. It has a flat and gable roof clad in asphalt. There is a detached garage visible from the street. Alterations include replacement garage door, second-story windows replaced not in-kind. Details include bay window, picture window with diamond muntins, arched cornice, low-relief plaster ornamentation, wood shutters.

186. 265 Corona Street APN: 6913004 Contributor 1923
Builder/Owner: Clifford S. Allred

Two-story-over-basement, wood-frame, single-family residential building in an Eclectic Period Revival style, clad with stucco. It has a gable roof clad in asphalt. There is an attached garage. Alterations include replacement doors, replaced entryway steps/railings, windows replaced not in-kind. Details include cross-gabled roof, arched and recessed entryway, hipped bay window large picture windows, double-hung multi-lite wood sash windows, swag and crest low-relief plaster ornamentation.

187. 15A Corona Street APN: 6928010 Contributor 1923
Builder/Owner: Clifford S. Allred

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a gable and jerkinhead roof clad in asphalt. There is an integrated garage at the first story. Alterations include replacement garage door and replacement windows (not in-kind). Details include bow window, overhanging eaves with brackets, low-relief plaster details, carved corbels.

De Soto Street

188. 2 De Soto Street APN: 6930012 Contributor 1913
Architect/Builder/Owner: URICO

Two-story-over-basement, wood-frame, single-family residential building in a Craftsman style, clad with stucco and wood shingles. It has a gable roof clad in asphalt. There is a detached garage visible from the street. Alterations include a visible side addition, the partial replacement of cladding, enclosure of the entry/porch, window openings changed/added, and windows replaced not in-kind. Details include recessed engaged corner porch with arched openings, multi-lite glazed picture window.

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189. 9 De Soto Street APN: 6929011 Noncontributor 1923
Architect/Builder/Owner: URICO

Two-story-over-basement, wood-frame, single-family residential building in a Contemporary style, clad with stucco. It has a double gable roof clad in asphalt. There is a detached garage visible from the street. Alterations include an additional story, replacement doors, windows replaced not in-kind. Reason for noncontributor status: alterations.

190. 10 De Soto Street APN: 6930013 Contributor 1925
Owner: C.M. Smith

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a hip roof clad in asphalt. There is a detached garage visible from the street. Alterations include replacement doors, replaced entryway steps/railings, portico at entry porch added, decorative balconet at second story window removed, windows replaced not in-kind. Details include symmetrical fenestration at the primary façade, hipped entry portico with simple Tuscan columns.

191. 17 De Soto Street APN: 6929010 Contributor 1923
Architect/Builder/Owner: URICO

One-story-over-basement, wood-frame, single-family residential building in a Tudor Revival style, clad with half-timbering and stucco. It has a flat and gable roof clad in asphalt. There is a detached garage visible from the street. Alterations include windows replaced not in-kind. Details include steeply pitched front gable with half-timbering, recessed groupings of multi-lite casement windows, sloping concrete entry wall with arched openings.

192. 20 De Soto Street APN: 6930014 Contributor 1913
Architect/Builder/Owner: URICO

Two-story-over-basement, wood-frame, single-family residential building in a Prairie style, clad with brick and stucco and horizontal wood siding. It has a hip roof clad in asphalt. There is an attached garage. Alterations include visible side addition, entry/porch enclosed. Details include overhanging eaves with exposed rafter tails and brackets, projecting second story with denticulated string course and groupings of three brackets, chimney with patterned clinker brick.

193. 25 De Soto Street APN: 6929009 Contributor 1923
Architect/Builder/Owner: G.W. Morris

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in asphalt. There is a detached garage visible from the street. Alterations include windows replaced not in-kind. Details include a garden wall with arched opening and a front gable with multi-lite picture window.

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194. 30 De Soto Street APN: 6930015 Contributor 1932
Owner: Ambrose A. Bottini Builder: J.J. Klaes **Photo 11**

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a gable roof clad in clay tile. There is an integrated garage at the first story. No alterations were observed. Details include entry turret with recessed entryway and metal grilles, arched picture windows with wrought iron balconet and arcaded corbel table, spiral low-relief plaster motifs.

195. 35 De Soto Street APN: 6929008 Contributor 1929

One-story-over-basement, wood-frame, single-family residential building in a Tudor Revival style, clad with half-timbering. It has a flat and gable roof clad in asphalt. There is a detached garage visible from the street. Alterations include windows replaced not in-kind. Details include entry turret with conical roof, steeply pitched front gable with half-timbering, picture windows.

196. 40 De Soto Street APN: 6930016 Contributor 1913

Two-story-over-basement, wood-frame, single-family residential building in a Craftsman style, clad with brick and wood shingles. It has a gable roof clad in asphalt. There is a detached garage visible from the street. Alterations include windows replaced in-kind. Details include an overlapping gable roof with broad overhanging eaves and decorative brackets, clinker brick chimney and porch base, engaged corner porch with paired wood posts and exposed joinery, double-hung wood sash windows with multi-lite upper sash and decorative flower boxes, fixed windows with multi-lite transoms.

197. 45 De Soto Street APN: 6929007 Contributor 1922
Architect: H.K. Lovell Owner: URICO Builder: Leonard & Holt

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in asphalt. There is a detached garage visible from the street. Alterations include replacement windows on secondary elevations not in-kind. Details include front-gabled bay, multi-lite arched picture window, recessed arched entryway.

198. 50 De Soto Street APN: 6930017 Contributor 1926
Builder/Owner: C.M. Smith

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a hip roof clad in asphalt and clay tile. There is an attached garage. Alterations include replacement doors, windows replaced not in-kind. Details include groupings of multi-lite casement windows, low-relief plaster window hoods, arched openings, string course, symmetrical fenestration pattern.

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199. 55 De Soto Street APN: 6929006 Contributor 1922
Architect: H.K. Lovell Owner: URICO Builder: Leonard & Holt

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in asphalt. There is a detached garage visible from the street. Alterations include door openings changed/added, windows replaced not in-kind. Details include multi-lite casement and French doors, semi-enclosed entry courtyard with low concrete wall.

200. 60 De Soto Street APN: 6930018 Contributor 1925

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a hip roof clad in asphalt. There is a detached garage visible from the street. Alterations include windows replaced in-kind, window lite pattern altered but retains overall character, clay tile removed from main roof, retained over entry porch. Details include symmetrical fenestration pattern with groupings of multi-lite casement windows and arched transoms, six-over-one double hung wood sash windows with ogee lugs, low-relief plaster crest ornamentation.

201. 65 De Soto Street APN: 6929005 Contributor 1922
Architect/Builder/Owner: G.W. Morris

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in asphalt and clay tile. There is a detached garage visible from the street. Alterations include new roofing material, windows replaced not in-kind. Details include enclosed front courtyard with low wall, engaged porch with French doors and wood posts.

202. 70 De Soto Street APN: 6930019 Noncontributor 1913

Two-story-over-basement, wood-frame, single-family residential building in a Craftsman style, clad with stucco and wood shingles. It has a gable and hip roof clad in asphalt. There is an attached garage. Alterations include removal of decorative detail, decorative wood features including rafters, cornice brackets, bandcourse, window boxes, and elements over entry porch removed original shingle siding replaced with stucco on most façades. Reason for noncontributor status: alterations.

203. 71 De Soto Street APN: 6929004 Contributor 1924

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in clay tile. There is a detached garage visible from the street. Alterations include windows replaced in-kind. Details include multi-lite picture and casement windows, shaped parapet, engaged corner porch with arched openings.

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204. 75 De Soto Street APN: 6929003 Contributor 1924

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable and shed roof clad in clay tile. There is a detached garage visible from the street. Alterations include windows replaced in-kind. Details include a gabled front bay, partial-width porch with wood posts, textured stucco cladding, multi-lite casement windows.

205. 80 De Soto Street APN: 6930020 Contributor 1923

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a gable and hip roof clad in clay tile. There is an attached garage. Alterations include replacement doors, replaced entryway steps/railings, replacement garage door, window openings changed/added, windows replaced not in-kind. Details include front bay with arched picture windows arched recessed entryway.

206. 84 De Soto Street APN: 6930021 Contributor 1924

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in clay tile. There is an integrated garage at the first story. Alterations include windows replaced not in-kind, replacement steps. Details include front-gabled entry bay, bow window, groupings of double-hung and casement windows with multi-lite upper sash, low-relief plaster crests.

207. 85 De Soto Street APN: 6929002 Contributor 1923

One-story-over-basement, wood-frame, single-family residential building in a French Eclectic style, clad with stucco. It has a flat and shed roof clad in clay tile. There is an integrated garage at the first story. Alterations include replacement garage door, new roofing material, and replacement windows (not in-kind). Details include an entry canopy with a pent roof and wood post, oriel window, and curved canopy above garage.

208. 106 De Soto Street APN: 6921016 Contributor 1923

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable and hip roof clad in tar and gravel and clay tile. There is an integrated garage at the first story. Alterations include replacement of doors, garage door, and windows (not in-kind). Details include bow window, multi-lite fixed and casement windows, arched and recessed entryway.

209. 107 De Soto Street APN: 6920013 Contributor 1925

Architect: G.H. Vore Owner: Mrs. Ella Ruttingstein Builder: A.J. Herzog

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One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and shed roof clad in tar and gravel and clay tile. There is an integrated garage at the first story. Alterations include entry/porch added or expanded with replacement steps/railings, replacement garage door, and replacement windows (not in-kind). Details include bow window with inset hooded panels, arcaded front porch with columns and arched openings.

210. 115 De Soto Street APN: 6920012 Contributor 1914
Architect: Joseph A. Leonard Builder/Owner: URICO

Two-story-over-basement, wood-frame, single-family residential building in a Craftsman style, clad with stucco. It has a gable roof clad in asphalt. There is a detached garage visible from the street. Alterations include deck added (visible from street). Details include tiered gabled massing, overhanging eaves with exposed rafters and brackets, paired columns, picture and double-hung windows with multi-lite upper sash and transoms.

211. 116 De Soto Street APN: 6921017 Contributor 1922
Architect/Builder/Owner: G.W. Morris

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable and shed roof clad in tar and gravel and clay tile. There is a detached garage visible from the street. Alterations include a rear addition, addition to garage, altered garage door opening, solar panels (partially visible), and replacement windows (not in-kind). Details include groupings of fixed windows with decorative inset hoods, low-relief plaster swag ornamentation.

212. 120 De Soto Street APN: 6921018 Contributor 1923

One-and-a-half-story-over-basement, wood-frame, single-family residential building in a Colonial Revival style, clad with brick and stucco. It has a flat and gable roof clad in asphalt and tar and gravel. There is a detached garage visible from the street. Alterations include a rear addition, replacement doors, entry/porch enclosed, windows replaced not in-kind, wood railing at porch over entry porch has been removed. Details include gabled and shed dormers, overhanging eaves with exposed rafter tails and brackets, and arched canopy above the entryway.

213. 125 De Soto Street APN: 6920011 Contributor 1925
Architect/Builder/Owner: A.J. Herzog **Photo 12**

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in tar and gravel and clay tile. There is an integrated garage at the first story. Alterations include replacement of the garage door. Details include front gable with decorative brackets and pointed fascia tails, groupings of three picture windows with geometric muntins and arched openings, crest and swag low-relief plaster

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ornamentation, spiral engaged Corinthian columns, recessed entryway with arched opening.

214. 129 De Soto Street APN: 6920010 Contributor 1914
Architect: Joseph A. Leonard Builder/Owner: URICO

Two-story-over-basement, wood-frame, single-family residential building in a Craftsman style, clad with brick and wood shingles. It has a gable roof clad in asphalt. There is a detached garage visible from the street. Alterations include replacement garage door and replacement windows (not in-kind). Details include cross-gabled roof with overhanging eaves and rafter tails, shirtwaist between first and second stories, brick masonry porch and stoop.

215. 130 De Soto Street APN: 6921019 Contributor 1925
Architect/Builder: R.G. Roberts Owner: W.A. Moore

Two-story, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and hip roof clad in tar and gravel and clay tile. There is an integrated garage at the first story. Alterations include replacement garage door and replacement windows (not in-kind). Details include prominent bay window with metal balconet, groupings of multi-lite casement windows.

216. 134 De Soto Street APN: 6921020 Contributor 1914

Two-story-over-basement, wood-frame, single-family residential building in a Colonial Revival style, clad with stucco and horizontal wood siding. It has a gable roof clad in asphalt. There is a detached garage visible from the street. Alterations include the partial replacement of cladding, altered garage door opening, majority of windows replaced not in-kind, and a planter box at dormer window removed. Details include cross-gambrel roof, overhanging eaves with brackets and rafter tails, stepped façade plane with bay window and groupings of multi-lite fixed, casement, and transom windows.

217. 135 De Soto Street APN: 6920009 Contributor 1923

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in clay tile. There is an integrated garage at the first story. Alterations include replacement doors, replaced entryway steps/railings, replacement garage door, replacement windows (not in-kind). Details include prominent hexagonal bay window with spiral cast low-relief plaster motifs, gabled entry bay, Spanish clay tile roofing.

218. 142 De Soto Street APN: 6921021 Contributor 1927

Two-story-over-basement, wood-frame, single-family residential building in a French Eclectic style, clad with stucco. It has a jerkinhead roof clad in asphalt. There is a detached garage visible from the street. Alterations include replaced entryway steps/railings, windows replaced in-kind. Details include an arched and recessed entryway with brick masonry surround, groupings of multi-

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lite casement and double-hung windows.

219. 145 De Soto Street APN: 6920008 Contributor 1925

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with brick and stucco. It has a flat and gable roof clad in tar and gravel and clay tile. There is an integrated garage at the first story. Alterations include replacement garage door and replacement windows (not in-kind). Details include groupings of multi-lite casement windows, recessed entryway with shouldered arched opening, low-relief plaster ornamentation.

220. 150 De Soto Street APN: 6921022 Contributor 1914

Two-and-a-half-story-over-basement, wood-frame, single-family residential building in a Craftsman style, clad with stucco and wood shingles. It has a gable and shed roof clad in asphalt. There is a detached garage visible from the street. Alterations include simplification of decorative detail, sun porch has plastic window screens. Details include partial-width porch with arched opening, groupings of double-hung windows with multi-lite upper sash, overhanging eaves, glazed sunporch with pergola-form roof.

221. 155 De Soto Street APN: 6920007 Contributor 1923
Architect: G.H. Vore Builder/Owner: A.J. Herzig

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a compound roof clad in asphalt. There is a detached garage visible from the street. Alterations include replacement garage door and replacement windows (not in-kind). Details include bow windows, groupings of multi-lite double-hung windows.

222. 160 De Soto Street APN: 6921023 Contributor 1922
Architect: Joseph A. Leonard Builder/Owner: URICO

Two-story-over-basement, wood-frame, single-family residential building in a Colonial Revival style, clad with stucco. It has a hip roof clad in asphalt. There is a detached garage visible from the street. Alterations include deck added (visible from street). Details include glazed porch with eyebrow roofline and fanlight transom, groupings of multi-lite casement and double-hung windows.

223. 161 De Soto Street APN: 6920006 Noncontributor 1923

Two-story-over-basement, wood-frame, single-family residential building in a Contemporary style, clad with stucco. It has a gable roof clad in clay tile. There is a detached garage visible from the street. The building was fully rebuilt at an unknown date, replacing the 1923 construction. Reason for noncontributor status: alterations.

224. 165 De Soto Street APN: 6920005 Contributor 1923

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One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with brick and stucco. It has a compound roof clad in asphalt. There is a detached garage visible from the street. Alterations include detached garage built at rear and replacement windows (not in-kind). Details include gabled entry turret, bay window, fixed and double-hung windows, geometric cornice, flat parapet with curved coping.

225. 168 De Soto Street APN: 6921024 Noncontributor 1923

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a compound and hip roof clad in asphalt. There is a detached garage visible from the street. Alterations include replacement doors, second-story addition that altered the overall massing at the primary façade and the roof form of the building, some windows replaced in-kind and some windows replaced not in-kind. Reason for noncontributor status: alterations.

226. 175 De Soto Street APN: 6920004 Contributor 1917

Two-story-over-basement, wood-frame, single-family residential building in an Eclectic Period Revival style, clad with stucco. It has a flat and gable roof clad in asphalt and tar and gravel and solar shingles. There is a detached garage visible from the street. Alterations include replacement doors, replaced entryway steps/railings, solar panels visible from the street, windows at second story replaced not in-kind, entry stairs and front door replaced and solar installed circa 2013. Details include overlapping side gable roof forms, projecting upper story with corbels, water table, groupings of casement windows with transoms and double-hung windows with multi-lite upper sash.

227. 178 De Soto Street APN: 6921025 Noncontributor 1912
Architect/Builder/Owner: URICO

One-and-a-half-story-over-basement, wood-frame, single-family residential building in a Craftsman style, clad with stucco. It has a flat and gable roof clad in asphalt and tar and gravel. There is no garage visible. Alterations include construction of an additional story, a rear addition, partial replacement of cladding, removal of decorative detail, replacement doors and windows (not in-kind). This significant remodel has obscured the original Craftsman style of the building. Reason for noncontributor status: alterations.

228. 180 De Soto Street APN: 6921026 Contributor 1925

Two-story, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in tar and gravel and clay tile. There is an attached garage. Alterations include an additional story. Details include complex massing, low-relief plaster ornamentation, groupings of multi-lite casement windows, arched openings, chimney with geometric pattern.

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229. 181 De Soto Street APN: 6920003 Contributor 1917

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in tar and gravel. There is a detached garage visible from the street. Alterations include small addition at front of second story, windows at second story primary façade replaced not in-kind. Details include complex massing, porch with arched openings, groupings of multi-lite casement and double-hung windows.

230. 185 De Soto Street APN: 6920002 Contributor 1914

Two-story-over-basement, wood-frame, single-family residential building in a Craftsman style, clad with brick and stucco and horizontal wood siding. It has a flat and gable roof clad in asphalt. There is an attached garage. Alterations include a rear addition, fully replaced cladding, and replacement windows (not in-kind). Details include low-pitched gable roof with overhanging flared boxed eaves and decorative brackets, half-timbering at the gable end, double-hung windows with divided-lite upper sash.

El Plazuela Way

231. 25 El Plazuela Way APN: 6905029 Contributor 1927
Architect/Builder/Owner: Leonard & Holt

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with half-timbering and stucco. It has a gable roof clad in clay tile. There is an integrated garage at the first story. Alterations include replacement garage door, replacement windows (not in-kind), metal balcony at second story replaced a wood balcony with wood railings and brackets. Details include overhanging eaves with exposed rafter tails, metal balconets, half-timbered bay with corbels.

232. 35 El Plazuela Way APN: 6905033 Contributor 1927

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a gable and hip roof clad in clay tile. There is an integrated garage at the first story. No alterations were observed. Details include complex massing, arched openings, rounded turret, multi-lite casement windows, upper balcony with wood posts and railing, metal balconet, eave overhang with rafter tails.

233. 45 El Plazuela Way APN: 6905034 Contributor 1927
Architect/Builder/Owner: Leonard & Holt

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a hip roof clad in clay tile. There is an integrated garage at the first story. No alterations were observed. Details include complex massing, upper balcony with

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wood posts and balustrade, multi-lite casement and double hung windows, recessed entryway with arched openings, decorative brackets.

234. 55 El Plazuela Way APN: 6905021 Contributor 1927
Architect/Builder/Owner: Leonard & Holt

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a gable roof clad in clay tile. There is an integrated garage at the first story. Alterations include replacement garage door, and garden gate replaced with wrought iron (originally wood). Details include groupings of multi-lite casement windows, upper balcony with wood posts and spindle balustrade, recessed doorway with low-relief plaster surround.

235. 65 El Plazuela Way APN: 6905022 Contributor 1927
Architect/Builder/Owner: Leonard & Holt

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in tar and gravel and clay tile. There is a detached garage visible from the street. Alterations include replacement of the garage door. Details include complex massing, metal balconet, balcony with wood posts and railing, window shutters, multi-lite casement windows and French doors, arched openings.

236. 75 El Plazuela Way APN: 6905023 Contributor 1927
Architect/Builder/Owner: Leonard & Holt

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a gable roof clad in clay tile. There is an integrated garage at the first story. No alterations were observed. Details include multi-lite casement and picture windows, upper balcony with wood posts and spindle balustrade, engaged porch with arched openings.

237. 85 El Plazuela Way APN: 6905024 Contributor 1927
Architect/Builder/Owner: Leonard & Holt

Two-story, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a gable roof clad in clay tile. There is an integrated garage at the first story. Alterations include a setback front addition and a partially visible rear addition. Details include complex massing, recessed multi-lite picture window, shouldered arch opening, metal balconets, projecting upper story with corbels.

238. 95 El Plazuela Way APN: 6905025 Contributor 1927
Architect/Builder/Owner: Leonard & Holt

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a hip roof clad in clay tile. There is a detached garage visible

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from the street. No alterations were observed. Details include multi-lite casement windows, upper balcony with wood posts and spindle baluster, metal balconet, carved wood brackets.

Entrada Court

239. (0 Entrada Court) Sundial Park APN: 6917B001 1913
Architect: Joseph A. Leonard Owner: URICO **Photo 13 and 14**

Sundial Park occupies a circular parcel measuring approximately 155 feet in diameter within Entrada Court's western cul-de-sac. This public greenspace is centered by a giant sundial, approximately 34 feet long by 17 feet high, with a white granite gnomon (the portion of a sundial that casts a shadow). Four smaller columns—one in each of the orders: Tuscan, Doric, Ionic, and Corinthian—that are topped with urns, are sited around the sundial. Concrete paths encircle each column, the sundial statue, and the park perimeter to provide pedestrian connections between each feature. Twelve cast concrete benches are located throughout the site, with three positioned around each column. These paths divide the lawn and create an elaborate pattern on the ground plane that evokes a large compass rose design when viewed from above. Details include a marble dedication plaque, a metal grate marked with "URICO," and curving planting beds with lawn. Original low plantings have been removed and small trees have been planted around the exterior perimeter of the park. The base of the sundial was originally a water feature that has since been infilled. The parcel was designated San Francisco City Landmark #293 in 2021.

240. 1 Entrada Court APN: 6918001 Contributor 1918
Builder/Owner: Clifford S. Allred

Two-story-over-basement, wood-frame, single-family residential building in a Prairie style, clad with stucco and wood board and batten. It has a gable roof clad in asphalt. There is an integrated garage at the first story. No alterations were observed. Details include low-pitched cross-gabled roof with overhanging boxed eaves, gabled porch with battered piers, board and batten paneling, double-hung and fixed windows.

241. 2 Entrada Court APN: 6917002 Contributor 1923

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in tar and gravel and clay tile. There is an attached garage. Alterations include replacement doors, some windows replaced not in-kind, and additional steps added at patio at side of building. Details include arched openings, two-story bay, wrought iron grilles, balconets.

242. 10 Entrada Court APN: 6917003 Contributor 1926

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in tar and gravel and clay tile. There is an integrated garage at the first story. Alterations include replacement doors, replacement

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garage door, and replacement windows (not in-kind). Details include gabled entry portico, Corinthian spiral columns, multi-lite wood door, tripartite window groupings with arched geometric muntins.

243. 15 Entrada Court APN: 6918010 Contributor 1925
Architect: Charles F. Strothoff Builder/Owner: F.P. Kelly

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in tar and gravel and clay tile. There is an integrated garage at the first story. Alterations include replacement garage door and replacement windows (not in-kind). Details include bow windows, arched openings, groupings of multi-lite casement and double and double-hung windows, low-relief plaster ornamentation.

244. 16 Entrada Court APN: 6917004 Contributor 1927

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a hip roof clad in clay tile. There is an integrated garage at the first story. Alterations include replacement garage door and replacement windows (not in-kind). Details include bow window, low-relief plaster ornamentation, arcaded cornice.

245. 26 Entrada Court APN: 6917006 Contributor 1925

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable and hip roof clad in clay tile. There is an integrated garage at the first story. Alterations include replaced entryway steps/railings, replacement garage door, metal exterior stairs added at west side elevation. Details include shaped parapet, arched recessed opening, tripartite picture windows.

246. 30 Entrada Court APN: 6917007 Contributor 1928
Owner: Albert Johnson

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a gable roof clad in clay tile. There is an integrated garage at the first story. Alterations include replacement doors, arched windows retained, remaining windows replaced not in-kind, second story balcony over entryway enclosed. Details include arched openings, tripartite picture windows with geometric muntins and metal balconet.

247. 34 Entrada Court APN: 6917008 Contributor 1923

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and shed roof clad in tar and gravel and clay tile. There is an integrated garage at the first story. Alterations include replacement of the garage door. Details include complex massing with shaped parapet, bow window, groupings of multi-lite double-hung windows with multi-lite upper sash, low-relief swag and crest plaster ornamentation, decorative

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carved brackets.

248. 40 Entrada Court APN: 6917009 Noncontributor 1938
Architect: Ed Munson Sharpe Owner: R.F. Mattock Builder: A.F. Mattock Co.

One-and-a-half-story-over-basement, wood-frame, single-family residential building in a Modern style, clad with imitation stone and stucco and vertical wood siding. It has a gable and hip roof clad in asphalt. There is an integrated garage at the first story. Alterations include replacement doors, replacement garage door, window openings changed/added, windows replaced not in-kind, metal sliding doors at primary façade added. Reason for noncontributor status: built outside period of significance.

249. 44 Entrada Court APN: 6917010 Contributor 1936
Architect/Builder: Claude Lindsay Owner: E.J. Miller

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable and hip roof clad in tar and gravel and clay tile. There is an integrated garage at the first story. Alterations include windows at secondary elevations replaced not in-kind. Details include carved bargeboard, entry turret with conical roof and arched recessed entryway, elliptical picture window, engaged turned columns.

250. 45 Entrada Court APN: 6918009 Contributor 1927

One-and-a-half-story-over-basement, wood-frame, single-family residential building in a Tudor Revival style, clad with half-timbering. It has a gable and jerkinhead roof clad in asphalt. There is a detached garage visible from the street. Alterations include a rear addition, visible side addition, windows replaced not in-kind. Details include steeply pitched front gable, multi-lite casement windows, half-timbered cladding, flared eaves, entry bay with clipped gable.

251. 46 Entrada Court APN: 6917011 Noncontributor 1920
Architect/Builder/Owner: Joseph A. Leonard

One-story-over-basement, wood-frame, single-family residential building in a Craftsman style, clad with stucco. It has a gable and hip roof clad in asphalt and clay tile. There is no garage visible. Alterations include simplification of decorative detail, entry/porch enclosed, windows replaced not in-kind. Reason for noncontributor status: alterations.

252. 50 Entrada Court APN: 6917A018 Contributor 1920
Architect/Builder/Owner: Joseph A. Leonard

One-story-over-basement, wood-frame, single-family residential building in a Craftsman style, clad with stucco. It has a gable and hip roof clad in asphalt and clay tile. There is a detached garage visible from the street. Alterations include replacement window installed at basement level. Details include low-pitched roof with overhanging eaves, with exposed rafters, knee-brace

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brackets, partial-width porch with battered columns.

253. 56 Entrada Court APN: 6917A019 Contributor 1923
Architect: G. Francis Carney Builder/Owner: A.E. Maumus

One-story, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and hip roof clad in asphalt and clay tile. There is a detached garage visible from the street. Alterations include replaced entryway steps/railings. Details include engaged porch with arched opening, arched openings, multi-lite picture windows, low-relief plaster ornamentation.

254. 60 Entrada Court APN: 6917A020 Contributor 1923
Architect: G. Francis Carney Builder/Owner: A.E. Maumus

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in asphalt and clay tile. There is an attached garage. Alterations include a rear addition, some windows at sides and rear replaced not in-kind. Details include arched recessed entryway, groupings of multi-lite casement windows and French doors, low-relief plaster ornamentation.

255. 64 Entrada Court APN: 6917A021 Contributor 1923
Architect: G. Francis Carney Builder/Owner: A.E. Maumus

Two-story, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable and hip roof clad in asphalt and clay tile. There is a detached garage visible from the street. Alterations include replacement doors, windows replaced not in-kind, second story added after 1950. Details include hipped entry turret with arched recessed opening and spiral low-relief plaster surround, picture window with metal balconet, multi-lite French doors, vent with grille.

256. 66 Entrada Court APN: 6917A022 Contributor 1923
Architect: G. Francis Carney Builder/Owner: A.E. Maumus

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in tar and gravel and clay tile. There is a detached garage visible from the street. Alterations include replacement doors, windows at secondary elevations replaced not in-kind. Details include shaped parapet, groupings of arched multi-lite casement windows, recessed entryway.

257. 70 Entrada Court APN: 6917A023 Contributor 1937

One-story, wood-frame, single-family residential building in a Colonial Revival style, clad with horizontal wood siding. It has a gable roof clad in asphalt. No alterations were observed. Details include steeply pitched cross-gabled roof, groupings of multi-lite casement windows, wood

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shutters.

258. 75 Entrada Court APN: 6918008 Contributor 1928

Two-story-over-basement, wood-frame, single-family residential building in a Tudor Revival style, clad with half-timbering. It has a compound and jerkinhead roof clad in asphalt. There is a detached garage at the rear alley. Alterations include replacement of the garage door. Details include overlapping gable and jerkinhead roof forms with flared eaves, stucco siding with half-timbering, groupings of multi-lite casement windows with transoms, hipped dormer with wood shingle siding, recessed and engaged porch with pointed arched openings.

259. 80 Entrada Court APN: 6917A024 Contributor 1916
Architect: Joseph A. Leonard Builder/Owner: URICO

One-story-over-basement, wood-frame, single-family residential building in a Craftsman style, clad with stucco and horizontal wood siding. It has a compound and gable roof clad in asphalt. There is an attached garage. Alterations include a rear addition, windows replaced not in-kind, basement windows are non-historic, door to basement added at side garage originally freestanding, but rear addition comes in contact with it now. Details include overhanging eaves with exposed rafter tails and brackets, decorative wood joinery, groupings of multi-lite casement windows, metal balconet.

260. 84 Entrada Court APN: 6917A025 Contributor 1927
Builder/Owner: G.M. Ballusky

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in tar and gravel and clay tile. There is an integrated garage at the first story. Alterations include windows replaced not in-kind. Details include front-gabled bay with large arched picture window, metal balconet, low-relief plaster ornamentation.

261. 85 Entrada Court APN: 6918007 Contributor 1925
Architect: G. Francis Carney Builder/Owner: A.E. Maumus

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat roof clad in tar and gravel and clay tile. There is an integrated garage at the first story. Alterations include replacement garage door and replacement windows (not in-kind). Details include front gabled bay with multi-lite picture and casement windows, projecting upper story with corbels, and metal balconet.

262. 88 Entrada Court APN: 6917A026 Contributor 1927
Architect/Builder/Owner: C.C. Newman

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean

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Revival style, clad with stucco. It has a flat and gable and hip roof clad in asphalt and clay tile. There is an integrated garage at the first story. Alterations include a rear addition. Details include complex massing, front-gabled volume, multi-lite Palladian and casement windows, arched openings, upper balcony with wood posts and metal railing.

263. 90 Entrada Court APN: 6917A027 Contributor 1926
Architect/Builder/Owner: G.W. Morris

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable and hip roof clad in clay tile. There is an integrated garage at the first story. Alterations include replacement doors, replacement garage door, windows replaced not in-kind. Details include recessed entryway with shouldered arch, multi-lite casement windows, low-relief plaster swag and crests.

264. 96 Entrada Court APN: 6917A001 Contributor 1923

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in tar and gravel and clay tile. There is an integrated garage at the first story. Alterations include replaced entryway steps/railings, altered garage door opening, porch over garage enclosed, garage door opening expanded. Details include complex massing with gable and flat volumes, arched and rectangular openings with multi-lite casement windows, multi-lite French doors, metal balconets.

265. 121 Entrada Court APN: 6918006 Contributor 1924

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and shed roof clad in tar and gravel and clay tile. There is an integrated garage at the first story. Alterations include replacement garage door and replacement windows (not in-kind). Details include prominent bow and box bay windows, engaged corner porch with arched openings.

266. 20A Entrada Court APN: 6917005 Contributor 1924

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in tar and gravel and clay tile. There is an integrated garage at the first story. Alterations include replacement doors, replaced entryway steps/railings, windows replaced not in-kind. Details include groupings of arched picture windows, spiral engaged Corinthian columns.

Estero Avenue

267. 1 Estero Avenue APN: 6926001 Contributor 1923

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean

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Revival style, clad with stucco. It has a flat roof clad in tar and gravel and clay tile. There is a detached garage visible from the street. Alterations include an additional story, visible side addition, replaced entryway steps/railings, and replacement windows (in-kind). Details include curved parapet above the entry and garage, groupings of multi-lite casement windows.

268. 6 Estero Avenue APN: 6916015 Contributor 1915

Two-story-over-basement, wood-frame, single-family residential building in a Classical Revival style, clad with stucco. It has a hip roof clad in asphalt. There is a detached garage visible from the street. Alterations include a rear addition, replacement entry doors and entryway steps/railings, solar panels visible from the street, and replacement windows (not in-kind). Details include projecting boxed eave, symmetrical fenestration pattern, portico with Tuscan columns and metal balustrade, and multi-lite French doors.

269. 16 Estero Avenue APN: 6916016 Contributor 1925
Architect/Builder/Owner: G.W. Morris

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in tar and gravel and clay tile. There is an integrated garage at the first story. Alterations include replacement doors and replacement garage door. Details include bay window, arched recessed entryway with low-relief plaster ornamentation and quoining.

270. 20 Estero Avenue APN: 6916017 Contributor 1925
Architect/Builder/Owner: G.W. Morris

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in asphalt and tar and gravel. There is an integrated garage at the first story. Alterations include replacement doors, replacement garage door, and replacement windows (not in-kind). Details include bay with arched openings, spiral engaged columns.

271. 25 Estero Avenue APN: 6926018 Noncontributor 1950
Architect: Appleton & Wolfard Owner: James W. Irvine Builder: Jacks & Irvine

One-and-a-half-story, wood-frame, single-family residential building in a Tudor Revival style, clad with half-timbering. It has a hip roof clad in asphalt. There is an integrated garage at the first story. Alterations include replacement of the garage door. Reason for noncontributor status: built outside period of significance.

272. 30 Estero Avenue APN: 6916018 Contributor 1925
Architect/Builder/Owner: G.W. Morris

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Revival style, clad with stucco. It has a flat and hip roof clad in tar and gravel and clay tile. There is an integrated garage at the first story. Alterations include replacement doors, replaced entryway steps/railings, replacement garage door, and replacement windows (not in-kind). Details include hipped entry turret, bow window, groupings of multi-lite casement windows, recessed arched entryway.

273. 40 Estero Avenue APN: 6916019 Contributor 1925
Architect/Builder/Owner: G.W. Morris

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and hip roof clad in asphalt and tar and gravel. There is an integrated garage at the first story. Alterations include cast low-relief plaster detail removed over entryway, replaced entryway steps/railings, replacement garage door, new roofing material. Details include large oriel bay window, groupings of fixed and double-hung windows, and compound roof forms.

274. 50 Estero Avenue APN: 6916020 Contributor 1925
Architect/Builder/Owner: G.W. Morris

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in tar and gravel and clay tile. There is an integrated garage at the first story. Alterations include simplification of decorative detail, replacement doors, replaced entryway steps/railings, replacement garage door and windows (not in-kind), and window surrounds removed around all windows. Details include prominent bow window with cornice, low-relief plaster ornamentation, and recessed arched entryway.

275. 55 Estero Avenue APN: 6925001 Contributor 1924

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a gable and hip roof clad in asphalt. There is a detached garage visible from the street. Alterations include wood windows replaced with vinyl but retained lite pattern. Details include front-gabled bay, overhanging eaves with angled fascia, gabled entry bay with arched recessed entryway, groupings of picture and casement windows.

276. 60 Estero Avenue APN: 6916021 Contributor 1925
Architect/Builder/Owner: G.W. Morris

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and hip roof clad in tar and gravel and clay tile. There is an integrated garage at the first story. Alterations include visible side addition, replacement doors, windows replaced not in-kind, basement at side of residence built forward to accommodate larger garage. Details include clinker brick chimney, front-gabled entryway, recessed arched opening, groupings of multi-lite double-hung windows.

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277. 70 Estero Avenue APN: 6916022 Contributor 1925
Architect/Builder/Owner: G.W. Morris

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in tar and gravel and clay tile. There is an integrated garage at the first story. Alterations include replacement doors, replacement garage door, some windows replaced not in-kind including some rectilinear windows at primary façade. Details include groupings of picture windows with arched, multi-lite transoms, clinker brick chimney, low-relief plaster ornamentation.

278. 73 Estero Avenue APN: 6925027 Contributor 1926

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable and hip roof clad in tar and gravel and clay tile. There is an integrated garage at the first story. Alterations include replacement garage door and replacement windows (not in-kind). Details include bow window with multi-lite casement windows, recessed entryway with flattened arch, arcaded cornice, punched decorative openings.

279. 77 Estero Avenue APN: 6925026 Contributor 1926

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable and shed roof clad in tar and gravel and clay tile. There is an integrated garage at the first story. Alterations include replacement of the garage door. Details include groupings of multi-lite casement windows, Palladian window with metal balconet, decorative brackets.

280. 80 Estero Avenue APN: 6916023 Contributor 1925

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and hip roof clad in tar and gravel and clay tile. There is an integrated garage at the first story. No alterations were observed. Details include clinker brick chimney, bow window, groupings of arched casement and picture windows with triangular muntins, low-relief plaster ornamentation.

281. 85 Estero Avenue APN: 6925025 Contributor 1924

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and shed roof clad in tar and gravel and clay tile. There is an integrated garage at the first story. Alterations include replacement garage door, window openings changed/added, windows replaced not in-kind. Details include gabled canopy with oversized corbels, Palladian window with metal balconet.

282. 98 Estero Avenue APN: 6916024 Contributor 1925
Architect/Builder: Leonard & Holt Owner: URICO

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One-story, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a gable roof clad in clay tile. There is a detached garage visible from the street. Alterations include windows replaced in-kind. Details include cross-gabled roof, recessed entry with elaborate Spanish Colonial Revival low-relief plasterwork, engaged spiral columns, groupings of multi-lite casement windows.

Head Street

283. 797 Head Street APN: 6991001 Contributor 1925
Architect/Builder/Owner: G.W. Morris

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and hip roof clad in tar and gravel and clay tile. Alterations include door openings changed/added, windows replaced not in-kind. Details include oriel bay, groupings of arched picture windows, cornice, side portico with hipped roof and arched openings.

284. 800 Head Street APN: 6932016 Contributor 1913
Photo 15

Two-story-over-basement, wood-frame, single-family residential building in a Classical Revival style, clad with stucco. It has a hip roof clad in asphalt. There is a detached garage visible from the street. Alterations include balustrade at side elevation removed, single decorative bracket at side elevation removed, replaced entryway steps/railings, windows replaced not in-kind. Details include rectangular massing with symmetrical fenestration, projecting boxed eaves, cornice with egg and dart and dentils, string and water courses, recessed entry bay with pedimented portico and Tuscan and square columns beneath a balustrade.

285. 810 Head Street APN: 6932017 Contributor 1913

One-and-a-half-story-over-basement, wood-frame, single-family residential building in a Craftsman style, clad with brick and wood shingles. It has a gable roof clad in asphalt. There is a detached garage visible from the street. Alterations include added garden window on side, altered garage door opening, replacement garage door, windows replaced in-kind. Details include overlapping gables, overhanging eaves with exposed rafter tails and brackets, and clinker brick chimney.

286. 811 Head Street APN: 6931006 Noncontributor 1924
Architect/Builder/Owner: G.W. Morris

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a gable and hip roof clad in asphalt. There is an integrated garage at the first story. Alterations include the partial replacement of cladding, simplification of

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decorative detail, replacement doors, replaced entryway steps/railings, replacement garage door, new roofing material, windows replaced not in-kind. Reason for noncontributor status: alterations.

287. 815 Head Street APN: 6931005 Contributor 1913
Architect/Builder/Owner: URICO

Two-story-over-basement, wood-frame, single-family residential building in a Craftsman style, clad with wood shingles. It has a gable roof clad in asphalt. There is no garage visible. Alterations include a rear addition, windows at side elevation replaced not in-kind, overhangs altered, and first-floor gable end removed. Details include overhanging eaves with knee-brace brackets and exposed rafter tails, and engaged corner porch with flattened arch openings.

288. 818 Head Street APN: 6932018 Contributor 1926

One-and-a-half-story-over-basement, wood-frame, single-family residential building in a Tudor Revival style, clad with half-timbering and horizontal wood siding. It has a flat and gable roof clad in asphalt. There is an attached garage. Alterations include visible side addition, replacement doors, and windows replaced in-kind. Details include steeply pitched front gable, oriel window with multi-lite picture windows, half-timbering, low-relief plaster lintel.

289. 821 Head Street APN: 6931004 Contributor 1923

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a compound and gable and jerkinhead roof clad in asphalt. Alterations include visible side addition, deck added (visible from street), replacement doors, entry/porch enclosed, replaced entryway steps/railings, windows replaced not in-kind. Details include front-gabled bay with glazed porch, bow window with groupings of picture windows in rectangular openings.

290. 825 Head Street APN: 6931003 Contributor 1913

Two-story-over-basement, wood-frame, single-family residential building in a Craftsman style, clad with wood shingles. It has a gable roof clad in asphalt. There is a detached garage visible from the street. Alterations include a rear addition, shed roof with decorative brackets removed over 1st floor bay and at half story on side elevation, braces added at roof, decorative features at entryway altered, decoration in gable ends changed. Details include overhanging eaves with exposed rafter tails, brackets, lattice work at the gable end, decorative wood joinery, clinker brick porch supports, battered columns with wood shingle cladding.

291. 829 Head Street APN: 6931023 Contributor 1926

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in tar and gravel and clay tile. There is an integrated garage at the first story. Alterations include replaced entryway steps/railings,

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windows replaced not in-kind. Details include cross-gable roof with overlapping front gables, tripartite fenestration with arched and recessed picture windows, overhanging eaves with exposed rafters and brackets, low-relief plaster swag and crest ornamentation.

292. 830 Head Street APN: 6932019 Contributor 1919
Architect: Joseph A. Leonard Builder/Owner: URICO

One-story-over-basement, wood-frame, single-family residential building in a French Eclectic style, clad with stucco. It has a gable and jerkinhead roof clad in asphalt. There is an integrated garage at the first story. Alterations include entry/porch enclosed, replacement garage door. Details include overhanging eaves with brackets, angled fascia, eyebrow canopy, multi-lite windows with Palladian motif.

293. 833 Head Street APN: 6923030 Contributor 1926
Builder/Owner: Leopold J. Kimquist

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a hip roof clad in asphalt. There is a detached garage visible from the street. Alterations include windows at second story replaced, decorative balconette removed beneath center window of second story. Details include symmetrical fenestration, groupings of multi-lite casement and double-hung windows, arched openings, low-relief plaster ornamentation.

294. 839 Head Street APN: 6923016 Contributor 1924

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a gable and hip roof clad in asphalt and clay tile. There is a detached garage visible from the street. Alterations include windows replaced not in-kind. Details include bow window, front-gabled entry bay, low-relief door surround, recessed arched entryway.

295. 840 Head Street APN: 6932020 Contributor 1919
Owner: Northern Supply Co

One-story-over-basement, wood-frame, single-family residential building in a French Eclectic style, clad with stucco. It has a gable and jerkinhead roof clad in asphalt. There is an integrated garage at the first story. Alterations include entry/porch enclosed, replacement garage door. Details include overhanging eaves with exposed rafter tails and brackets, decorative wood joinery, groupings of multi-lite casement windows, carved wood window box, and large fishscale roof shingles.

296. 845 Head Street APN: 6923015 Contributor 1924

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and hip and shed roof clad in tar and gravel and clay

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tile. There is an integrated garage at the first story. Alterations include entry/porch enclosed, windows replaced not in-kind. Details include bow window, low-relief plaster ornamentation, hooded inset panels, glazed entry porch.

297. 848 Head Street APN: 6932021 Noncontributor 1919
Architect: Joseph A. Leonard Builder/Owner: URICO

One-story-over-basement, wood-frame, single-family residential building in a French Eclectic style, clad with stucco. It has a gable and hip and jerkinhead roof clad in asphalt. There is an integrated garage at the first story. Alterations include entry/porch enclosed, windows replaced not in-kind, planter box over garage door removed, window arrangement at primary façade simplified, opening to entry porch altered from arched to accommodate new entry doors with square head, brick chimney reclad in stucco. Reason for noncontributor status: alterations.

298. 850 Head Street APN: 6932022 Contributor 1924

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in clay tile. There is an integrated garage at the first story. Alterations include replaced entryway steps/railings, replacement garage door. Details include complex massing, low-pitched overlapping gabled bays with projecting eaves, recessed upper balcony with flat wall, arched openings, arched casement window with angled muntins.

299. 851 Head Street APN: 6923014 Contributor 1924
Architect: A.J. Kimquist Builder/Owner: Kimquist & Jacobsen

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and shed roof clad in asphalt and clay tile. There is an integrated garage at the first story. Alterations include entry/porch enclosed, replacement garage door, and replacement windows (not in-kind). Details include oriel bay window with cornice and corbel supports, and multi-lite casement windows.

300. 855 Head Street APN: 6923013 Contributor 1923
Architect/Builder/Owner: G.W. Morris

One-story-over-basement, wood-frame, single-family residential building in a French Eclectic style, clad with stucco. It has a compound roof clad in asphalt. There is an integrated garage at the first story. Alterations include replaced entryway steps/railings, replacement garage door. Details include bow window, glazed porch, and clinker brick chimney.

301. 860 Head Street APN: 6932023 Contributor 1923
Architect: Charles F. Strothoff Builder/Owner: G.W. Morris

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Revival style, clad with stucco. It has a flat and gable roof clad in clay tile. There is an integrated garage at the first story. Alterations include replacement doors, replaced entryway steps/railings, windows replaced not in-kind. Details include bow window, groupings of multi-lite casement windows, front-gable bay with ogee arch, recessed doorway, low-relief plaster crest and engaged turned columns at the cornice.

302. 865 Head Street APN: 6923012 Contributor 1923
Architect/Builder/Owner: G.W. Morris

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and hip roof clad in asphalt and clay tile. There is an integrated garage at the first story. No alterations were observed. Details include recessed arched entryway with projecting canopy, bay with inset arched opening, groupings of casement windows with geometric muntins.

303. 868 Head Street APN: 6932024 Contributor 1919
Architect: Joseph A. Leonard Builder/Owner: URICO

One-story-over-basement, wood-frame, single-family residential building in a French Eclectic style, clad with stucco and horizontal wood siding. It has a compound and gable roof clad in asphalt. There is a detached garage visible from the street. Alterations include enclosure of entry porch. Details include overhanging eaves with exposed rafter tails, brackets, window box with square corbels, and multi-lite French doors with flattened arch opening.

304. 869 Head Street APN: 6923011 Contributor 1923
Architect/Builder/Owner: G.W. Morris

One-story-over-basement, wood-frame, single-family residential building in an Eclectic Period Revival style, clad with stucco. It has a compound and gable roof clad in asphalt. There is an integrated garage at the first story. Alterations include replacement doors, replaced entryway steps/railings, windows replaced not in-kind. Details include curved eave overhang, low-relief plaster ornamentation, recessed entryway with flattened arch.

305. 874 Head Street APN: 6932025 Contributor 1928
Architect/Builder/Owner: E.C. Baker

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable and hip roof clad in asphalt and clay tile. There is an integrated garage at the first story. Alterations include replaced entryway steps/railings, replacement garage door. Details include arched openings, low-relief plaster ornamentation, and front-gabled bay.

306. 875 Head Street APN: 6923010 Contributor 1920
Architect: Harold G. Stoner Owner: URICO Builder: W.C. Duncan & Co

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Two-story-over-basement, wood-frame, single-family residential building in a French Eclectic style, clad with stucco. It has a gable and hip roof clad in asphalt. There is no garage visible. Alterations include a second-story addition that was built circa 2008. Details include complex massing, groupings of multi-lite casement windows, overhanging eaves with exposed rafter tails, and carved brackets.

307. 885 Head Street APN: 6923009 Contributor 1920
Architect: Harold G. Stoner Owner: URICO Builder: W.C. Duncan & Co

One-story, wood-frame, single-family residential building in a French Eclectic style, clad with horizontal wood siding. It has a gable and hip roof clad in asphalt. There is an integrated garage at the first story. Alterations include replacement doors and replacement garage door. Details include compound roof with exposed rafters, eyebrow roofline above the entryway, front gable with bay window and multi-lite casement windows.

308. 895 Head Street APN: 6923008 Contributor 1920
Architect: Harold G. Stoner Owner: URICO Builder: W.C. Duncan & Co

One-and-a-half-story-over-basement, wood-frame, single-family residential building in a French Eclectic style, clad with horizontal wood siding. It has a hip roof clad in asphalt. There is an attached garage. No alterations were observed. Details include overhanging eaves with exposed rafter tails, recessed entryway with eyebrow roofline and square pilasters, recessed dormer with eyebrow roofline and flared eaves.

309. 896 Head Street APN: 6932001 Noncontributor 1920
Architect: Harold G. Stoner Owner: URICO Builder: W.C. Duncan & Co

Two-story, wood-frame, single-family residential building in a Craftsman style, clad with stucco. It has a gable roof clad in asphalt. There is an integrated garage at the first story. Alterations include a front addition, a visible side addition, a deck (visible from street), enclosure of the original entry porch, and replacement of nearly all windows (few original windows remain). The various additions have altered the original massing of the original Craftsman style cottage design. Reason for noncontributor status: alterations.

Holloway Avenue

310. 901 Holloway Avenue APN: 6988001 Contributor 1926

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat roof clad in asphalt and clay tile. There is an integrated garage at the first story. Alterations include a rear addition. Details include symmetrical fenestration pattern, multi-lite casement windows, metal balconets, portico with flat architrave and spiraled Corinthian columns.

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311. 920 Holloway Avenue APN: 6932009 Contributor 1922

One-story-over-basement, wood-frame, single-family residential building in an Eclectic Period Revival style, clad with stucco. It has a flat and jerkinhead roof clad in asphalt. There is an integrated garage at the first story. Alterations include a rear addition, replacement doors, replacement garage door, and replacement windows (not in-kind). Details include overhanging eaves with rafter tails and brackets, angled fascia, engaged corner porch with flattened arch.

312. 925 Holloway Avenue APN: 6989048 Contributor 1928
Architect/Builder: Athanase Nastovic Owner: R.P. Grant

Two-story-over-basement, wood-frame, single-family residential building in a Tudor Revival style, clad with stucco. It has a compound and gable roof clad in asphalt. There is an integrated garage at the first story. Alterations include deck added (visible from street), windows replaced not in-kind. Details include steeply pitched overlapping gables, flared eaves, groupings of multi-lite casement windows, arched recessed entryway.

313. 930 Holloway Avenue APN: 6932010 Contributor 1922

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat roof clad in. Alterations include appears that garage used to be integrated at first level but was closed in, altered garage door opening. Details include stepped parapet with projecting eaves, groupings of double-hung windows with multi-lite upper sash.

314. 935 Holloway Avenue APN: 6989047 Contributor 1928
Architect: W.A. Docter Builder/Owner: R.P. Grant

Two-story-over-basement, wood-frame, single-family residential building in a Tudor Revival style, clad with stucco. It has a compound and gable-on-hip roof clad in asphalt. There is an integrated garage at the first story. Alterations include door openings changed/added, replacement doors, altered garage door opening, replacement garage door, window openings changed/added, windows replaced not in-kind, decoration added at entryway. Details include steeply pitched overlapping gabled bays, projecting upper story with decorative brackets, two-story bay with eyebrow roofline, recessed entryway with arched opening, Corinthian pilasters.

315. 940 Holloway Avenue APN: 6932011 Contributor 1922

Two-story-over-basement, wood-frame, single-family residential building in a French Eclectic style, clad with stucco. It has a gable roof clad in asphalt. There is an integrated garage at the first story. Alterations include added garden windows on each side, windows replaced not in-kind. Details include overhanging eaves with brackets, French Eclectic window hoods, integrated porch with shouldered arch openings.

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316. 950 Holloway Avenue APN: 6932012 Contributor 1922

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat roof clad in. There is an integrated garage at the first story. Alterations include replacement doors, entry/porch enclosed. Details include stepped parapet, cornice with low-relief plaster scrollwork, glazed integrated porch with multi-lite French doors.

317. 960 Holloway Avenue APN: 6932013 Contributor 1922

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat roof clad in. There is an integrated garage at the first story. Alterations include replacement doors, replacement garage door, and replacement windows (not in-kind). Details include stepped parapet, false eave capped by clay barrel tiles, integrated porch with pointed arch openings.

318. 961 Holloway Avenue APN: 6990048 Contributor 1926
Builder/Owner: Hemmen & Weissman

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat roof clad in asphalt and clay tile. There is an integrated garage at the first story. Alterations include simplification of decorative detail, replacement garage door, and replacement windows (not in-kind). Details include pent parapet rooflines, twin box bays with fixed windows, porch with shed roof and arched openings.

319. 970 Holloway Avenue APN: 6932014 Noncontributor 1922

One-and-a-half-story-over-basement, wood-frame, single-family residential building in an Eclectic Period Revival style, clad with stucco. It has a gable roof clad in asphalt. There is an integrated garage at the first story. Alterations include removal and simplification of decorative detail, replacement doors and entryway steps/railings, window openings altered, and windows replaced (not in-kind). When originally constructed, the building may have been a twin of 940 Holloway Avenue. Reason for noncontributor status: alterations.

320. 975 Holloway Avenue APN: 6990047 Contributor 1926
Owner: C.M. Smith

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat roof clad in asphalt and clay tile. There is an integrated garage at the first story. Alterations include replacement of windows at side elevations (not in-kind), and potential addition of metal railings to front stair. Details include hipped entry turret with arched openings, bow window with pent roofline, picture windows with geometric muntins.

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321. 980 Holloway Avenue APN: 6932015 Noncontributor 1922

One-story-over-basement, wood-frame, single-family residential building in an Eclectic Period Revival style, clad with stucco. It has a gable and hip roof clad in asphalt. There is an integrated garage at the first story. Alterations include replacement garage door and replacement windows (not in-kind). Reason for noncontributor status: alterations.

322. 999 Holloway Avenue APN: 6990046 Contributor 1926
Architect: J.B. Volphin Builder/Owner: Hemmen & Weissman

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat roof clad in asphalt. There is an integrated garage at the first story. Alterations include windows replaced not in-kind. Details include symmetrical fenestration pattern, groupings of multi-lite casement and double-hung windows, projecting eaves with corbels and dentils, projecting upper story with corbels, low-relief plaster ornamentation.

323. 1000 Holloway Avenue APN: 6931007 Contributor 1924

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable and shed roof clad in clay tile. There is a detached garage visible from the street. Alterations include replacement garage door, new roofing material, windows replaced not in-kind. Details include box bay and bow windows, shaped parapet above the garage.

324. 1015 Holloway Avenue APN: 6991048 Contributor 1925
Architect/Builder/Owner: G.W. Morris

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and hip roof clad in asphalt and clay tile. There is an integrated garage at the first story. Alterations include metal gate added at entry, replacement windows at rear of side elevation. Details include entry turret with recessed entryway and metal grilles, bow window with picture windows with divided lites, clinker brick chimney.

325. 1025 Holloway Avenue APN: 6991047 Contributor 1925
Architect/Builder/Owner: G.W. Morris

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in asphalt and clay tile. There is an integrated garage at the first story. Alterations include an additional story, and replacement of the garage door. Details include complex form and massing with front gabled entry bay and elaborate parapet at the recessed upper story, box bay with multi-lite casement windows, recessed entry with arched opening and engaged Corinthian columns, swag and crest low-relief plaster ornamentation.

326. 1048 Holloway Avenue APN: 6931008 Contributor 1924

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Architect/Builder/Owner: G.W. Morris

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and hip roof clad in tar and gravel and clay tile. There is an integrated garage at the first story. Alterations include chimney pipe extension. Details include entry turret with arched recessed entryway, box bay window with inset panels, groupings of arched openings with fixed windows.

327. 1075 Holloway Avenue APN: 6992048 Contributor 1926
Builder/Owner: Eric Dahlberg

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat roof clad in asphalt and clay tile. There is a detached garage visible from the street. Alterations include replacement of windows at side elevations (not in-kind). Details include bow window, multi-lite casement and fixed windows, recessed entryway with arched opening, double-hung windows, metal grilles.

328. 1085 Holloway Avenue APN: 6992047 Contributor 1926

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat roof clad in asphalt and clay tile. There is a detached garage visible from the street. Alterations include metal gate added at entryway, some windows replaced not in-kind. Details include hipped entry bay with recessed entrance and arched opening, bow window with inset arched hoods, casement and fixed windows with curved muntins.

329. 1099 Holloway Avenue APN: 6992046 Contributor 1925
Architect: Charles F. Strothoff Owner: C.W. Gunn Builder: G.W. Morris

One-story-over-basement, wood-frame, single-family residential building in a French Eclectic style, clad with stucco. It has a gable and hip roof clad in asphalt. There is an integrated garage at the first story. Alterations include replacement garage door, solar panels (partially visible), windows replaced not in-kind. Details include complex massing and roof forms with bay windows, swag and crest low-relief plaster details.

330. 1100 Holloway Avenue APN: 6929012 Contributor 1925
Architect/Builder/Owner: URICO

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat roof clad in clay tile. There is a detached garage at the rear alley. Alterations include door openings changed/added, altered garage door opening, new roofing material, windows replaced not in-kind. Details include complex massing with several bay windows, Spanish clay tile roofing, partial-width entry porch.

331. 1101 Holloway Avenue APN: 6993001 Contributor 1925

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One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in asphalt and clay tile. There is an integrated garage at the first story. Alterations include windows replaced not in-kind. Details include groupings of multi-lite casement windows with arched transoms, turned wood spindle balconet, bow window, shaped arched recessed entrance.

332. 1115 Holloway Avenue APN: 6993048 Contributor 1927
Owner: George Dahlberg

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat roof clad in asphalt and clay tile. There is a detached garage visible from the street. Alterations include windows replaced not in-kind. Details include prominent bow window, fixed and casement windows with geometric arched muntins.

333. 1125 Holloway Avenue APN: 6993047 Noncontributor 1938
Architect: Albert A. Larsen Owner: Mr. & Mrs. L. Vandborg
Builder: Elvin C. Stendell

One-story-over-basement, wood-frame, single-family residential building in a Modern style, clad with stucco and horizontal wood siding. It has a gable-on-hip roof clad in asphalt. There is an integrated garage at the first story. Alterations include windows replaced not in-kind. Reason for noncontributor status: built outside period of significance.

334. 1140 Holloway Avenue APN: 6929013 Contributor 1923

One-story-over-basement, wood-frame, single-family residential building in an Eclectic Period Revival style, clad with stucco. It has a compound roof clad in asphalt. There is an integrated garage at the first story. Alterations include windows replaced not in-kind. Details include compound roof forms with corner bow windows, decorative carved brackets supporting the entry canopy, groupings of double-hung windows with multi-lite upper sash.

335. 1150 Holloway Avenue APN: 6928012 Noncontributor 1923

One-story-over-basement, wood-frame, single-family residential building in an Eclectic Period Revival style, clad with stucco. It has a gable and hip roof clad in asphalt. There is an integrated garage at the first story. Alterations include simplification of decorative detail, replacement doors, replacement garage door, solar panels visible from the street, windows replaced not in-kind. Reason for noncontributor status: alterations.

336. 1165 Holloway Avenue APN: 6994047 Contributor 1923
Architect: Archie T. Newsom Owner: URICO Builder: Leonard & Holt

One-story-over-basement, wood-frame, single-family residential building in a Tudor Revival style,

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clad with half-timbering. It has a gable-on-hip roof clad in asphalt. There is a detached garage at the rear alley. Alterations include windows replaced not in-kind. Details include steeply pitched gable, hipped, and pyramid roof forms, half-timbered cladding.

337. 1185 Holloway Avenue APN: 6994046 Noncontributor 1923
Architect: Archie T. Newsom Owner: URICO Builder: Leonard & Holt

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco and vertical wood siding. It has a gable roof clad in asphalt. There is a detached garage at the rear alley. Alterations include an additional story, deck added (visible from street), window openings changed/added, windows replaced not in-kind. Reason for noncontributor status: alterations.

338. 1201 Holloway Avenue APN: 6995001 Contributor 1925
Builder/Owner: C.M. Smith

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat roof clad in asphalt. There is an integrated garage at the first story. Alterations include entry/porch added or expanded, replacement garage door, partial demolition, window openings changed/added, windows replaced not in-kind. Details include recessed entryway with faux-quoining, oriel bay window, rectangular openings with inset arched hoods, rounded parapet above the entrance.

339. 1215 Holloway Avenue APN: 6995048 Contributor 1925
Builder/Owner: C.M. Smith

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in clay tile. There is an integrated garage at the first story. Alterations include replacement of cladding, new roofing material. Details include groupings of multi-lite casement windows and French doors.

340. 1233 Holloway Avenue APN: 6995047 Contributor 1930
Owner: F.E. Augustiney Builder: H.W. Armbrust

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in tar and gravel and clay tile. There is an integrated garage at the first story. Alterations include replaced entryway steps/railings, replacement garage door, and replacement windows (not in-kind). Details include front gabled bay with recessed picture window, wood spindle balconet, multi-lite fixed and casement windows.

341. 1242 Holloway Avenue APN: 6927014 Contributor 1925

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable and hip roof clad in tar and gravel and clay

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tile. There is an integrated garage at the first story. Alterations include deck added (visible from street), door openings changed/added, entry/porch added or expanded, replaced entryway steps/railings, window openings changed/added, windows replaced not in-kind. Details include compound roof forms with bay windows, overhanging eaves at the gable end with exposed rafters, entry portico with flat roof and columns.

342. 1245 Holloway Avenue APN: 6995046 Contributor 1925
Builder/Owner: C.M. Smith

One-story-over-basement, wood-frame, single-family residential building in a French Eclectic style, clad with stucco. It has a compound and flat and jerkinhead roof clad in asphalt and tar and gravel. There is an integrated garage at the first story. Alterations include visible side addition, replacement garage door, rooftop deck, windows replaced not in-kind. Details include groupings of double-hung windows, glazed entry porch with arched openings.

343. 1250 Holloway Avenue APN: 6926008 Contributor 1925
Architect/Builder/Owner: G.W. Morris

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable and hip roof clad in tar and gravel and clay tile. There is an integrated garage at the first story. Alterations include replaced entryway steps/railings, replacement garage door, and replacement windows (not in-kind). Details include large oriel bay window, groupings of fixed and double-hung windows, and compound roof forms.

344. 1263 Holloway Avenue APN: 6996047 Noncontributor 1950
Owner: Albert & Ann Sefl

One-story-over-basement, wood-frame, single-family residential building in a Modern style, clad with brick and horizontal wood siding and vertical wood siding. It has a compound and hip roof clad in asphalt. There is a detached garage visible from the street. Alterations include windows replaced not in-kind. Reason for noncontributor status: built outside period of significance.

345. 1285 Holloway Avenue APN: 6996046 Noncontributor 1951
Owner: John A Jennings Builder: Jennings Construction

Two-story-over-basement, wood-frame, single-family residential building in a Modern style, clad with brick and vertical wood siding. It has a compound and gable roof clad in asphalt. There is an attached garage. Alterations include a rear addition, the partial replacement of cladding, windows replaced not in-kind. Reason for noncontributor status: built outside period of significance.

346. 1290 Holloway Avenue APN: 6926009 Contributor 1924
Architect/Builder/Owner: G.W. Morris

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean

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Revival style, clad with stucco. It has a flat and hip roof clad in tar and gravel and clay tile. There is an integrated garage at the first story. Alterations include replacement doors, entry/porch enclosed. Details include complex massing and roof forms, bow window bay and box bays.

347. 1295 Holloway Avenue APN: 6996045 Noncontributor 1939

One-story, wood-frame, single-family residential building in a Modern style, clad with wood siding. It has a gable roof clad in asphalt. There is no garage visible. No alterations were observed. Reason for noncontributor status: built outside period of significance.

348. 1300 Holloway Avenue APN: 6925011 Contributor 1924

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and unknown roof clad in tar and gravel and clay tile. There is a detached garage visible from the street. Alterations include replacement doors, entry/porch enclosed, replacement garage door, windows replaced not in-kind, some decorative low-relief plasterwork detail removed but majority intact, small forward addition enclosing original front patio. Details include curving rooflines and shaped parapets, bay windows, groupings of double-hung windows, swag and crest low-relief plaster ornamentation.

349. 1313 Holloway Avenue APN: 6997048 Noncontributor 1940

Two-story-over-basement, wood-frame, single-family residential building in a Modern style, clad with stucco. It has a hip roof clad in asphalt. There is an integrated garage at the first story. Alterations include windows replaced not in-kind. Reason for noncontributor status: built outside period of significance.

350. 1325 Holloway Avenue APN: 6997047 Noncontributor 1941

One-story-over-basement, wood-frame, single-family residential building in a Modern style, clad with horizontal wood siding. It has a hip roof clad in asphalt. There is an integrated garage at the first story. Alterations include replacement garage door, window openings changed/added, windows replaced not in-kind. Reason for noncontributor status: built outside period of significance.

351. 1350 Holloway Avenue APN: 6925012 Noncontributor 1924
Owner: Clifford S. Allred

One-and-a-half-story-over-basement, wood-frame, single-family residential building in an Eclectic Period Revival style, clad with stucco. It has a compound and flat and hip roof clad in asphalt. There is an integrated garage at the first story. Alterations include visible side addition, addition at south side with hipped roof removed front-facing gable and decoration at south end of primary façade, basement windows added, metal railing and security gates added at entry steps, replacement doors and garage door, window openings changed/added, and replacement windows

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installed (not in-kind). Reason for noncontributor status: alterations.

352. 1355 Holloway Avenue APN: 6998048 Noncontributor 1924

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in asphalt and clay tile. There is an integrated garage at the first story. Alterations include removal of decorative detail, replacement doors, replaced entryway steps/railings, altered garage door opening, replacement garage door, front deck added creating a carport in front of integral garage. Reason for noncontributor status: alterations.

353. 1375 Holloway Avenue APN: 6998047 Contributor 1924

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in tar and gravel and clay tile. There is an integrated garage at the first story. Alterations include replacement doors, replacement garage door, and replacement windows (not in-kind). Details include groupings of double-hung windows, metal balconets, arched, recessed entryway, and pent parapet rooflines.

354. 1385 Holloway Avenue APN: 6998046 Contributor 1924
Architect/Builder: Leonard & Holt Owner: URICO

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in tar and gravel and clay tile. There is a detached garage visible from the street. Alterations include new glass block window opening in basement, windows replaced in-kind. Details include shaped parapet, bow window, groupings of multi-lite casement and fixed windows, low-relief plaster ornamentation.

Junipero Serra Boulevard

355. 301 Junipero Serra Boulevard APN: 6901001A Noncontributor 1977

Two-story-over-basement, wood-frame, commercial retail building in a Modern style, clad with concrete and horizontal wood siding. It has a flat roof clad in tar and gravel. There is an integrated garage at the first story. No alterations were observed. Reason for noncontributor status: built outside period of significance.

356. 415 Junipero Serra Boulevard APN: 6904014 Contributor 1922
Architect: Samuel Heiman Owner: URICO Builder: Leonard & Holt

One-story, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in clay tile. There is a detached garage visible from the street. No alterations were observed. Details include arched groupings of picture windows, metal balconets, and decorative niche at the gable end.

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357. 425 Junipero Serra Boulevard APN: 6904013 Noncontributor 1927

Two-story, wood-frame, single-family residential building in a Contemporary style, clad with stucco. It has a flat roof clad in clay tile. There is a detached garage visible from the street. No alterations were observed. Reason for noncontributor status: alterations.

358. 501 Junipero Serra Boulevard APN: 6905020 Noncontributor 1924
Architect/Builder: Leonard & Holt Owner: URICO

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in tar and gravel and clay tile. There is a detached garage visible from the street. Alterations include replacement doors, replaced entryway steps/railings, replacement garage door, replacement windows at basement and at all façades other than the primary façade, forward addition at corner post-1957 constructed to replace a partially enclosed patio with flat roof. Reason for noncontributor status: alterations.

359. 525 Junipero Serra Boulevard APN: 6905019 Contributor 1926
Architect/Builder/Owner: Leonard & Holt

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and hip roof clad in tar and gravel and clay tile. There is a detached garage at the rear alley. No alterations were observed. Details include groupings of multi-lite casement windows, arched openings, projecting upper story with corbels, overhanging eaves with brackets, wood balcony with posts and spindles.

360. 535 Junipero Serra Boulevard APN: 6905018 Contributor 1926
Architect/Builder/Owner: Leonard & Holt

Two-story, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a gable roof clad in clay tile. There is a detached garage at the rear alley. No alterations were observed. Details include metal balconet, balcony with corbels, wood posts and railing, window shutters, casement windows with decorative leaded glass, multi-lite French doors.

361. 545 Junipero Serra Boulevard APN: 6905017 Contributor 1926
Architect/Builder/Owner: Leonard & Holt

Two-story, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a gable roof clad in clay tile. There is a detached garage at the rear alley. Alterations include arched window arrangement over entryway was installed circa 2010, replacing a smaller opening. Details include groupings of multi-lite casement windows, symmetrical fenestration pattern, Palladian window with metal balconet.

362. 555 Junipero Serra Boulevard APN: 6905032 Contributor 1927

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Architect/Builder/Owner: Leonard & Holt

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a gable roof clad in clay tile. There is an integrated garage at the first story. No alterations were observed. Details include complex massing, multi-lite picture window with metal balconet, overhanging eaves with exposed rafter tails, groupings of multi-lite casement windows, window shutters.

363. 565 Junipero Serra Boulevard APN: 6905031 Contributor 1927
Architect/Builder/Owner: Leonard & Holt

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a gable roof clad in clay tile. There is a detached garage visible from the street. Alterations include replacement of the garage door. Details include front-gabled bay with large, recessed picture window, upper balcony with wood posts and spindle baluster, recessed arched entryway, wood shutters.

364. 575 Junipero Serra Boulevard APN: 6905030 Contributor 1927
Architect/Builder/Owner: Leonard & Holt

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a gable roof clad in clay tile. There is an integrated garage at the first story. Alterations include a replacement garage door. Details include large picture windows, recessed entryway, low-relief plaster ornamentation, upper bay with half-timbering, casement windows with curving muntins.

365. 585 Junipero Serra Boulevard APN: 6905028 Contributor 1926
Architect/Builder/Owner: Leonard & Holt

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a gable roof clad in clay tile. There is an integrated garage at the first story. Alterations include replacement of the garage door. Details include complex massing, partial-width porch with wood posts, overhanging eaves with rafter tails and decorative brackets, arched picture and casement windows, metal balconet.

366. 601 Junipero Serra Boulevard APN: 6905027 Contributor 1927
Architect/Builder/Owner: Leonard & Holt

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a gable and shed roof clad in clay tile. There is an integrated garage at the first story. Alterations include visible side addition. Details include complex massing, groupings of multi-lite casement windows, arched recessed opening, metal balconet, upper balcony with wood posts and carved corbels.

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367. 615 Junipero Serra Boulevard APN: 6905026 Contributor 1927
Architect/Builder/Owner: Leonard & Holt

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a gable roof clad in clay tile. There is an integrated garage at the first story. No alterations were observed. Details include prominent front-gabled bay with recessed picture window, metal balconet, upper balcony with wood posts and spindle baluster, multi-lite casement windows and French doors.

368. 695 Junipero Serra Boulevard APN: 6905016 Contributor 1925

Two-story, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a hip roof clad in clay tile. There is a detached garage visible from the street. Alterations include replacement garage door, some windows replaced at rear elevation (minimally visible). Details include arched picture windows with scrolled metal muntins, metal balconet, iron grilles, Corinthian pilasters.

369. 801 Junipero Serra Boulevard APN: 6924002 Contributor 1924

Two-story, wood-frame, single-family residential building in a Colonial Revival style, clad with stucco. It has a gable and gambrel roof clad in asphalt. There is a detached garage visible from the street. Alterations include replacement doors, replaced entryway steps/railings, replacement garage door, and replacement windows (not in-kind). Details include gabled and reverse dormers, multi-lite casement and double-hung windows, metal balconet, wood shutters, portico with Tuscan columns.

370. 825 Junipero Serra Boulevard APN: 6924004 Contributor 1924

One-and-a-half-story, wood-frame, single-family residential building in a Colonial Revival style, clad with brick and stucco. It has a gambrel roof clad in asphalt. There is a detached garage visible from the street. Alterations include a rear addition, visible side addition, replacement doors, windows replaced not in-kind. Details include gambrel roof with recessed dormers, groupings of multi-lite casement windows, ten-over-one double-hung wood sash windows with ogee lugs.

371. 835 Junipero Serra Boulevard APN: 6924006 Contributor 1925

Two-story, wood-frame, single-family residential building in a Colonial Revival style, clad with stucco. It has a gable roof clad in asphalt. There is a detached garage visible from the street. Alterations include windows replaced not in-kind. Details include two-story bay, low-relief plaster ornamentation, curved eave overhang with angled fascia.

372. 855 Junipero Serra Boulevard APN: 6924008 Contributor 1924

Two-story-over-basement, wood-frame, single-family residential building in a Colonial Revival

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style, clad with re-clad stucco. It has a gable roof clad in asphalt. Alterations include removal of decorative detail, window openings changed/added, windows replaced not in-kind, dormers added at primary façade, majority of openings at primary façade changed in size and proportion. Details include cross-gable roof with exposed rafter tails, angled fascia, shed dormer, porch with Tudor archway.

373. 865 Junipero Serra Boulevard APN: 6924010 Noncontributor 1924

Two-story, wood-frame, single-family residential building in a Colonial Revival style, clad with stucco. It has a gable roof clad in clay tile. There is a detached garage visible from the street. Alterations include an additional story, front addition, replacement doors, entry/porch added or expanded, replaced entryway steps/railings, replacement garage door, new roofing material, windows replaced not in-kind. Reason for noncontributor status: alterations.

374. 901 Junipero Serra Boulevard APN: 6999001 Contributor 1925
Architect: Leonard & Holt Owner: URICO

One-story-over-basement, wood-frame, single-family residential building in a French Eclectic style, clad with stucco. It has a compound and gable-on-hip and jerkinhead roof clad in asphalt. There is a detached garage visible from the street. Alterations include new roofing material, windows replaced not in-kind. Details include complex massing and compound roof forms, steeply pitched gables, oriel windows, half-timbering, multi-lite casement and transoms.

Legion Court

375. 20 Legion Court APN: 6915034A Noncontributor 1929

Two-story wood-frame church building in a French Eclectic style, clad with stucco. It has a hip roof clad in asphalt. Alterations include windows replaced not in-kind, metal gates and grilles installed. Reason for noncontributor status: alterations.

376. 30 Legion Court APN: 6915037 Noncontributor 1987
Owner: Kenneth Chan Builder: Pacific Construction

One-story-over-basement, wood-frame, single-family residential building in a Modern style, clad with stucco. It has a flat and gable roof clad in asphalt. There is an integrated garage at the first story. Alterations include entry/porch enclosed, replacement garage door, and replacement windows (not in-kind). Reason for noncontributor status: built outside period of significance.

377. 38 Legion Court APN: 6915035 Noncontributor circa 1960

One-story-over-basement, wood-frame, single-family residential building in a Modern style, clad with stucco. It has a flat roof clad in asphalt. There is an integrated garage at the first story. Alterations include windows replaced not in-kind. This residential building facing Legion Court is

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located on the rear portion of the parcel that contains 1923 Ocean Avenue. Reason for noncontributor status: built outside period of significance.

Lunado Court

378. 156 Lunado Court APN: 6912018 Noncontributor 1950
Owner: Clarence A. Thompson Builder: M. Morino

One-story, wood-frame, single-family residential building in a Modern style, clad with stone and horizontal wood siding. It has a hip roof clad in asphalt. There is an integrated garage at the first story. Alterations include building under construction. Reason for noncontributor status: built outside period of significance.

379. 162 Lunado Court APN: 6912035 Noncontributor 1957
Owner: Arthur G. Heglin

Two-story-over-basement, wood-frame, single-family residential building in a Modern style, clad with stucco. It has a hip roof clad in asphalt. There is an integrated garage at the first story. Alterations include replacement garage door and replacement windows (not in-kind). Reason for noncontributor status: built outside period of significance.

380. 168 Lunado Court APN: 6912020 Contributor 1937
Architect: Charles Oliver Clausen Owner: Nils E. Johnson

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable and hip roof clad in asphalt and clay tile. There is an integrated garage at the first story. Alterations include altered garage door opening, windows on primary façade replaced in-kind, windows on secondary elevations replaced not in-kind, and original decorative stone veneer at base of building removed. Details include curving arched entry, groupings of picture windows with flared lintels and carved wood pilasters.

381. 170 Lunado Court APN: 6912021 Noncontributor 1938

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with brick and stucco. It has a flat and gable roof clad in clay tile. There is an integrated garage at the first story. Alterations include a rear addition, replacement garage door, new roofing material, windows replaced not in-kind. Reason for noncontributor status: built outside period of significance.

382. 172 Lunado Court APN: 6912022 Noncontributor 1923

One-story-over-basement, wood-frame, single-family residential building in a Classical Revival style, clad with stucco. It has a flat roof clad in asphalt. There is a detached garage at the rear alley.

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Alterations include removal of decorative detail, simplification of decorative detail, replacement doors, windows replaced not in-kind, front stairs replaced, second unit at basement, building raised to create full-height basement. Reason for noncontributor status: alterations.

383. 176 Lunado Court APN: 6912023 Noncontributor 1974

Two-story, wood-frame, single-family residential building in a Modern style, clad with stucco. It has a hip roof clad in asphalt. There is an integrated garage at the first story. Alterations include replacement garage door. Reason for noncontributor status: built outside period of significance.

Lunado Way

384. 5 Lunado Way APN: 6924012 Noncontributor 1924
Builder/Owner: Clifford S. Allred

One-and-a-half-story-over-basement, wood-frame, single-family residential building in a French Eclectic style, clad with stucco. It has a hip roof clad in asphalt. There is an integrated garage at the first story. Alterations include visible side addition, removal of decorative detail, replacement doors, replacement garage door, new roofing material, textured stucco replaced with smooth stucco, dormers added at both primary and rear (visible) façades, additional non-historic detail added, windows replaced not in-kind. Reason for noncontributor status: alterations.

385. 10 Lunado Way APN: 6925013 Contributor 1924
Owner: Clifford S. Allred

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in tar and gravel and clay tile. There is an integrated garage at the first story. Alterations include replaced entryway steps/railings, replacement garage door, windows replaced not in-kind, non-historic decorative detail added including quoining, building reclad with smooth stucco. Details include bow window, arcaded cornice, fixed and casement windows with diamond-pattern muntins.

386. 20 Lunado Way APN: 6925014 Contributor 1924
Builder/Owner: Clifford S. Allred

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in asphalt. There is an integrated garage at the first story. Alterations include windows replaced not in-kind, windows at primary façade retain historic multi-lite character, and bracketed balcony detail over garage removed. Details include bow window with arcaded cornice, and metal balconet.

387. 24 Lunado Way APN: 6925015 Contributor 1924
Owner: Clifford S. Allred

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One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in tar and gravel and clay tile. There is an integrated garage at the first story. Alterations include replacement of cladding, replaced entryway steps/railings, replacement garage door, windows replaced in-kind. Details include bow window with arcaded cornice and Palladian window with metal balconet.

388. 25 Lunado Way APN: 6924011 Contributor 1924

One-story, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in tar and gravel and clay tile. Alterations include windows replaced not in-kind. Details include arched, curved openings, multi-lite casement windows with recessed, arched hoods, and compound roof form with Spanish barrel tile.

389. 30 Lunado Way APN: 6925016 Contributor 1924
Owner: Clifford S. Allred

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable and shed roof clad in tar and gravel and clay tile. There is an integrated garage at the first story. Alterations include short, arcing balustrade at southwest corner that creates a front patio, likely not original. Details include arched openings, recessed arched entryway, and grouping of picture windows with transoms and metal balconet.

390. 35 Lunado Way APN: 6924009 Contributor 1924

One-and-a-half-story, wood-frame, single-family residential building in a French Eclectic style, clad with stucco. It has a gable roof clad in asphalt. There is a detached garage visible from the street. Alterations include only one window is vinyl, windows replaced not in-kind. Details include front gable, rounded eave overhang, and bay window with upper balcony.

391. 40 Lunado Way APN: 6925017 Contributor 1924
Owner: Clifford S. Allred

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in asphalt and tar and gravel. There is an integrated garage at the first story. Alterations include replacement garage door, windows replaced not in-kind, brackets supporting balcony over garage door removed. Details include pairs of picture windows with large arched openings, and flared boxed eaves.

392. 44 Lunado Way APN: 6925018 Contributor 1924
Architect/Builder: J. Kruger Owner: Frank Schroenger & J Kruger

One-story-over-basement, wood-frame, single-family residential building in a Colonial Revival style, clad with stucco. It has a flat and gable roof clad in asphalt and tar and gravel. There is an integrated garage at the first story. Alterations include door openings changed/added. Details

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include a side-gabled roof with steep pitch, groupings of multi-lite casement windows, wood window boxes with brackets, and overhanging eaves with exposed rafter tails and angled fascia.

393. 45 Lunado Way APN: 6924007 Contributor 1924

Two-story-over-basement, wood-frame, single-family residential building in an Eclectic Period Revival style, clad with stucco. It has a gable and shed roof clad in asphalt. There is a detached garage visible from the street. Alterations include replacement of the garage door. Details include cross-gabled roof with steep pitch, groupings of multi-lite casement and double-hung windows, angled fascia, and niche at the gable end.

394. 50 Lunado Way APN: 6925019 Contributor 1924
Owner: Clifford S. Allred

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat roof clad in tar and gravel. There is an integrated garage at the first story. Alterations include replacement garage door, windows replaced in-kind. Details include a chimney with clinker brick masonry, and multi-lite arched casement windows with metal balconets.

395. 60 Lunado Way APN: 6925020 Contributor 1926
Owner: Clifford S. Allred

One-story-over-basement, wood-frame, single-family residential building in a Colonial Revival style, clad with stucco. It has a flat and gable roof clad in tar and gravel and wood shingle. There is an integrated garage at the first story. Alterations include a replacement garage door. Details include a side-gabled roof, angled fascia, brackets, grouping of multi-lite casement windows and double-hung with multi-lite upper sash, recessed entryway with Tudor arch, textured stucco cladding, window boxes, wood shutters with demilune motif, and wood shingle roofing.

396. 65 Lunado Way APN: 6924005 Contributor 1924

Two-story-over-basement, wood-frame, single-family residential building in an Eclectic Period Revival style, clad with stucco. It has a compound and hip and shed roof clad in asphalt. There is a detached garage visible from the street. Alterations include visible side addition, replacement garage door, portion of one-story wing was added in the 1980s, new roofing material, windows replaced not in-kind. Details include overhanging curved eaves at the gable end, and two-story bay with multi-lite casement windows.

397. 66 Lunado Way APN: 6925021 Contributor 1926
Owner: Clifford S. Allred

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat roof clad in tar and gravel and clay tile. There is an

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integrated garage at the first story. Alterations include replacement garage door and replacement windows (not in-kind). Details include stepped clinker brick chimney, pent parapet segments with arched cornice, arched picture windows with metal balconets, and geometric muntins.

398. 70 Lunado Way APN: 6925022 Noncontributor 1926
Owner: Clifford S. Allred

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable and shed roof clad in tar and gravel and clay tile. There is an integrated garage at the first story. Alterations include an additional story, replacement garage door, large window arrangement at first floor replaced not in-kind, second story addition not set back and has new windows. Reason for noncontributor status: alterations.

399. 74 Lunado Way APN: 6925023 Contributor 1926
Owner: Clifford S. Allred

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a compound and flat and gable roof clad in asphalt and tar and gravel. There is an integrated garage at the first story. Alterations include replacement garage door, new roofing material, windows replaced not in-kind, cast low-relief plaster decoration replaced with similar design but at different scale. Details include arched picture windows with geometric curved muntins, low-relief plaster ornamentation, and engaged porch with shouldered arched openings.

400. 75 Lunado Way APN: 6924003 Contributor 1925

Two-story, wood-frame, single-family residential building in a Colonial Revival style, clad with stucco. It has a gambrel roof clad in asphalt and wood shingle. There is a detached garage visible from the street. Alterations include new roofing material, windows replaced not in-kind. Details include reverse dormers, groupings of multi-lite casement windows and French doors, and entry canopy with carved brackets.

401. 90 Lunado Way APN: 6925024 Noncontributor 1926

Two-story-over-basement, wood-frame, single-family residential building in a Contemporary style, clad with stucco. It has a hip roof clad in asphalt. There is a detached garage visible from the street. Alterations include an additional story, front addition, simplification of decorative detail, replacement doors, entry/porch enclosed, replaced entryway steps/railings, replacement garage door, and replacement windows (not in-kind). Reason for noncontributor status: alterations.

402. 95 Lunado Way APN: 6924001 Contributor 1924

Two-story-over-basement, wood-frame, single-family residential building in a Colonial Revival style, clad with stucco. It has a gable and gambrel roof clad in asphalt. There is a detached garage

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visible from the street. Alterations include decorative shutters removed, new roofing material, windows replaced not in-kind. Details include gambrel roof with recessed dormers, groupings of multi-lite casement windows, double-hung wood sash windows.

403. 101 Lunado Way APN: 6911020 Contributor 1925
Architect/Builder/Owner: Clifford S. Allred

Two-story-over-basement, wood-frame, single-family residential building in a French Eclectic style, clad with stucco. It has a gable roof clad in asphalt. There is an integrated garage at the first story. No alterations were observed. Details include cross-gabled roof with curved, overhanging eaves and exposed rafters, engaged porch with arched openings, groupings of multi-lite casement with transoms and double-hung windows with multi-lite upper sash, low-relief plaster decorative ornamentation.

404. 104 Lunado Way APN: 6916025 Contributor 1925
Architect/Builder/Owner: G.W. Morris

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in asphalt and clay tile. There is an integrated garage at the first story. Alterations include an additional story, windows replaced not in-kind. Details include recessed entryway, Spanish clay tile roofing, groupings of multi-lite casement windows, crest and swag motifs.

405. 107 Lunado Way APN: 6911019 Noncontributor 1924

Two-story-over-basement, wood-frame, single-family residential building in a Contemporary style, clad with stucco. It has a gable roof clad in asphalt. There is an integrated garage at the first story. Alterations include an additional story, replacement of cladding, door openings changed/added, new roofing material, windows replaced not in-kind. Reason for noncontributor status: alterations.

406. 108 Lunado Way APN: 6916026 Contributor 1926

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in tar and gravel and clay tile. There is an integrated garage at the first story. Alterations include construction of a minimally visible rear addition, replacement garage door, solar panels (partially visible), and replacement windows that are a mixture of in-kind and not in-kind. Details include hipped entry turret, groupings of arched picture windows, spiral low-relief plaster ornamentation.

407. 111 Lunado Way APN: 6911018 Contributor 1924
Architect/Builder/Owner: Clifford S. Allred

One-and-a-half-story-over-basement, wood-frame, single-family residential building in an Eclectic Period Revival style, clad with stucco. It has a gable roof clad in asphalt. There is an integrated

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garage at the first story. Alterations include a rear addition, and replacement of garage door. Details include cross-gabled roof, engaged porch with arched openings, multi-lite casement window and one-over-one double-hung wood sash windows with ogee lugs, bay window, small decorative niche with metal balconet at the gable end.

408. 112 Lunado Way APN: 6916027 Contributor 1925
Architect/Builder/Owner: G.W. Morris

One-story-over-basement, wood-frame, single-family residential building in a Tudor Revival style, clad with half-timbering. It has a gable-on-hip and hip roof clad in asphalt. There is an integrated garage at the first story. Alterations include a rear addition, replacement doors, replaced entryway steps/railings, replacement garage door, and replacement windows (not in-kind). Details include steeply pitched front gable with half-timbering, recessed entry with arched opening, groupings of multi-lite casement windows, side bay window.

409. 116 Lunado Way APN: 6916028 Contributor 1925
Architect/Builder/Owner: G.W. Morris

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in asphalt and clay tile. There is an integrated garage at the first story. No alterations were observed. Details include groupings of recessed, arched multi-lite picture windows separated by engaged spiraled columns, engaged corner porch with arched openings, glazed sun porch.

410. 117 Lunado Way APN: 6911017 Contributor 1925
Architect/Builder/Owner: Clifford S. Allred

One-and-a-half-story-over-basement, wood-frame, single-family residential building in a French Eclectic style, clad with stucco. It has a gable roof clad in asphalt. There is an integrated garage at the first story. Alterations include replacement doors, replacement garage door, and replacement windows (not in-kind). Details include front gabled volume with box bay window, low-relief plaster crest ornamentation.

411. 120 Lunado Way APN: 6916029 Contributor 1925
Architect/Builder/Owner: Clifford S. Allred

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable and hip roof clad in asphalt and clay tile. There is an integrated garage at the first story. Alterations include replacement entry door and garage door. Details include front-gabled volume with recessed picture window and transom, groupings of arched casement windows, recessed, arched opening, overhanging eaves with exposed rafters and brackets.

412. 125 Lunado Way APN: 6911016 Contributor 1924

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Architect/Builder/Owner: Clifford S. Allred

Two-story-over-basement, wood-frame, single-family residential building in a French Eclectic style, clad with stucco. It has a gable roof clad in asphalt. There is an integrated garage at the first story. Alterations include a rear addition, window openings changed/added, windows replaced not in-kind. Details include front-gabled bay, low-relief plaster ornamentation, arched recessed entryway.

413. 129 Lunado Way APN: 6911015 Contributor 1925

One-story-over-basement, wood-frame, single-family residential building in an Eclectic Period Revival style, clad with stucco. It has a flat and hip roof clad in asphalt and tar and gravel. Alterations include windows replaced not in-kind. Details include bow window bay, fixed picture windows in rectangular openings, arched recessed entryway.

414. 130 Lunado Way APN: 6916030 Contributor 1925

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a gable and hip roof clad in clay tile. There is an integrated garage at the first story. Alterations include replacement entry door and garage door. Details include compound roof forms, front-gabled bay with groupings of recessed, arched picture windows and multi-lite casement windows, quatrefoil motif.

415. 133 Lunado Way APN: 6911014 Noncontributor 1924

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in asphalt. Alterations include an additional story, windows replaced not in-kind. Reason for noncontributor status: alterations.

416. 134 Lunado Way APN: 6912013 Noncontributor 1927
Architect: Lawrence J. Klein Owner: Rudolph & Lola Smale
Builder: Gordon W. Morris

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in clay tile. There is an attached garage. Alterations include a rear addition, simplification of decorative detail, replaced entryway steps/railings, replacement garage door, new roofing material, second-story covered porch enclosed at primary façade, uncovered porch at side elevation also enclosed with addition, textured stucco replaced with smooth stucco, windows replaced not in-kind. Reason for noncontributor status: alterations.

417. 136 Lunado Way APN: 6912014 Contributor 1927
Architect: Lawrence J. Klein Builder/Owner: Gordon W. Morris

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Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in tar and gravel and clay tile. There is a detached garage visible from the street. Alterations include a rear addition, windows replaced not in-kind. Details include cross-gable roof with rafter tails, brackets and decorative fascia, second-story balcony with square posts, spindle baluster and corbel supports, groupings of multi-lite casement windows, and recessed façade plane below an arcaded corbel table.

418. 139 Lunado Way APN: 6911013 Contributor 1924

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in asphalt and tar and gravel. There is an integrated garage at the first story. Alterations include a rear addition. Details include cross-gabled roof, integrated porch with arched and recessed entryway, bay window, multi-lite casement and double-hung windows with multi-lite upper sash.

419. 140 Lunado Way APN: 6912015 Contributor 1927
Architect/Builder/Owner: G.W. Morris

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a hip roof clad in clay tile. There is a detached garage visible from the street. Alterations include a rear addition, replacement doors, window openings changed/added, windows replaced not in-kind. Details include symmetrical fenestration pattern, groupings of multi-lite casement windows, arched windows with curved muntins, recessed entrance with upper balcony and metal railing.

420. 143 Lunado Way APN: 6911012 Contributor 1924

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and hip roof clad in tar and gravel and clay tile. Alterations include a rear addition. Details include bow windows with flat parapet, hipped entry turret, groupings of multi-lite casement windows, low-relief plaster ornamentation.

421. 144 Lunado Way APN: 6912034 Contributor 1927
Architect: Henry H. Gutterson Owner: URICO Builder: Leonard & Holt

Two-story-over-basement, wood-frame, single-family residential building in a Tudor Revival style, clad with half-timbering and stucco. It has a double gable roof clad in asphalt. No alterations were observed. Details include steeply pitched front gables with stucco half-timbering, bow window, groupings of multi-lite casement windows, curved eaves.

422. 149 Lunado Way APN: 6911011 Contributor 1925

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and hip roof clad in asphalt and clay tile. There is an

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integrated garage at the first story. Alterations include a rear addition, windows replaced not in-kind. Details include groupings of fixed and multi-lite casement windows, partially engaged porch with recessed entryway and rounded openings, cornice with arcaded motif.

423. 150 Lunado Way APN: 6912017 Contributor 1923
Architect: Henry H. Gutterson Owner: URICO Builder: Leonard & Holt

Two-story-over-basement, wood-frame, single-family residential building in a Tudor Revival style, clad with half-timbering. It has a gable and hip roof clad in asphalt. There is a detached garage at the rear alley. Alterations include windows replaced not in-kind. Details include recessed entry turret, oriel bay, half-timbering, Tudor arch, bay window, multi-lite double-hung windows.

424. 153 Lunado Way APN: 6911010 Contributor 1925
Architect: Henry H. Gutterson Owner: URICO Builder: Leonard & Holt

One-story-over-basement, wood-frame, single-family residential building in a French Eclectic style, clad with stucco. It has a gable roof clad in asphalt. No alterations were observed. Details include steeply pitched cross-gable roof, curved eaves, wood shutters, grouping of niches at the gable end.

425. 157 Lunado Way APN: 6911009 Contributor 1923
Architect: Henry H. Gutterson Owner: URICO Builder: Leonard & Holt

Two-story-over-basement, wood-frame, single-family residential building in a Tudor Revival style, clad with half-timbering and stucco. It has a gable and jerkinhead roof clad in asphalt. No alterations were observed. Details include complex massing, cross-gabled jerkinhead roof forms, half-timbering, groupings of multi-lite double hung windows.

426. 165 Lunado Way APN: 6911008 Contributor 1923
Architect: Henry H. Gutterson Owner: URICO Builder: Leonard & Holt

Two-story-over-basement, wood-frame, single-family residential building in a Colonial Revival style, clad with stucco. It has a gable roof clad in asphalt. There is an integrated garage at the first story. Alterations include replaced entryway steps/railings, windows replaced not in-kind. Details include cross-gabled roof with curved eave overhang, partial-width porch with Tuscan paired columns and curved pediment, one-over-one double hung wood sash windows with ogee lugs, oriel bay windows with groupings of double-hung windows beneath multi-lite transoms.

427. 169 Lunado Way APN: 6911007 Contributor 1923
Architect: Henry H. Gutterson Owner: URICO Builder: Leonard & Holt

Two-story-over-basement, wood-frame, single-family residential building in a Tudor Revival style, clad with half-timbering and stucco. It has a gable roof clad in asphalt. There is an integrated garage at the first story. No alterations were observed. Details include curved eaves, groupings of

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multi-lite casement windows, half-timbering.

428. 175 Lunado Way APN: 6911006, 6911005A Contributor 1936

Two-story-over-basement, wood-frame, single-family residential building in a Tudor Revival style, clad with half-timbering. It has a gable and hip roof clad in asphalt. There is an integrated garage at the first story. Alterations include a rear addition, replacement garage door, and replacement windows (not in-kind). Details include compound roof form with steeply pitched front gable, stucco and half-timber cladding, multi-lite casement and double-hung windows, rusticated brick base.

429. 184 Lunado Way APN: 6912036 Contributor 1931

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a gable roof clad in clay tile. There is an integrated garage at the first story. Alterations include altered garage door opening, windows replaced not in-kind. Details include complex massing and compound roof forms, entry turret with conical roof, projecting bays with recessed arch openings.

430. 185 Lunado Way APN: 6911021 Contributor 1920
Architect: Harold G. Stoner Owner: URICO Builder: W.C. Duncan & Co

Two-story-over-basement, wood-frame, single-family residential building in a Tudor Revival style, clad with half-timbering and stucco. It has a gable and gable-on-hip and jerkinhead roof clad in wood shingle. There is a detached garage at the rear alley. Alterations include a rear addition, new roofing material, window openings changed/added. Details include overhanging eaves with exposed rafter tails, half-timbering at the gable end, double-hung windows with multi-lite upper sash.

431. 188 Lunado Way APN: 6912025A Contributor 1929
Architect: Victor Klaes Owner: Julia Klaes Builder: Francis Klaes **Photo 17**

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in tar and gravel and clay tile. There is a detached garage at the rear alley. Alterations include solar panels (partially visible), windows replaced not in-kind. Details include turret with battlement parapet, Venetian arch with recessed entryway, arched openings, textured stucco cladding.

432. 189 Lunado Way APN: 6911003 Noncontributor 1941
Owner: B.V. Baird Builder: Egron Hanson

Two-story-over-basement, wood-frame, single-family residential building in a Modern style, clad with stucco and board and batten wood siding. It has a gable and hip roof clad in asphalt. There is an integrated garage at the first story. Alterations include a front addition, alterations to window

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openings, and replacement of windows. Reason for noncontributor status: built outside period of significance.

433. 195 Lunado Way APN: 6911002A Noncontributor 1938
Owner: William B. Davis Builder: More & Roberts

Two-story-over-basement, wood-frame, single-family residential building in a Modern style, clad with stucco and horizontal wood siding. It has a compound and hip roof clad in asphalt and clay tile. There is an integrated garage at the first story. Alterations include a rear addition, door openings changed/added, replacement doors, altered garage door opening, windows replaced not in-kind. Reason for noncontributor status: built outside period of significance.

434. 198 Lunado Way APN: 6912026 Contributor 1937
Architect: Charles Oliver Clausen Owner: Marie Barbouchielli
Builder: Henry Euchson

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable and hip roof clad in tar and gravel and clay tile. There is an integrated garage at the first story. Alterations include windows on rear replaced (not in-kind).

Details include lancet picture window, arched openings, balcony with wood posts and spindle railing.

Mercedes Way

435. 2 Mercedes Way APN: 6911001 Contributor 1931

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and hip roof clad in asphalt and clay tile. There is an integrated garage at the first story. Alterations include replacement garage door and replacement windows (not in-kind). Details include stepped cornice, arched entry with spiral Corinthian columns.

436. 7 Mercedes Way APN: 6905015 Contributor 1926
Architect/Builder/Owner: Leonard & Holt

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with brick and stucco. It has a flat and gable roof clad in clay tile. There is a detached garage visible from the street. Alterations include a rear addition, most windows replaced with in-kind wood windows but without multi-lite arrangement, non-original replacements at rear of side elevation. Details include a side-gabled primary volume with large arched openings, fixed and casement windows, porch with pent roof and square posts, metal balconets.

437. 15 Mercedes Way APN: 6905014 Contributor 1914

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Architect: Joseph A. Leonard Builder/Owner: URICO

Two-story-over-basement, wood-frame, single-family residential building in a Prairie style, clad with stucco. It has a flat roof clad in asphalt. There is an attached garage. No alterations were observed. Details include projecting eaves with paneled soffit, oriel windows with corbels, groupings of multi-lite fixed and double-hung windows, glazed porch with columns, turned spindle balustrade and denticulated cornice.

438. 20 Mercedes Way APN: 6910008 Contributor 1923

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with brick and stucco. It has a hip roof clad in clay tile. There is a detached garage at the rear alley. No alterations were observed. Details include overhanging eaves with exposed rafter tails, multi-lite casement windows, recessed entrance with pilasters and finials, and low-relief plaster ornamentation.

439. 21 Mercedes Way APN: 6905013 Contributor 1927
Architect/Builder/Owner: Leonard & Holt

One-and-a-half-story-over-basement, wood-frame, single-family residential building in a Tudor Revival style, clad with half-timbering and stucco. It has a gable and hip roof clad in asphalt. There is an integrated garage at the first story. Alterations include a rear addition, replaced entryway steps/railings, solar panels (partially visible). Details include steeply pitched gables, half-timbered cladding, groups of multi-lite picture, casement and transom windows.

440. 24 Mercedes Way APN: 6910009 Noncontributor N/A

Vacant parcel. Reason for noncontributor status: not associated with district significance.

441. 25 Mercedes Way APN: 6905012 Contributor 1915
Architect: Joseph A. Leonard Builder/Owner: URICO

Two-story-over-basement, wood-frame, single-family residential building in a Craftsman style, clad with brick and stucco. It has a gable roof clad in asphalt. There is no garage visible. Alterations include entry/porch enclosed, some windows replaced in kind (remaining windows appear original), some decorative wood elements removed, brick chimney and watertable have been painted, and wood roof structure of first-floor porch has been altered and doric columns replaced with wood posts. Details include groupings of multi-lite casement windows, low-relief plaster ornamentation, inset window hoods.

442. 35 Mercedes Way APN: 6905011 Noncontributor 1921

Small, one-story, rectilinear wood-frame garage building in a Utilitarian style, clad with horizontal wood siding is located at the rear of an otherwise vacant parcel. Reason for noncontributor status:

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not associated with district significance.

443. 40 Mercedes Way APN: 6907012 Contributor 1913
Architect/Builder/Owner: URICO

Two-story-over-basement, wood-frame, single-family residential building in a Prairie style, clad with brick and stucco and horizontal wood siding. It has a flat roof clad in asphalt. There is a detached garage at the rear alley. Alterations include metal gate installed at entry porch, basement windows replaced not in-kind, brick retaining wall and front patio installed recently. Details include projecting eaves with modillions and paneled soffit, projecting upper story with corbels, groupings of double-hung windows with multi-lite upper sash.

444. 41 Mercedes Way APN: 6905010 Contributor 1913
Architect: W.J. Wythe Owner: Fred S. Wythe Builder: S.E. Brown

Two-story, wood-frame, single-family residential building in a Tudor Revival style, clad with wood shingles. It has a gable roof clad in asphalt. There is no garage visible. No alterations were observed. Details include cross-gable roof, groupings of multi-lite casement windows, and oversized brackets.

445. 48 Mercedes Way APN: 6907013 Contributor 1926
Architect: Charles F. Strothoff Owner: W.J. Malberg Builder: G.H. Jovich

One-and-a-half-story-over-basement, wood-frame, single-family residential building in a Tudor Revival style, clad with half-timbering and brick. It has a gable and hip roof clad in asphalt. There is a detached garage at the rear alley. No alterations were observed. Details include a steeply pitched front gable, groupings of fixed and casement windows with multi-lite tracery, brick masonry and half-timbered cladding.

446. 49 Mercedes Way APN: 6905009 Noncontributor N/A

Vacant parcel. Reason for noncontributor status: not associated with district significance.

447. 52 Mercedes Way APN: 6907014 Contributor 1925
Architect/Builder: Leonard & Holt Owner: URICO

One-and-a-half-story-over-basement, wood-frame, single-family residential building in a Tudor Revival style, clad with stucco. It has a gable and hip roof clad in asphalt. There is a detached garage at the rear alley. No alterations were observed. Details include steeply pitched side gable roof, prominent bay window, picture windows with tracery and pointed arches, groupings of multi-lite casement windows.

448. 55 Mercedes Way APN: 6905008 Contributor 1929

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Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in tar and gravel and clay tile. Alterations include some windows at second story replaced not in-kind. Details include overhanging eaves with brackets, large arched multi-lite picture window, entry canopy with brackets, metal grilles.

449. 60 Mercedes Way APN: 6907015 Contributor 1912
Architect/Builder/Owner: URICO **Photo 18**

Two-story-over-basement, wood-frame, single-family residential building in a Craftsman style, clad with stucco and wood shingles. It has a gable roof clad in asphalt. There is a detached garage at the rear alley. No alterations were observed. Details include overlapping side gable roof forms, overhanging eaves with exposes rafter tails and carved brackets, projecting box bay with brackets, elaborate wood joinery and carved decorative lintel moldings.

450. 61 Mercedes Way APN: 6905007 Noncontributor 1940
Architect: Vanston Buckly Owner: R.J. Steffer Builder: A. Berwick

Two-story, wood-frame, single-family residential building in a Modern style, clad with asbestos/fiber cement and brick. It has a gable roof clad in asphalt. There is an integrated garage at the first story. Alterations include replacement of the garage door. Reason for noncontributor status: built outside period of significance.

451. 64 Mercedes Way APN: 6907016 Contributor 1918

Two-story-over-basement, wood-frame, single-family residential building in a Craftsman style, clad with stucco. It has a gable roof clad in asphalt and clay tile. There is a detached garage at the rear alley. Alterations include replaced entryway steps/railings, windows replaced in-kind. Details include complex massing, tripartite picture windows, pent canopy with barrel tile roofing, upper story with overhanging eaves, exposed rafter tails, and knee brace brackets.

452. 65 Mercedes Way APN: 6905006 Contributor 1927

Two-story, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable and hip roof clad in clay tile. There is a detached garage visible from the street. Alterations include windows replaced in-kind. Details include complex massing with front gabled bay and second story stepped back, groupings of multi-lite casement and double-hung windows, engaged corner porch with arched openings.

453. 70 Mercedes Way APN: 6907017 Noncontributor 1938
Architect: Harold G. Stoner Owner: Herbert G. Blum Builder: Stuart Foster

Two-story, wood-frame, single-family residential building in a Modern style, clad with stucco and horizontal wood siding and vertical wood siding. It has a gable roof clad in asphalt. There is no

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garage visible. No alterations were observed. Reason for noncontributor status: built outside period of significance.

454. 75 Mercedes Way APN: 6905005 Contributor 1925
Architect/Builder: Leonard & Holt Owner: URICO

Two-story, wood-frame, single-family residential building in a Tudor Revival style, clad with half-timbering. It has a gable roof clad in concrete tile. No alterations were observed. Details include steeply pitched cross-gable roof and dormers, L-shaped plan with integrated turret, groupings of multi-lite casement windows, half-timbering.

455. 78 Mercedes Way APN: 6907018 Contributor 1912

Two-story-over-basement, wood-frame, single-family residential building in a Prairie style, clad with stucco. It has a flat roof clad in asphalt. There is a detached garage at the rear alley. Alterations include metal entry gate added. Details include projecting eaves with elaborate cornice, band course and water table, window boxes, broad flat entry portico with cornice, wood spindle balconet.

456. 81 Mercedes Way APN: 6905004 Contributor 1925
Architect/Builder: Leonard & Holt Owner: URICO

Two-story, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and hip roof clad in asphalt. There is a detached garage at the rear alley. No alterations were observed. Details include symmetrical fenestration pattern, multi-lite casement windows in rectangular openings, wood shutters, exposed rafter tails, balcony with wood posts and spindle balustrade, recessed entryway with Venetian arch.

457. 85 Mercedes Way APN: 6905003 Contributor 1925
Architect/Builder: Leonard & Holt Owner: URICO **Photo 19**

Two-story-over-basement, wood-frame, single-family residential building in a Tudor Revival style, clad with half-timbering. It has a gable and hip roof clad in asphalt. There is a detached garage at the rear alley. Alterations include a rear addition, some windows at side elevations replaced not in-kind. Details include multi-lite casement windows with leaded tracery, half-timbering, steeply pitched front gable with eave returns, decorative square corbels, Tudor arch with faux quoining.

458. 88 Mercedes Way APN: 6907021 Noncontributor 1957
Builder/Owner: Louis Mazzera Jr.

One-story-over-basement, wood-frame, single-family residential building in a Modern style, clad with brick and stucco. It has a gable roof clad in asphalt. There is a detached garage at the rear alley. Alterations include visible side addition, solar panels (partially visible), windows replaced

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not in-kind. Reason for noncontributor status: built outside period of significance.

459. 95 Mercedes Way APN: 6905002 Contributor 1925
Architect/Builder: Leonard & Holt Owner: URICO

Two-story, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a hip roof clad in asphalt. There is a detached garage at the rear alley. Alterations include removal of decorative detail, construction of curved bay at second story of primary façade at an unknown date and reused historic windows, and decorative entryway surround removed and simplified at that time. Details include symmetrical fenestration pattern, groupings of multi-lite casement windows, metal balconets, and low-relief plaster ornamentation.

Moncada Way

460. 15 Moncada Way APN: 6912002 Contributor 1923
Architect/Builder/Owner: Leonard & Holt

Two-story-over-basement, wood-frame, single-family residential building in a Classical Revival style, clad with stucco. It has a flat roof clad in. No alterations were observed. Details include symmetrical fenestration pattern with groupings of multi-lite casement windows and transoms, six-over-one double hung wood sash windows with ogee lugs, cornice with dentils, modillions, and rounded entry portico with paired Tuscan columns and turned spindle balustrade.

461. 100 Moncada Way APN: 6909014 Noncontributor 1939

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco and wood siding. It has a compound and gable roof clad in clay tile. There is a detached garage at the rear alley. Alterations include windows replaced in-kind, roof cladding changed from asphalt shingle to clay tile. Reason for noncontributor status: built outside period of significance.

462. 115 Moncada Way APN: 6910003 Contributor 1926
Architect/Builder/Owner: Leonard & Holt

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a compound and hip roof clad in clay tile. There is a detached garage at the rear alley. Alterations include a rear addition, solar panels (partially visible), windows at second story and side elevations have been replaced not in-kind, decorative shutters removed from several windows, cast low-relief plaster cartouche detail removed oven entry door. Details include groupings of multi-lite casement windows, turned wood spindle balconet and porch railing, projecting balcony with wood posts and carved corbels, low-relief plaster crest ornamentation.

463. 120 Moncada Way APN: 6909015 Noncontributor 1937

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Architect: Fred H. Reimers

Owner: Hugo Vedau

Builder: Fred K. Dupuy

Two-story-over-basement, wood-frame, single-family residential building in a Modern style, clad with brick and stucco. It has a flat and hip roof clad in asphalt and clay tile. There is an integrated garage at the first story. Alterations include a front addition, a rear addition, replacement doors, replacement entry steps/railings, an altered garage door opening, and replacement windows (in-kind). Reason for noncontributor status: alterations.

464. 125 Moncada Way APN: 6910002 Contributor 1926
Architect/Builder/Owner: Leonard & Holt

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a hip roof clad in asphalt. Alterations include a rear addition, windows replaced not in-kind. Details include boxy massing with symmetrical fenestration pattern, multi-lite casement windows, box bay, metal balconet, denticulated cornice.

465. 149 Moncada Way APN: 6910001 Contributor 1918
Builder/Owner: Clifford S. Allred

Two-story-over-basement, wood-frame, single-family residential building in a Prairie style, clad with stucco. It has a flat roof clad in asphalt. There is an integrated garage at the first story. No alterations were observed. Details include groupings of multi-lite casement windows, low-relief plaster ornamentation, arched openings.

466. 209 Moncada Way APN: 6907009 Contributor 1914
Architect: Joseph A. Leonard Builder/Owner: URICO **Photo 21**

Two-story-over-basement, wood-frame, single-family residential building in a Craftsman style, clad with brick and wood shingles. It has a gable roof clad in asphalt. There is a detached garage at the rear alley. No alterations were observed. Details include overhanging eaves with exposed rafters and brackets, curved roofline at the gable ends, half-timbering at the gable ends, brick masonry rusticated base.

467. 210 Moncada Way APN: 6908016A Contributor 1920
Architect/Builder/Owner: Joseph A. Leonard

Two-story-over-basement, wood-frame, single-family residential building in a Craftsman style, clad with stucco. It has a gable roof clad in asphalt. There is no garage visible. No alterations were observed. Details include low-pitched gable roof with overhanging eaves, exposed rafters and brackets, battered stucco chimney, double hung windows, picture windows with multi-lite transoms.

468. 216 Moncada Way APN: 6908017 Contributor 1920
Architect/Builder/Owner: Joseph A. Leonard

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Two-story-over-basement, wood-frame, single-family residential building in a Prairie style, clad with stone and stucco. It has a flat roof clad in tar and gravel. There is a detached garage at the rear alley. No alterations were observed. Details include projecting eaves, engaged corner Tuscan columns.

469. 222 Moncada Way APN: 6908018 Contributor 1912
Architect/Builder/Owner: URICO

Two-story-over-basement, wood-frame, single-family residential building in a Craftsman style, clad with brick and horizontal wood siding and wood shingles. It has a double gable and gable roof clad in asphalt. There is a detached garage at the rear alley. Alterations include porch originally screened with glazing. Details include clinker brick base and chimney, elaborate overlapping curved gables, exposed rafters and brackets, oriel window, groupings of double-hung windows with multi-lite upper sash, partial-width engaged porch with square and turned spindle columns.

470. 225 Moncada Way APN: 6907008 Contributor 1923
Builder/Owner: A. Harrington

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a hip roof clad in clay tile. There is a detached garage at the rear alley. No alterations were observed. Details include denticulated cornice, arched openings, side bay, low-relief crests and window surrounds.

471. 230 Moncada Way APN: 6908019 Contributor 1936
Architect: Sidney A. Colton Owner: H.N. Davis Builder: Adolph Anderson **Photo 22**

Two-story-over-basement, wood-frame, single-family residential building in a French Eclectic/Tudor Revival style, clad with stucco. It has a flat and gable and hip roof clad in asphalt. There is a detached garage at the rear alley. No alterations were observed. Details include angled bargeboard with spindle and finial at the gable end, board and batten siding, wood posts and patterned balustrade, picture window with multi-lite sidelites and transom.

472. 235 Moncada Way APN: 6907007 Contributor 1928
Architect: Donnell E. Jaekle Builder/Owner: A.J. Herzig

Two-story-over-basement, wood-frame, single-family residential building in a Prairie style, clad with stucco. It has a flat roof clad in asphalt. There is a detached garage at the rear alley. No alterations were observed. Details include projecting eaves with denticulated cornice, engaged Tuscan columns, metal balconets, fixed and double-hung windows with multi-lite upper sash and transoms.

473. 236 Moncada Way APN: 6908020 Contributor 1912

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Two-story-over-basement, wood-frame, single-family residential building in a Craftsman style, clad with brick and wood shingles. It has a gable roof clad in asphalt. There is a detached garage at the rear alley. No alterations were observed. Details include complex massing, rusticated masonry brick base, vented gable, overhanging eaves with exposed rafters and knee-brace brackets, recessed window bays with groupings of casement windows and multi-lite transoms.

474. 244 Moncada Way APN: 6908021 Contributor 1927

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a gable and hip roof clad in clay tile. There is a detached garage at the rear alley. Alterations include some windows replaced at second story. Details include arched openings, elaborative low-relief plaster ornamentation, groupings of multi-lite casement and picture windows, window boxes with corbels.

475. 245 Moncada Way APN: 6907006 Contributor 1928

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in clay tile. There is an integrated garage at the first story. Alterations include deck added (visible from street). Details include front gable with pair of picture windows, eave returns, recessed upper story with casement windows, engaged corner porch with pointed arched openings.

476. 250 Moncada Way APN: 6908022 Contributor 1926

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a hip roof clad in clay tile. There is a detached garage at the rear alley. No alterations were observed. Details include symmetrical fenestration pattern, multi-lite casement windows in rectangular and flattened arch openings, boxed eave.

477. 255 Moncada Way APN: 6907005 Contributor 1935
Architect: Martin J. Rist Owner: George Crocker Builder: A.J. Wilke

Two-story-over-basement, wood-frame, single-family residential building in a Tudor Revival style, clad with half-timbering and brick and stone and stucco and horizontal wood siding. It has a gable and hip roof clad in clay tile. There is a detached garage at the rear alley. Alterations include windows replaced in-kind. Details include complex massing, steeply pitched gables, wood shingle roofing, groupings of multi-lite casement and fixed windows, horizontal wood siding at the gable end.

478. 262 Moncada Way APN: 6908023 Contributor 1914

Two-story-over-basement, wood-frame, single-family residential building in a Prairie style, clad with stucco. It has a flat roof clad in asphalt. There is a detached garage at the rear alley. Alterations include replaced entryway steps/railings, windows at first floor of primary façade

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replaced in-kind but without original lite-pattern, stucco at first floor of primary façade replaced with smooth stucco (instead of textured), solar panels (not visible from street). Details include projecting eaves with paneled soffit, symmetrical fenestration, battered engaged columns with band course, windows with geometric muntins and multi-lite upper sash.

479. 265 Moncada Way APN: 6907004 Contributor 1935

Two-story-over-basement, wood-frame, single-family residential building in a Tudor Revival style, clad with brick and stone and stucco and horizontal wood siding. It has a gable and hip roof clad in clay tile. There is an integrated garage at the first story. Alterations include a rear addition, baluster walls added at front porch and in garden, deck added (visible from street), entry/porch added or expanded. Details include steeply pitched front gabled volume, arched dormer, multi-lite casement windows, masonry cladding at the first story, copper awning, horizontal wood siding at the gable ends.

480. 270 Moncada Way APN: 6908024 Contributor 1929

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a hip roof clad in clay tile. There is an attached garage. No alterations were observed. Details include compound roof forms with second story stepped back, fixed and one-over-one double hung windows, decorative brackets at the cornice line, recessed integrated porch.

481. 275 Moncada Way APN: 6907003 Contributor 1925
Architect/Builder/Owner: URICO

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat roof clad in asphalt and clay tile. There is a detached garage at the rear alley. No alterations were observed. Details include complex massing, recessed entryway between two front bays, groupings of multi-lite casement windows, low-relief plaster crest and swags.

482. 280 Moncada Way APN: 6908025 Noncontributor 1954
Architect: John Mattson (draftsman) Owner: Harold Scott
Builder: Lawrence J. Nannini

Two-story, wood-frame, single-family residential building in a Modern style, clad with brick and stucco. It has a hip roof clad in asphalt. There is an integrated garage at the first story. No alterations were observed. Reason for noncontributor status: built outside period of significance.

483. 285 Moncada Way APN: 6907002 Contributor 1925
Architect/Builder: Leonard & Holt Owner: URICO

Two-story-over-basement, wood-frame, single-family residential building in a Tudor Revival

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style, clad with half-timbering and stucco. It has a gable roof clad in asphalt. There is a detached garage at the rear alley. Alterations include deck added (visible from street). Details include symmetrical fenestration at the primary façade, overhanging eaves with exposed rafter tails, recessed first story with decorative corbels, recessed entryway with arched opening and curved walls.

484. 300 Moncada Way APN: 6903005 Contributor 1926
Owner: A.J. Galbreath Realty & Co Builder: Sutherlin & Mathers

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a hip roof clad in asphalt. Alterations include deck added (visible from street), replaced entryway steps/railings, and windows at upper stories and side (non-street-facing) elevation replaced not in-kind. Details include symmetrical fenestration pattern with groupings of multi-lite casement and double-hung windows, recessed entry portico with Tuscan columns, and side bay window.

485. 305 Moncada Way APN: 6904003 Contributor 1926
Architect: Sutherlin & Mathers Builder/Owner: A.J. Galbreath Realty & Co

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat roof clad in tar and gravel and clay tile. Alterations include a rear addition and replacement of some side windows (not in-kind). Details include recessed arched entryway, groupings of multi-lite casement windows with metal balconets, arched window surrounds with keystone, low-relief plaster swag and crests.

486. 310 Moncada Way APN: 6903006 Noncontributor 1948
Builder/Owner: Oliver Bredeson

One-story-over-basement, wood-frame, single-family residential building in an Art Deco style, clad with stucco. It has a flat roof clad in tar and gravel. There is an integrated garage at the first story. Alterations include windows replaced not in-kind. Reason for noncontributor status: built outside period of significance.

487. 311 Moncada Way APN: 6904002 Contributor 1930
Architect: E.L. Boldemann Builder/Owner: Thomas J. Sullivan

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in clay tile. There is an integrated garage at the first story. Alterations include a replacement garage door. Details include groupings of multi-lite casement windows, picture window with arched opening, arcaded projecting cornice, low-relief plaster ornamentation.

488. 320 Moncada Way APN: 6903007 Noncontributor 1946
Owner/Builder: I. Baldwinson

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One-and-a-half-story-over-basement, wood-frame, single-family residential building in a Modern style, clad with stucco. It has a gable roof clad in asphalt. There is an integrated garage at the first story. Alterations include replacement garage door, solar panels visible from the street, windows replaced not in-kind. Reason for noncontributor status: built outside period of significance.

489. 325 Moncada Way APN: 6904001 Contributor 1923

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat roof clad in tar and gravel and clay tile. There is an integrated garage at the first story. Alterations include replacement garage door and replacement windows (not in-kind). Details include complex massing, groupings of multi-lite casement windows, and shaped parapet.

490. 330 Moncada Way APN: 6903008 Noncontributor 1959

Two-story, wood-frame, single-family residential building in a Modern style, clad with stucco. It has a hip roof clad in asphalt. There is an integrated garage at the first story. Alterations include railing at covered porch on primary façade replaced circa 2013, solar panels visible from the street. Reason for noncontributor status: built outside period of significance.

491. 335 Moncada Way APN: 6904022 Contributor 1934

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in clay tile. There is an integrated garage at the first story. No alterations were observed. Details include recessed picture windows with pointed arch openings, concrete stoop with curved and geometric openings, vertical plank garage door with pointed windows.

492. 342 Moncada Way APN: 6903009 Contributor 1913

Two-story-over-basement, wood-frame, single-family residential building in a Craftsman style, clad with horizontal wood siding and wood shingles. It has a gable roof clad in asphalt. There is a detached garage visible from the street. Alterations include windows replaced in-kind. Details include shingle and wood siding, overhanging eaves with exposed rafters and brackets, ornamental window boxes with angled joinery, clinker brick wood porch columns and stoop.

493. 344 Moncada Way APN: 6902002 Noncontributor 1925
Owner: E. Bodie

One-story-over-basement, wood-frame, single-family residential building in a Tudor Revival style, clad with stucco. It has a gable and hip roof clad in concrete tile. There is an integrated garage at the first story. Alterations include door openings changed/added, replacement garage door, new roofing material, window openings changed/added, windows replaced not in-kind, basement

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window openings enlarged, replacement metal railing at entry steps. Reason for noncontributor status: alterations.

494. 345 Moncada Way APN: 6904021 Contributor 1925
Architect/Builder: Leonard & Holt Owner: URICO

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and shed roof clad in tar and gravel and clay tile. There is an integrated garage at the first story. Alterations include replacement garage door, remodeling in progress-repair of stucco/water intrusion at side elevations, windows replaced not in-kind. Details include complex massing, bow window with groupings of casement windows, low-relief plaster ornamentation, metal grilles.

495. 350 Moncada Way APN: 6902003 Contributor 1925

Two-story, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a gable roof clad in clay tile. There is an integrated garage at the first story. Alterations include windows replaced not in-kind, unit added at first floor with non-original entry door-some opening likely changed and potentially decoration removed. Details include cross-gable roof with twin front gables, tripartite and single picture windows, recessed entryway with curved opening.

496. 355 Moncada Way APN: 6904020 Contributor 1924
Architect/Builder: Leonard & Holt Owner: URICO

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in clay tile. There is an integrated garage at the first story. Alterations include replacement garage door, side windows towards rear replaced not in-kind. Details include bow window, patterned cornice, fixed and casement windows with geometric muntins, inset panels with low-relief plaster swag and crest ornamentation.

497. 360 Moncada Way APN: 6902004 Contributor 1923

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in clay tile. There is an integrated garage at the first story. Alterations include replacement garage door and replacement windows (not in-kind). Details include groupings of picture windows, curved recessed entrance, decorative balconet with metal grille, low-relief plaster swag and crest ornamentation.

498. 361 Moncada Way APN: 6904019 Noncontributor 1924
Architect/Builder: Leonard & Holt Owner: URICO

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and hip roof clad in clay tile. There is an integrated

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garage at the first story. Alterations include an additional story, replaced entryway steps/railings, windows replaced in-kind. Reason for noncontributor status: alterations.

499. 365 Moncada Way APN: 6904018 Contributor 1924
Architect/Builder: H. Dabinett Owner: F.L. Baker

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in clay tile. There is an integrated garage at the first story. Alterations include a side addition with forward expansion of garage and construction of a sunroom on the first floor. Details include bay window, arched picture windows, shaped parapet, recessed entryway with shaped arch, low-relief plaster ornamentation.

500. 370 Moncada Way APN: 6902005 Contributor 1925
Architect: Walter C. Falch Owner: A.G. & V.F. Hoelscher
Builder: Henry Papenhausen

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in clay tile. There is an integrated garage at the first story. Alterations include removal of decorative detail, replacement garage door, square-head windows have been replaced in kind. Details include groupings of multi-lite casement windows with arched openings, metal balconet, shaped parapet above the primary entryway.

501. 375 Moncada Way APN: 6904017 Contributor 1924
Architect/Builder: Leonard & Holt Owner: URICO

One-and-a-half-story, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat roof clad in clay tile. There is a detached garage visible from the street. Alterations include replacement garage door, some windows at second story and side elevations replaced not in-kind. Details include arched openings, groupings of multi-lite picture and double-hung wood sash windows, metal balconets, bay with corbels.

502. 376 Moncada Way APN: 6902006 Noncontributor 1939

Two-story-over-basement, wood-frame, single-family residential building in a Modern style, clad with stucco. It has a hip roof clad in concrete tile. There is an integrated garage at the first story. Alterations include replacement garage door, windows replaced not in-kind, top-story railing replaced. Reason for noncontributor status: built outside period of significance.

503. 380 Moncada Way APN: 6902007 Contributor 1924
Architect/Builder: Leonard & Holt Owner: URICO

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and shed roof clad in clay tile. There is an integrated garage at the first story. Alterations include only some windows replaced with vinyl at top story.

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Details include complex massing with recessed upper story, groupings of picture windows, shaped parapet, arched recessed entryway.

504. 381 Moncada Way APN: 6904016 Contributor 1924
Architect/Builder: Leonard & Holt Owner: URICO

Two-story, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in tar and gravel and clay tile. There is a detached garage visible from the street. Alterations include visible side addition, replacement garage door, windows at addition are vinyl, some windows on side elevation replaced not in-kind, side addition infilled a first-floor courtyard and expanded the second story, cast low-relief plaster detail removed over windows at primary façade. Details include complex massing, arched openings, groupings of picture windows.

505. 386 Moncada Way APN: 6902008 Contributor 1924
Architect/Builder: Leonard & Holt Owner: URICO

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in asphalt. There is an integrated garage at the first story. Alterations include replacement garage door, new roofing material, windows replaced not in-kind. Details include groupings of fixed and multi-lite casement windows, recessed entryway, flat parapet with false rafters, bay windows.

506. 390 Moncada Way APN: 6902009 Contributor 1925
Architect/Builder: Leonard & Holt Owner: URICO

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in clay tile. There is an integrated garage at the first story. Alterations include front stairs under construction. Details include complex massing, groupings of arched picture windows, metal balconets, arcaded porch with arched openings.

507. 399 Moncada Way APN: 6904015 Contributor 1922
Architect: Samuel Heiman Owner: URICO Builder: Leonard & Holt

One-and-a-half-story, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat roof clad in clay tile. There is a detached garage visible from the street. Alterations include replacement doors and windows replaced in-kind. Details include complex massing, large picture window, arched openings, porch with exposed rafter tails.

Monticello Street

508. 390 Monticello Street APN: 6997046 Noncontributor 1948
Architect: Theo Stemger Builder/Owner: W.B. Bullock

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One-story, wood-frame, single-family residential building in a Modern style, clad with horizontal wood siding. It has a gable roof clad in asphalt. There is an attached garage. Alterations include replacement doors, replaced entryway steps/railings, replacement garage door, solar panels visible from the street, windows replaced not in-kind. Reason for noncontributor status: built outside period of significance.

509. 399 Monticello Street APN: 6998001 Contributor 1924
Architect: Leonard & Holt Owner: URICO

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in tar and gravel and clay tile. There is a detached garage visible from the street. No alterations were observed. Details include complex massing, shaped parapet, groupings of casement windows, arched openings, low-relief swag and crest plaster ornamentation.

510. 407 Monticello Street APN: 6925010 Contributor 1924

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a compound and hip and jerkinhead roof clad in asphalt. There is an integrated garage at the first story. Alterations include replacement doors, replaced entryway steps/railings, windows replaced not in-kind. Details include bow window, arched recessed entryway, low-relief plaster crest and swag, groupings of picture windows with hooded inset panels.

511. 410 Monticello Street APN: 6926010 Contributor 1925
Owner: Dr. F.A. Gawthorne

Two-story-over-basement, wood-frame, single-family residential building in a Colonial Revival style, clad with horizontal wood siding. It has a gable roof clad in asphalt. There is a detached garage visible from the street. Alterations include a rear addition, window openings changed/added. Details include symmetrical fenestration pattern, side-gable with eave returns, entry portico with paired Tuscan columns and balustrade parapet, multi-lite double hung windows with wood shutters.

512. 415 Monticello Street APN: 6925009 Contributor 1924

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a double gable and flat and hip roof clad in asphalt and tar and gravel and clay tile. There is an integrated garage at the first story. Alterations include an additional story, rear addition, replacement doors, windows replaced not in-kind. Details include bow window with picture windows, gabled entry bay with arched openings, inset decorative panels with low-relief plaster ornamentation.

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513. 420 Monticello Street APN: 6926011 Contributor 1925
Architect/Builder/Owner: G.W. Morris

One-story-over-basement, wood-frame, single-family residential building in a Tudor Revival style, clad with half-timbering. It has a gable and hip roof clad in asphalt. There is an integrated garage at the first story. Alterations include replacement doors, windows replaced not in-kind. Details include steeply pitched front gables with stucco half-timbering, large picture window, groupings of multi-lite casement windows.

514. 425 Monticello Street APN: 6925008 Contributor 1924

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat roof clad in tar and gravel. There is an integrated garage at the first story. Alterations include visible side addition, replacement of cladding, replacement doors, windows replaced not in-kind. Details include symmetrical fenestration pattern, hipped entry portico with arcaded cornice, groupings of multi-lite casement and double-hung windows.

515. 430 Monticello Street APN: 6926012 Contributor 1925
Architect/Builder/Owner: G.W. Morris

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable and hip roof clad in tar and gravel and clay tile. There is an integrated garage at the first story. Alterations include replaced entryway steps/railings, replacement garage door. Details include recessed arched picture windows, overhanging eaves with exposed rafter tails and brackets, groupings of multi-lite casement windows, spiral Corinthian column, low-relief plaster ornamentation.

516. 435 Monticello Street APN: 6925007 Contributor 1924

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable and hip roof clad in asphalt and tar and gravel. There is an integrated garage at the first story. Alterations include a rear addition, visible side addition, replacement doors, replaced entryway steps/railings, solar panels (partially visible), windows replaced not in-kind. Details include symmetrical fenestration pattern, hipped entry portico with arcaded cornice, groupings of casement and double-hung windows with multi-lite upper sash.

517. 440 Monticello Street APN: 6926013 Contributor 1925
Architect/Builder/Owner: G.W. Morris

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and hip roof clad in tar and gravel and clay tile. There is an integrated garage at the first story. Alterations include replacement doors, replacement garage

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door, and replacement windows (not in-kind). Details include a stepped parapet above a recessed entryway with curved openings, bow window with rectangular fixed windows.

518. 445 Monticello Street APN: 6925006 Contributor 1924

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in asphalt and tar and gravel and green/living roof. There is a detached garage visible from the street. No alterations were observed. Details include a side-gabled roof with overhanging eaves and exposed rafters, hipped portico with arched cornice, groupings of three windows.

519. 450 Monticello Street APN: 6926014 Contributor 1925
Architect/Builder/Owner: G.W. Morris

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and hip roof clad in tar and gravel and clay tile. There is a detached garage visible from the street. Alterations include replacement doors, replaced entryway steps/railings, window openings changed/added, windows replaced not in-kind. Details include groupings of picture windows with geometric muntins, low-relief plaster ornamentation, Venetian arched openings.

520. 455 Monticello Street APN: 6925005 Contributor 1924

Two-story, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and hip roof clad in tar and gravel and clay tile. There is an attached garage. Alterations include replacement of cladding, ground-floor northern window enclosed, window openings changed/added, windows replaced in-kind. Details include boxy massing with symmetrical fenestration pattern, multi-lite double hung windows, hipped porch with arched openings, crest low-relief plaster ornamentation.

521. 460 Monticello Street APN: 6926015 Contributor 1926
Architect/Builder/Owner: G.W. Morris

One-story-over-basement, wood-frame, single-family residential building in an Eclectic Period Revival style, clad with stucco. It has a flat and gable roof clad in tar and gravel and clay tile. There is an integrated garage at the first story. Alterations include replaced entryway steps/railings, replacement garage door, window openings changed/added, windows replaced not in-kind. Details include picture windows with multi-lite muntins, engaged porch with shaped arched openings.

522. 467 Monticello Street APN: 6925004 Contributor 1924

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable and hip roof clad in asphalt and tar and gravel and clay tile. There is an integrated garage at the first story. Alterations include visible side

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addition, replacement doors, and windows replaced not in-kind. Details include compound massing with front gable and overhanging eaves with brackets, inset rhombus detail at the gable end, arched openings, bow window, pent parapet rooflines.

523. 470 Monticello Street APN: 6926016 Contributor 1926
Architect/Builder/Owner: G.W. Morris

One-story-over-basement, wood-frame, single-family residential building in a French Eclectic style, clad with stucco. It has a flat and gable roof clad in tar and gravel and clay tile. There is an integrated garage at the first story. Alterations include replaced entryway steps/railings, replacement garage door, and replacement windows (not in-kind). Details include steeply pitched front gabled entry bay, projecting bay with corbels, multi-lite picture and casement windows with stain glass transoms, low-relief plaster ornamentation.

524. 475 Monticello Street APN: 6925003 Contributor 1924

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a double gable and hip and jerkinhead roof clad in asphalt. There is an integrated garage at the first story. Alterations include replacement doors, replaced entryway steps/railings, replacement garage door, and replacement windows (not in-kind). Details include overhanging eaves with angled fascia and brackets, bow window with multi-lite casement windows, gabled entry porch with shaped archways, low-relief plaster ornamentation.

525. 480 Monticello Street APN: 6926017 Contributor 1926
Architect/Builder/Owner: G.W. Morris

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and hip roof clad in tar and gravel and clay tile. There is an integrated garage at the first story. Alterations include replacement doors and replacement garage door. Details include compound massing and roof forms with front gable, decorative fascia at the gable end, pairings of multi-lite casement with arched transoms, double-hung windows, partial-width porch with overhanging eave and exposed rafters, square columns.

526. 485 Monticello Street APN: 6925002 Contributor 1927
Architect: Charles F. Strothoff Owner: Sarghl Kimports Builder: G.W. Morris

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in asphalt and tar and gravel. There is an integrated garage at the first story. Alterations include replacement doors, windows replaced not in-kind, clay tile roof replaced with asphalt. Details include groupings of multi-lite arched casement windows, overhanging eaves with exposed rafter tails, fascia with curved ends, partial-width porch with wood posts.

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527. 1907 Ocean Avenue APN: 6915034 Noncontributor 1924
Architect: Alfred P Fisher (Engineer) Owner: Northern Pacific Properties

One-story, steel-frame, commercial retail building in a twentieth century commercial style, clad with brick and vertical wood siding. It has a flat roof clad in tar and gravel. Alterations include replacement storefront, and cornice and clay tile clad parapet removed and covered. Reason for noncontributor status: alterations.

528. 1917 Ocean Avenue APN: 6915032 Noncontributor 1923

One-story, wood-frame, commercial office building in a twentieth century commercial style, clad with stucco. It has a flat roof clad in tar and gravel and clay tile. Alterations include removal of decorative detail and replacement storefront. Reason for noncontributor status: alterations.

529. 1921 Ocean Avenue APN: 6915036 Contributor 1924
Owner: Fanny Lombardi Builder: Levinson

Two-story wood-frame mixed-use building in a Mediterranean Revival style, clad with stucco and tile. It has a flat roof clad in tar and gravel. Alterations include storefront heavily altered and metal gate installed at entrance to second floor. Details include oriel window with carved corbels, cornice with corbels and low-relief plaster ornamentation, fixed and double-hung windows with divided-lite transoms.

530. 1923 Ocean Avenue APN: 6915035 Contributor 1925

Two-story, wood-frame, commercial retail building in a Mediterranean Revival style, clad with stucco. It has a flat roof clad in tar and gravel. Alterations include a replaced/altered storefront. Details include groupings of multi-lite double-hung windows with arched openings, metal balconets, and spiral Corinthian pilasters, and a low-relief plaster crest.

531. 1929 Ocean Avenue APN: 6915029 Noncontributor 1947
Owner: Mr. & Mrs. J. C. Crown Builder: Valeris & Valeris

One-story, wood-frame, commercial retail building in a twentieth century commercial style, clad with stucco. It has a flat roof clad in. Alterations include storefront replacement. Reason for noncontributor status: built outside period of significance.

532. 1935 Ocean Avenue APN: 6915027 Contributor 1929

One-story, wood-frame, commercial retail building in a Mediterranean Revival style, clad with stucco. It has a flat roof clad in tar and gravel. No alterations were observed. Details include arched transoms separated by carved spindle pilasters, elaborate cornice with low-relief plaster ornamentation including crests and arcaded niches.

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533. 1945 Ocean Avenue APN: 6915025 Contributor 1924
Owner: Mrs. E. Gearson Builder: Realty Construction Co.

One-story, wood-frame, commercial retail building in a twentieth century commercial style, clad with stucco. It has a flat roof clad in tar and gravel. Alterations include storefronts replaced, some awnings and security gates added. Details include multi-lite transom windows above the storefront, projecting curved cornice.

534. 1949 Ocean Avenue APN: 6915024 Contributor 1931

One-story, wood-frame, commercial retail building in a Mediterranean Revival style, clad with stucco. It has a flat roof clad in tar and gravel and clay tile. Alterations include installation of a replacement storefront and windows replaced not in-kind. Details include transom windows with wood pilasters, parapet with overhanging eaves and exposed rafters, ceramic tile cladding.

535. 1951 Ocean Avenue APN: 6915022 Noncontributor 1933
Owner: Lewis Carella

Two-story, wood-frame, commercial retail building in a twentieth century commercial style, clad with stucco. It has a flat roof clad in tar and gravel. Alterations include replacement of cladding and removal of decorative detail. Reason for noncontributor status: alterations.

536. 1961 Ocean Avenue APN: 6915020 Noncontributor 1948

One-story, wood-frame, commercial retail building in a twentieth century commercial style, clad with stucco and vertical wood siding. It has a flat roof clad in tar and gravel. There is no garage visible. Alterations include installation of awnings and replacement doors. Reason for noncontributor status: built outside period of significance.

537. 1971 Ocean Avenue APN: 6915019 Contributor 1926

One-story-over-basement, wood-frame, commercial office building in a twentieth century commercial style, clad with horizontal wood siding. It has a gable roof clad in asphalt. Alterations include replacement doors. Details include steeply pitched cross-gabled roof, angled fascia.

538. 1975 Ocean Avenue APN: 6915018 Contributor 1915

Two-story, wood-frame, commercial office building in an Art Deco style, clad with stucco. It has a flat roof clad in tar and gravel. There is no garage visible. Alterations include storefront altered, metal entry gate at entrance to second story. Details include chevron patterned cornice, stepped façade plane, recessed casement windows with rounded openings, multi-lite transom windows, and low-relief plaster ornamentation.

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539. 1997 Ocean Avenue APN: 6915017 Contributor 1919

One-and-a-half-story-over-basement, wood-frame, single-family residential building in an Eclectic Period Revival style, clad with stucco. It has a gable and jerkinhead roof clad in asphalt. There is a detached garage visible from the street. Alterations include security grilles added over doors and windows. Details include complex massing, gabled entry canopy, groupings of double-hung windows with multi-lite upper sash.

540. 2001 Ocean Avenue APN: 6914001 Noncontributor 1920
Architect: Charles E. Gottschalk Owner: URICO Builder: W.C. Duncan & Co

One-story-over-basement, wood-frame, single-family residential building in an Eclectic Period Revival style, clad with stucco and horizontal wood siding. It has a compound and gable roof clad in asphalt. There is an integrated garage at the first story. Alterations include deck added (visible from street), entry/porch enclosed, replaced entryway steps/railings, replacement garage door, windows replaced not in-kind, metal grilles added to most windows. Reason for noncontributor status: alterations.

541. 2025 Ocean Avenue APN: 6914028 Noncontributor 1976

One-story-over-basement, wood-frame, single-family residential building in a Modern style, clad with brick and vertical wood siding. It has a flat roof clad in tar and gravel. There is an integrated garage at the first story. Alterations include replacement of cladding, windows replaced not in-kind. Reason for noncontributor status: built outside period of significance.

542. 2037 Ocean Avenue APN: 6914027 Contributor 1922
Builder/Owner: Clifford S. Allred

One-story-over-basement, wood-frame, single-family residential building in a French Eclectic style, clad with stucco. It has a compound and gable roof clad in slate. There is an integrated garage at the first story. Alterations include the addition of a carport, the partial replacement of cladding, entry/porch enclosed, replacement garage door, new roofing material, windows replaced not in-kind. Details include oversized carved brackets, slate tile roofing, angled fascia.

543. 2049 Ocean Avenue APN: 6914026 Noncontributor 1922
Builder/Owner: Clifford S. Allred

One-story-over-basement, wood-frame, single-family residential building in an Eclectic Period Revival style, clad with stucco. It has a gable and hip roof clad in asphalt. There is an attached garage. Alterations include carport, glass block window at porch, entry/porch enclosed. Reason for noncontributor status: alterations.

544. 2061 Ocean Avenue APN: 6914025 Contributor 1922
Builder/Owner: Clifford S. Allred

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Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and hip and shed roof clad in asphalt and tar and gravel. Alterations include carport added to side of building, windows at side elevations replaced not in-kind, replacement doors. Details include overhanging eaves with exposed rafter tails and knee brackets, picture windows with leaded multi-lite transoms, double hung windows with multi lite upper sash, jerkinhead and shed dormers.

545. 2073 Ocean Avenue APN: 6914024 Contributor 1922
Builder/Owner: Clifford S. Allred

One-story-over-basement, wood-frame, single-family residential building in a Tudor Revival style, clad with half-timbering. It has a compound and flat and gable roof clad in asphalt. There is an attached garage. Alterations include window-box added on side, windows replaced not in-kind. Details include arched recessed entryway, bay window with half-timbering.

546. 2085 Ocean Avenue APN: 6914023 Noncontributor 1922
Builder/Owner: Clifford S. Allred

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stone and stucco. It has a flat roof clad in. There is an integrated garage at the first story. Alterations include simplification of decorative detail, door openings changed/added, replacement doors, entry/porch enclosed, window openings changed/added, windows replaced not in-kind. Reason for noncontributor status: alterations.

547. 2101 Ocean Avenue APN: 6914022 Contributor 1922

One-story, wood-frame, single-family residential building in an Eclectic Period Revival style, clad with stucco. It has a flat and hip and jerkinhead roof clad in asphalt and tar and gravel. There is an attached garage. Alterations include security gate at porch, windows replaced not in-kind. Details include bay window with arcaded cornice, arched recessed entryway with eyebrow roofline.

548. 2111 Ocean Avenue APN: 6914021 Contributor 1922

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a gable and hip roof clad in asphalt. There is an attached garage. Alterations include a rear addition, deck added (visible from street), replaced entryway steps/railings, windows replaced not in-kind. Details include bay windows, low-relief plaster ornamentation, eave returns.

549. 2119 Ocean Avenue APN: 6914020 Contributor 1922

Two-story-over-basement, wood-frame, single-family residential building in an Eclectic Period Revival style, clad with stucco and horizontal wood siding. It has a flat and hip roof clad in

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asphalt. There is an integrated garage at the first story. Alterations include an additional story, windows replaced not in-kind. Details include arched, recessed entryway, groupings of three multi-lite casement windows, second story "airplane cockpit" with hipped roof, wrought iron balconets and railings, cast low-relief plaster ornamentation.

550. 2127 Ocean Avenue APN: 6914019 Contributor 1922

Two-story-over-basement, wood-frame, single-family residential building in an Eclectic Period Revival style, clad with stucco. It has a flat and gable and hip roof clad in asphalt. There is an integrated garage at the first story. Alterations include a rear addition, replaced entryway steps/railings, windows replaced not in-kind. Details include overhanging eave with angled fascia and grouped brackets, and bow window.

551. 2135 Ocean Avenue APN: 6914018 Contributor 1922

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a hip roof clad in asphalt. There is an integrated garage at the first story. Alterations include a rear addition, skylights added, solar panels (partially visible), windows replaced not in-kind. Details include decorative brackets, groupings of multi-lite double-hung windows, and engaged corner porch.

552. 2155 Ocean Avenue APN: 6913001 Contributor 1920

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in asphalt and clay tile. There is an integrated garage at the first story. Alterations include deck added (visible from street), solar panels (partially visible), windows replaced not in-kind. Details include balconet with metal railing, arched recessed entryway, groupings of casement windows with patterned muntins.

553. 2199 Ocean Avenue APN: 6909001 Contributor 1926

Two-story-over-basement, wood-frame, single-family residential building in a Tudor Revival style, clad with stucco. It has a flat and gable roof clad in asphalt. There is an integrated garage at the first story. Alterations include windows replaced not in-kind. Details include steeply pitched roof, exposed rafter tails, projecting bays at the upper story.

554. 2201 Ocean Avenue APN: 6908008 Contributor circa 1920s

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and hip roof clad in tar and gravel and clay tile. There is an integrated garage at the first story. Alterations include replacement garage door and replacement windows (not in-kind). Details include arched openings, multi-lite casement windows, complex massing.

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555. 2225 Ocean Avenue APN: 6908007 Contributor 1923
Architect: Herman C Baumann & Edward Jose Owner: Anderson & Sellman
Builder: Fred Anderson & D.S. Ivar

One-story-over-basement, wood-frame, single-family residential building in a French Eclectic style, clad with half-timbering and stucco. It has a gable roof clad in asphalt. There is an integrated garage at the first story. Alterations include some windows replaced not in-kind. Details include complex massing with steeply pitched front gable and jerkinhead roofs, shed dormer, eave returns, multi-lite arched casement windows and double-hung wood sash windows with multi-lite upper sash, curved canopy above an arched doorway.

556. 2235 Ocean Avenue APN: 6908006 Contributor 1924
Architect/Builder: Leonard & Holt Owner: URICO

Two-story-over-basement, wood-frame, single-family residential building in a French Eclectic/Tudor Revival style, clad with stucco. It has a gable roof clad in asphalt. There is a detached garage at the rear alley. Alterations include replacement doors and second-story windows replaced not in-kind. Details include steeply pitched gable roof, groupings of multi-lite casement windows, eave returns.

557. 2245 Ocean Avenue APN: 6908005 Contributor 1924
Architect/Builder: Leonard & Holt Owner: URICO

Two-story-over-basement, wood-frame, single-family residential building in a French Eclectic style, clad with stucco. It has a jerkinhead roof clad in asphalt. There is a detached garage at the rear alley. Alterations include windows replaced not in-kind. Details include French multi-lite doors with pointed opening, groupings of multi-lite casement windows, recessed arched entryway with eyebrow roofline.

558. 2255 Ocean Avenue APN: 6908004 Contributor 1924
Architect/Builder: Leonard & Holt Owner: URICO

Two-story, wood-frame, single-family residential building in a French Eclectic style, clad with stucco. It has a gable roof clad in asphalt. There is an integrated garage at the first story. No alterations were observed. Details include asymmetrical massing with steeply pitched cross-gabled roof, multi-lite casement window groupings, arched entryway with hooded canopy.

559. 2265 Ocean Avenue APN: 6908003 Contributor 1926

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a gable and hip roof clad in asphalt. There is an integrated garage at the first story. Alterations include windows replaced not in-kind. Details include a gabled portico with eave returns, decorative brackets, bow window, low-relief plaster crest.

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560. 2275 Ocean Avenue APN: 6908002 Noncontributor 1987

Two-story-over-basement, wood-frame, single-family residential building in a Modern style, clad with stucco. It has a flat and gable and hip roof clad in clay tile. There is an integrated garage at the first story. Reason for noncontributor status: built outside period of significance.

561. 2299 Ocean Avenue APN: 6908001 Contributor 1927

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in tar and gravel and clay tile. Alterations include the partial replacement of cladding and the construction of an ADU in the side yard along Ocean Avenue circa 2023. Details include stepped chimney, Venetian arched recessed entryway, balcony with wood spindles and posts, projecting upper bay with corbels.

562. 2301 Ocean Avenue APN: 6903001 Noncontributor 1956
Architect: Kenneth Swift Builder/Owner: E. Falacchi

One-story, wood-frame, commercial office building in a Modern style, clad with brick and stucco. It has a flat roof clad in tar and gravel. There is no garage visible. Alterations include replacement doors, storefront. Reason for noncontributor status: built outside period of significance.

563. 2325 Ocean Avenue APN: 6903017 Noncontributor 1946

One-story-over-basement, wood-frame, commercial office building in a Modern style, clad with brick. It has a flat roof clad in tar and gravel. There is no garage visible. Reason for noncontributor status: built outside period of significance.

564. 2337 Ocean Avenue APN: 6903016 Noncontributor 1923

Two-story, wood-frame, commercial retail building in a Modern style, clad with stucco. It has a flat roof clad in tar and gravel. Alterations include windows replaced not in-kind, building redesigned or rebuilt. Reason for noncontributor status: alterations.

565. 2345 Ocean Avenue APN: 6903015 Noncontributor 1955

One-story, wood-frame, commercial office building in a Modern style, clad with brick and stucco and wood siding. It has a flat roof clad in tar and gravel. There is no garage visible. Reason for noncontributor status: built outside period of significance.

566. 2355 Ocean Avenue APN: 6903014 Noncontributor 1973

Two-story, wood-frame, commercial office building in a Modern style, clad with stone and stucco. It has a flat roof clad in tar and gravel. There is no garage visible. Reason for noncontributor

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status: built outside period of significance.

567. 2369 Ocean Avenue APN: 6903013 Noncontributor 1923

Two-story, wood-frame, commercial office building in a Modern style, clad with stucco. It has a flat roof clad in tar and gravel. The building was fully redesigned or rebuilt at an unknown date, replacing the earlier 1923 residential design. Reason for noncontributor status: alterations.

568. 2379 Ocean Avenue APN: 6903012 Contributor 1923

Two-story, wood-frame, commercial retail building in a Mediterranean Revival style, clad with stucco. It has a flat and hip roof clad in tar and gravel and clay tile. Alterations include storefront alterations, building potentially redesigned. Details include complex massing, shaped parapets, arched multi-lite French doors with metal balconet and awning, balcony with curved openings.

569. 2385 Ocean Avenue APN: 6903011 Contributor 1923
Architect/Builder: Leonard & Holt Owner: URICO **Photo 23**

Two-story, wood-frame, commercial retail building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in tar and gravel and clay tile. Alterations include the redesign, reconstruction, or raising of the building (previously a one-story residence) and awnings added to storefronts. Details include low-relief swag and crest plaster ornamentation, multi-lite casement window.

570. 2395 Ocean Avenue APN: 6903010 Noncontributor 1923

One-story-over-basement, wood-frame, commercial office building in a Modern style, clad with wood board and batten siding. It has a flat roof clad in tar and gravel. Alterations include a rear addition, building redesigned or forward addition constructed. Reason for noncontributor status: alterations.

571. 2401 Ocean Avenue APN: 6902001 Noncontributor 1923
Architect/Builder: Leonard & Holt Owner: URICO

One-story, wood-frame, multi-family residential building in a Modern style, clad with stucco. It has a flat roof clad in tar and gravel. There is an attached garage. Alterations include building potentially redesigned, windows replaced not in-kind. Reason for noncontributor status: alterations.

572. 2407 Ocean Avenue APN: 6902017 Contributor 1923

One-story, wood-frame, commercial retail building in a Mediterranean Revival style, clad with stucco. It has a flat and shed roof clad in tar and gravel and clay tile. Alterations include storefronts altered. Details include overhanging eaves with exposed rafter tails, central stepped parapet with

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low-relief plaster ornamentation.

573. 2411 Ocean Avenue APN: 6902016 Noncontributor 1923

Two-story, wood-frame, commercial office building in a Modern style, clad with stucco and horizontal wood siding. It has a flat roof clad in tar and gravel. The building was rebuilt, replaced, or extensively altered since its original date of construction. Reason for noncontributor status: built outside period of significance.

574. 2419 Ocean Avenue APN: 6902015 Noncontributor 1923

One-story, wood-frame, commercial office building in a Modern style, clad with stucco. It has a flat roof clad in tar and gravel. Alterations include replacement of cladding, and the redesign of the building to replace its 1923 design with a Modern style. Reason for noncontributor status: alterations.

575. 2425 Ocean Avenue APN: 6902014 Noncontributor 1923
Architect/Builder: Leonard & Holt Owner: URICO

One-story, wood-frame, commercial office building in a Mediterranean Revival style, clad with stucco. It has a flat roof clad in tar and gravel and clay tile. Alterations include windows replaced not in-kind, change in use to commercial. Reason for noncontributor status: alterations.

576. 2429 Ocean Avenue APN: 6902013 Noncontributor 1923
Architect/Builder: Leonard & Holt Owner: URICO

One-story, wood-frame, commercial office building in a Modern style, clad with vertical wood siding. It has a flat roof clad in tar and gravel. Alterations include removal of decorative details, installation of replacement doors, garage door opening infilled, windows openings altered and replaced not in-kind. Reason for noncontributor status: alterations.

577. 2435 Ocean Avenue APN: 6902012 Noncontributor 1923
Architect/Builder: Leonard & Holt Owner: URICO

One-story, wood-frame, commercial office building in a Modern style, clad with brick and horizontal wood siding. It has a flat roof clad in tar and gravel. Alterations include office. Reason for noncontributor status: alterations.

578. 2439 Ocean Avenue APN: 6902011 Noncontributor 1923
Architect/Builder: Leonard & Holt Owner: URICO

One-story, wood-frame, commercial office building in a Colonial Revival style, clad with brick and stucco and horizontal wood siding. It has a flat roof clad in tar and gravel. Alterations include replacement doors and the partial replacement of cladding. Reason for noncontributor status:

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alterations.

579. 2445 Ocean Avenue APN: 6902010 Noncontributor 1923

One-story, wood-frame, commercial office building in a Modern style, clad with brick and vertical wood siding. It has a flat roof clad in tar and gravel. Alterations include windows replaced not in-kind. Reason for noncontributor status: alterations.

580. 2475 Ocean Avenue APN: 6901001 Noncontributor 1926

Steel-frame industrial building in a Classical Revival style, clad with stucco that was constructed as a Pacific Gas & Electric Substation. Reason for noncontributor status: not associated with district significance.

Orizaba Avenue

581. 695 Orizaba Avenue APN: 6989001 Contributor 1926
Architect: A.C. Hawerton Builder/Owner: Hemmen & Weissman

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat roof clad in asphalt. There is an integrated garage at the first story. Alterations include visible side addition, windows replaced not in-kind. Details include prominent parapet above a stepped cornice, entry portico with battered columns, low-relief swag and crest.

Paloma Avenue

582. 15 Paloma Avenue APN: 6908030 Contributor 1923

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and hip roof clad in tar and gravel and clay tile. There is a detached garage at the rear alley. Alterations include a rear addition, second story windows replaced with metal sash. Details include groupings of multi-lite casement windows, arched openings with keystones.

583. 22 Paloma Avenue APN: 6903002 Contributor 1915
Architect: Joseph A. Leonard Builder/Owner: URICO

One-and-a-half-story-over-basement, wood-frame, single-family residential building in a Craftsman style, clad with wood shingles. It has a gable roof clad in asphalt. There is a detached garage visible from the street. Alterations include replacement of the garage door. Details include clinker brick chimney, pergola-form entry canopy, angled fascia and brackets.

584. 25 Paloma Avenue APN: 6908029 Contributor 1921

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One-and-a-half-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a hip roof clad in asphalt. There is no garage visible. Alterations include windows replaced not in-kind. Details include five-sided hipped dormer, groupings of double-hung windows with multi-lite upper sash, arched inset window hoods.

585. 30 Paloma Avenue APN: 6903003 Contributor 1927

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable and shed roof clad in tar and gravel and clay tile. There is an integrated garage at the first story. Alterations include replacement garage door, solar panels (partially visible). Details include bay window with multi-lite arched picture windows, arched recessed entryway, low-relief plaster ornamentation.

586. 35 Paloma Avenue APN: 6908028 Contributor 1927

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and hip roof clad in asphalt and tar and gravel. Alterations include a rear addition, deck added (visible from street), replaced entryway steps/railings, solar panels (partially visible), windows replaced not in-kind. Details include overhanging eaves with exposed rafter tails and knee brackets, picture windows with leaded multi-lite transoms, double hung windows with multi lite upper sash, jerkinhead and shed dormers.

587. 48 Paloma Avenue APN: 6903004 Contributor 1912

Two-story-over-basement, wood-frame, single-family residential building in a Craftsman style, clad with wood shingles. It has a gable roof clad in asphalt. There is an attached garage. Alterations include a rear addition. Details include cross-gabled roof with overhanging eaves and exposed rafters, bay window with pent canopy and knee brace brackets, Chalet-style woodwork at the gable end, engaged corner porch with square columns, clinker brick stoop and chimney.

588. 49 Paloma Avenue APN: 6908027 Contributor 1912
Architect/Builder/Owner: URICO

One-and-a-half-story-over-basement, wood-frame, single-family residential building in a Craftsman style, clad with brick and stucco and wood shingles. It has a jerkinhead roof clad in asphalt. There is a detached garage at the rear alley. Alterations include some windows replaced not in-kind. Details include overhanging eaves with exposed rafter tails and brackets, shaped brick masonry low wall, brick porch supports, groupings of picture windows.

589. 65 Paloma Avenue APN: 6908026 Contributor 1928
Architect: Donnell E. Jaekle Builder/Owner: A.J. Herzig

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Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a gable and hip roof clad in clay tile. Alterations include some replacement windows at rear. Details include prominent turret with battlement parapet, fixed windows with tracery, projecting upper story with corbels, metal grilles.

590. 100 Paloma Avenue APN: 6904004 Contributor 1926

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a hip roof clad in clay tile. There is a detached garage visible from the street. Alterations include visible side addition, deck added (visible from street), replacement doors, replacement garage door, second story windows replaced not in-kind, solar panels visible from the street, windows replaced in-kind. Details include symmetrical fenestration pattern, recessed arched entryway, multi-lite French doors with metal balconets.

591. 101 Paloma Avenue APN: 6907001 Contributor 1913
Photo 24

Two-story-over-basement, wood-frame, single-family residential building in a Prairie style, clad with stucco. It has a flat roof clad in asphalt. There is a detached garage at the rear alley. Alterations include enclosure of an open porch at the rear of the second story. Details include curved entry canopy with carved brackets, projecting boxed eaves with egg-and-dart and denticulated cornice, window boxes with corbels.

592. 120 Paloma Avenue APN: 6904005 Contributor 1926

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable and hip roof clad in clay tile. There is an integrated garage at the first story. Alterations include replaced entryway steps/railings, replacement garage door, and replacement windows (not in-kind). Details include gable roof with flared overhanging boxed eaves, symmetrical fenestration pattern, clinker brick masonry chimney and stoop.

593. 130 Paloma Avenue APN: 6904006 Contributor 1923

One-and-a-half-story-over-basement, wood-frame, single-family residential building in a French Eclectic style, clad with stucco. It has a gable and hip roof clad in asphalt. There is a detached garage visible from the street. Alterations include windows replaced not in-kind. Details include overhanging eaves with angled exposed rafter tails and fascia, shed dormer, eyebrow roofline above the entryway.

594. 140 Paloma Avenue APN: 6904007 Contributor 1937
Architect: C.H. Kirk Owner: Joseph Galvin Builder: Robert McCarthy

Two-story, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable and hip roof clad in clay tile. There is an integrated garage at the

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first story. Alterations include replacement garage door, solar panels (partially visible). Details include a large elliptical picture window, upper balcony with wood posts and baluster.

595. 144 Paloma Avenue APN: 6904008 Contributor 1924

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat roof clad in clay tile. Alterations include a rear addition, entry/porch enclosed, windows replaced not in-kind, four metal balconettes removed at primary façade, clay tile shed roof added over entry door. Details include groupings of casement windows, pent parapet rooflines, low-relief plaster ornamentation, upper balcony with wood spindle baluster.

596. 145 Paloma Avenue APN: 6907022 Contributor 1913
Owner: Mrs. Sarah A. Kidder **Photo 25**

Two-and-a-half-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in tar and gravel and clay tile. There is a detached garage at the rear alley. No alterations were observed. Details include complex massing and roof forms with stepped parapets, recessed façade planes, projecting gabled bays, asymmetrical fenestration including arched openings and groupings of rectilinear windows, overhanging eaves at the gable-end with decorative stepped brackets, Spanish barrel tile roofing.

597. 154 Paloma Avenue APN: 6904009 Contributor 1926

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and hip roof clad in clay tile. There is a detached garage visible from the street. Alterations include deck added (visible from street), windows replaced not in-kind. Details include symmetrical fenestration pattern, groupings of multi-lite casement windows, denticulated cornice, window hoods with keystone.

598. 155 Paloma Avenue APN: 6905001 Noncontributor 1914

Two-story-over-basement, wood-frame, single-family residential building in a Prairie style, clad with stucco. It has a flat roof clad in asphalt. There is a detached garage at the rear alley. Alterations include an additional story, visible side addition, combination of original and non-original windows at areas of infill, deck added (visible from street), replacement doors, entry/porch enclosed. Reason for noncontributor status: alterations.

599. 160 Paloma Avenue APN: 6904010 Contributor 1924

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in clay tile. There is a detached garage visible from the street. Alterations include removal of decorative detail, replacement garage door, and replacement windows (not in-kind). Details include bow window, arched recessed

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entryway.

600. 170 Paloma Avenue APN: 6904011 Contributor 1924

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and hip roof clad in tar and gravel and clay tile. There is a detached garage visible from the street. Alterations include replaced entryway steps/railings, windows replaced in-kind. Details include complex massing, bow window bay with groupings of double-hung windows, recessed double-hung windows with balconets and corbels.

601. 198 Paloma Avenue APN: 6904012 Contributor 1922
Architect: Samuel Heiman Owner: URICO Builder: Leonard & Holt

Two-story, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and hip roof clad in tar and gravel and clay tile. There is a detached garage visible from the street. Alterations include addition of an entry gate, replacement garage door, and replacement windows (not in-kind). Details include groupings of arched picture windows, complex massing, recessed entry with metal gate.

Pico Avenue

602. 1 Pico Avenue APN: 6923001 Contributor 1927

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable and shed roof clad in asphalt and clay tile. There is an integrated garage at the first story. No alterations were observed. Details include complex massing and roof forms, swag and crest low-relief plaster details, double-hung windows with multi-lite upper sash.

603. 2 Pico Avenue APN: 6915005 Noncontributor 1926
Builder/Owner: S. Larsen

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat roof clad in tar and gravel. There is an attached garage. Alterations include a front addition, a visible side addition, removal of decorative detail, replacement doors, construction of an new entry/porch and the enclosure of the original entry porch, replacement entry steps and railings, replacement garage door, and windows replaced (not in-kind). The forward and side additions and front porch alterations were undertaken circa 2005. Reason for noncontributor status: alterations.

604. 40 Pico Avenue APN: 6915006 Contributor 1922
Architect: Gustave Stahlberg Builder/Owner: URICO

Two-story-over-basement, wood-frame, single-family residential building in a Classical Revival

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style, clad with stucco. It has a hip roof clad in asphalt. There is a detached garage visible from the street. Alterations include basement windows replaced not in-kind, balconets at first floor replaced, replaced entryway steps/railings, solar panels visible from the street. Details include rectangular massing with symmetrical fenestration, boxed eaves, string and water courses, entry portico with pediment and engaged paired columns, groupings of multi-lite casement and double-hung windows, wood spindle balconets.

Ralston Street

605. 495 Ralston Street APN: 6996001 Noncontributor 1940

One-story, wood-frame, single-family residential building in a Modern style, clad with stucco and board and batten wood siding. It has a flat and hip roof clad in asphalt and tar and gravel. There is an integrated garage at the first story. Alterations include windows replaced not in-kind. Reason for noncontributor status: built outside period of significance.

Urbano Drive

606. 1 Urbano Drive APN: 6922004 Contributor 1914
Architect: Joseph A. Leonard Builder/Owner: URICO **Photo 26**

One-and-a-half-story-over-basement, wood-frame, single-family residential building in a Craftsman style, clad with stone and horizontal wood siding and wood shingles. It has a gable roof clad in asphalt. There is an attached garage. Alterations include a rear addition, windows replaced in-kind. Details include overhanging eaves with exposed rafter tails and brackets, gabled dormer with pair of eight-over-one wood sash windows, partial-width front porch with symmetrical fenestration, battered columns, and clinker brick masonry.

607. 10 Urbano Drive APN: 6915007 Contributor 1915
Architect: Joseph A. Leonard Builder/Owner: URICO

Two-story-over-basement, wood-frame, single-family residential building in a Colonial Revival style, clad with brick and stucco. It has a hip roof clad in asphalt. There is an attached garage. Alterations include attached garage constructed at side elevation, entry porch partially altered with brick replacing a stucco wall and pier. Details include boxed projecting eaves with denticulated cornice, groupings of double-hung and fixed windows with multi-lite upper sash and transoms.

608. 18 Urbano Drive APN: 6915008 Contributor 1914
Architect: Joseph A. Leonard Builder/Owner: URICO

Two-story-over-basement, wood-frame, single-family residential building in a Colonial Revival style, clad with brick and horizontal wood siding. It has a hip roof clad in asphalt. There is a detached garage visible from the street. Alterations include internal brick chimney removed, brackets added at eaves (prior to 1957), decoration over entry porch and window at entry porch

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added (prior to 1957), solar panels (partially visible), and windows replaced in-kind. Details include projecting eaves with decorative brackets, denticulated cornice, groupings of double-hung windows with multi-lite upper sash and transoms clinker brick stoop.

609. 21 Urbano Drive APN: 6922003 Contributor 1914
Architect: Joseph A. Leonard Builder/Owner: URICO

One-story-over-basement, wood-frame, single-family residential building in a Craftsman style, clad with half-timbering and horizontal wood siding and wood shingles. It has a gable roof clad in asphalt. There is no garage visible. Alterations include replaced entryway steps/railings. Details include low-pitched front gable with brackets, half-timbering, water table, groupings of picture windows with multi-lite transoms.

610. 26 Urbano Drive APN: 6915009 Contributor 1914
Architect: Joseph A. Leonard Builder/Owner: URICO

Two-story-over-basement, wood-frame, single-family residential building in an Eclectic Period Revival style, clad with brick and stucco and horizontal wood siding. It has a hip roof clad in asphalt. There is a detached garage at the rear alley. Alterations include entry steps being reconstructed, dentil molding covered at primary façade, building potentially reclad in stucco at primary façade. Details include projecting boxed eaves, groupings of double-hung windows with multi-lite upper sash, an attached garden wall with shaped parapet and arched opening.

611. 27 Urbano Drive APN: 6922002 Contributor 1914
Architect: Joseph A. Leonard Builder/Owner: URICO

One-and-a-half-story-over-basement, wood-frame, single-family residential building in a Craftsman style, clad with horizontal wood siding. It has a gable roof clad in asphalt. There is an attached garage. Alterations include replaced entryway steps/railings. Details include an overlapping gable roof with overhanging eaves and brackets, hipped bay window, groupings of fixed windows with multi-lite transoms and double-hung windows with multi-lite upper sash.

612. 40 Urbano Drive APN: 6915010 Contributor 1922
Architect: Gustave Stahlberg Builder/Owner: URICO

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a jerkinhead roof clad in asphalt. There is a detached garage visible from the street. Alterations include replacement doors, replaced entryway steps/railings, stucco garden wall added to one side of residence, windows replaced not in-kind. Details include bay with picture windows, geometric muntins, arched openings.

613. 50 Urbano Drive APN: 6915011 Contributor 1922
Architect: Gustave Stahlberg Builder/Owner: URICO

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Two-story-over-basement, wood-frame, single-family residential building in a French Eclectic style, clad with half-timbering. It has a jerkinhead roof clad in asphalt. There is an integrated garage at the first story. Alterations include an additional story, rear addition, replacement of cladding, replacement doors. Details include complex massing and roof forms, primary window bay with half-timbering, partial-width recessed entrance.

614. 60 Urbano Drive APN: 6915012 Contributor 1915
Architect: Joseph A. Leonard Builder/Owner: URICO

One-story-over-basement, wood-frame, single-family residential building in a Colonial Revival/Craftsman style, clad with brick and stucco. It has a gable roof clad in asphalt. There is a detached garage visible from the street. Alterations include enclosed entry/porch. Details include chimney with clinker brick masonry, symmetrically arranged double-hung windows with multi-lite upper sash, projecting flared eaves, cornice with dentils and egg-and-dart, primary French door with Tudor arched opening, low-relief plaster ornamentation.

615. 65 Urbano Drive APN: 6922001 Contributor 1926

One-and-a-half-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable and shed roof clad in asphalt and tar and gravel. There is an integrated garage at the first story. Alterations include an additional story, replacement garage door, new roofing material, window openings changed/added, windows replaced not in-kind. Details include complex massing, overhanging eaves with stepped brackets, recessed tripartite arched windows separated by bellied Corinthian columns, low-relief plaster ornamentation.

616. 70 Urbano Drive APN: 6915013 Contributor 1919
Architect: Joseph A. Leonard Builder/Owner: URICO

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and shed roof clad in asphalt and tar and gravel and clay tile. There is an integrated garage at the first story. Alterations include replacement garage door, windows replaced not in-kind, cast plaster decoration at primary façade replaced with decoration in similar style but different scale. Details include shaped parapet, low-relief plaster ornamentation, arched openings, symmetrical fenestration pattern along the primary façade.

617. 90 Urbano Drive APN: 6915014 Contributor 1927
Architect: Victor Klaes Owner: Julia Klaes Builder: Francis Klaes

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a gable and hip roof clad in clay tile. There is a detached garage visible from the street. Alterations include replacement doors, replaced entryway steps/railings, replacement garage door, window openings changed/added, windows replaced not in-kind. Details include complex massing, overhanging eaves with exposed rafter tails, carved

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fascia, brackets, upper balcony with balustrade, groupings of arched and rectangular windows.

618. 100 Urbano Drive APN: 6914004 Contributor 1926

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with half-timbering and stucco. It has a flat and gable roof clad in tar and gravel and clay tile. There is an integrated garage at the first story. Alterations include windows replaced not in-kind. Details include an oriel bay window with half-timbering and corbel supports, carved wood posts and lintel above the garage, metal balconet.

619. 101 Urbano Drive APN: 6921001 Contributor 1923

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a compound roof clad in clay tile. There is an integrated garage at the first story. No alterations were observed. Details include compound roof forms, entry portico with eyebrow roofline, bow window bay, groupings of picture and casement windows with arched muntins, Corinthian columns.

620. 128 Urbano Drive APN: 6914005 Contributor 1917
Architect: Joseph A. Leonard Builder/Owner: URICO

One-story-over-basement, wood-frame, single-family residential building in a Craftsman style, clad with stucco and horizontal wood siding. It has a hipped and gable roof clad in asphalt. There is no garage visible. Alterations include replacement doors, solar panels (partially visible), windows replaced in-kind. Details include cross-gabled roof with overhanging eaves and exposed rafters, picture windows with geometric muntins and pergola-form canopy, engaged corner porch with arched openings, multi-lite casement windows.

621. 140 Urbano Drive APN: 6914006 Contributor 1916
Architect: Joseph A. Leonard Builder/Owner: URICO

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in asphalt. There is no garage visible. No alterations were observed. Details include compound roof with gable and stepped parapet, prominent stepped chimney, picture windows with multi-lite transoms, partial-width porch with arched opening, and attached wood pergola with battered column.

622. 149 Urbano Drive APN: 6921027 Contributor 1923

One-story, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in tar and gravel and clay tile. There is a detached garage visible from the street. Alterations include deck added (visible from street), solar panels (partially visible). Details include groupings of multi-lite casement windows, paired niches, arched recessed entryway.

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623. 150 Urbano Drive APN: 6914007 Noncontributor 1923

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and shed roof clad in asphalt and clay tile. There is a detached garage at the rear alley. Alterations include an additional story, rear addition, entry/porch enclosed, replaced entryway steps/railings. Reason for noncontributor status: alterations.

624. 151 Urbano Drive APN: 6920001 Contributor 1925

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a compound and flat and shed roof clad in clay tile. There is a detached garage visible from the street. Alterations include replacement doors and replacement garage door. Details include bow window with arched fixed windows, geometric muntins, recessed arched entryway.

625. 160 Urbano Drive APN: 6914009 Contributor 1920
Architect: Harold G. Stoner Owner: URICO Builder: W.C. Duncan & Co

One-and-a-half-story, wood-frame, single-family residential building in a Craftsman style, clad with stucco and wood shingles. It has a gable and gable-on-hip and hip roof clad in asphalt. There is a detached garage at the rear alley. Alterations include replaced entryway steps/railings. Details include projecting eaves with modillions and exposed rafter tails, gabled and shed dormer with diamond motif, groupings of multi-lite casement windows, gabled canopy with patterned fascia. This property has a shared pedestrian path that forms an entry court with the adjacent two buildings at 170 and 180 Urbano Drive.

626. 170 Urbano Drive APN: 6914010 Contributor 1920
Architect: Harold G. Stoner Owner: URICO Builder: W.C. Duncan & Co

One-story, wood-frame, single-family residential building in a Colonial Revival style, clad with wood shingles. It has a gable roof clad in asphalt. There is a detached garage at the rear alley. No alterations were observed. Details include symmetrical fenestration pattern, groupings of multi-lite casement windows, wood balconets, portico with Tuscan columns and pergola. This property has a shared pedestrian path that forms an entry court with the adjacent two buildings at 160 and 180 Urbano Drive.

627. 180 Urbano Drive APN: 6914011 Contributor 1920
Architect: Harold G. Stoner Owner: URICO Builder: W.C. Duncan & Co

One-and-a-half-story-over-basement, wood-frame, single-family residential building in a French Eclectic style, clad with stucco. It has a gable and hip roof clad in asphalt. There is no garage visible. Alterations include some windows replaced not in-kind. Details include compound roof forms with front gable, heptagonal bay window with diamond muntins and transoms, overhanging

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eaves with exposed rafter tails and knee-brace brackets, shed dormer with single-lite casement windows, recessed entrance with eyebrow roofline. This property has a shared pedestrian path that forms an entry court with the adjacent two buildings at 160 and 170 Urbano Drive.

628. 195 Urbano Drive APN: 6920027 Contributor 1923

Two-story, wood-frame, single-family residential building in an Eclectic Period Revival style, clad with stucco. It has a flat and gable roof clad in tar and gravel. There is a detached garage visible from the street. Alterations include windows replaced not in-kind, decoration around entry door removed, metal balconettes on side elevation removed, window-lite pattern and operation altered when replaced. Details include closed eaves with cornice, inset paneling at the gable end, groupings of multi-lite casement windows.

629. 196 Urbano Drive APN: 6914012 Contributor 1922

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a hip roof clad in asphalt. There is an integrated garage at the first story. Alterations include replacement doors, replacement garage door, solar panels visible from the street, solar panels (partially visible), windows replaced not in-kind. Details include symmetrical fenestration pattern, side bay, groupings of double-hung windows with multi-lite upper sash, multi-lite French doors with metal balconets.

630. 200 Urbano Drive APN: 6913008 Noncontributor 1941
Architect: B.K. Dobkowitz Owner: Cyril Beaumont Builder: Superior Building Co

Two-story, wood-frame, single-family residential building in a Modern style, clad with stucco. It has a flat and gable roof clad in asphalt. There is an integrated garage at the first story. Alterations include windows replaced not in-kind. Reason for noncontributor status: built outside period of significance.

631. 201 Urbano Drive APN: 6919028 Contributor 1923
Builder/Owner: Clifford S. Allred

Two-story-over-basement, wood-frame, single-family residential building in a French Eclectic style, clad with stucco. It has a gable roof clad in asphalt. There is an integrated garage at the first story. Alterations include an additional story, replacement doors, window openings changed/added, windows replaced not in-kind. Details include canopy with corbels and finials, multi-lite French doors.

632. 220 Urbano Drive APN: 6913009 Contributor 1923

Two-story-over-basement, wood-frame, single-family residential building in an Eclectic Period Revival style, clad with stucco and horizontal wood siding. It has a hip and shed roof clad in asphalt. There is a detached garage at the rear alley. Alterations include replacement doors,

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replacement garage door, and replacement windows (not in-kind). Details include groupings of multi-lite casement windows with transoms, low-relief plaster ornamentation.

633. 225 Urbano Drive APN: 6919027 Contributor 1926

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a gable roof clad in clay tile. There is an integrated garage at the first story. No alterations were observed. Details include projecting front-gabled bay, overhanging eaves with rafter tails and brackets, arched picture window, groupings of multi-lite casement windows.

634. 230 Urbano Drive APN: 6913010 Contributor 1928
Architect: Donnell E. Jaekle Builder/Owner: A.J. Herzig

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in clay tile. There is an integrated garage at the first story. Alterations include new roofing material, windows replaced not in-kind. Details include picture windows with arched casing, engaged porch with lancet opening.

635. 236 Urbano Drive APN: 6913011 Contributor 1921
Architect: Joseph A. Leonard Builder/Owner: Leonard Realty Co

Two-story-over-basement, wood-frame, single-family residential building in a Prairie style, clad with stucco. It has a flat and hip roof clad in asphalt. There is a detached garage at the rear alley. Alterations include a rear addition, replacement doors. Details include projecting eaves, engaged Tuscan columns, double-hung windows with multi-lite upper sash and wood paneled shutters, window box with brackets.

636. 238 Urbano Drive APN: 6913012 Noncontributor 1923

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a hip roof clad in asphalt. There is an integrated garage at the first story. Alterations include door openings changed/added, replacement doors, replaced entryway steps/railings, replacement garage door, window openings changed/added, windows replaced not in-kind. Reason for noncontributor status: alterations.

637. 250 Urbano Drive APN: 6913013 Noncontributor 1925
Architect: Thomas Brothers Owner: Charles Benbow Builder: Henry Ericson

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable and shed roof clad in clay tile. There is an integrated garage at the first story. Alterations include a rear addition, replacement doors, replaced entryway steps/railings, replacement garage door, new roofing material, windows replaced not in-kind. Reason for noncontributor status: alterations.

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638. 251 Urbano Drive APN: 6917026 Contributor 1927
Architect/Builder: Fred F Spron Owner: R.G. and Ho Kinsey

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in tar and gravel and clay tile. Alterations include replacement doors, replaced entryway steps/railings. Details include arched openings, recessed picture windows with geometric arched muntins, elaborate low-relief cornice, engaged Corinthian columns.

639. 255 Urbano Drive APN: 6917025 Contributor 1929
Owner: Gustave Nelson Builder: R.L. Ryder

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in tar and gravel and clay tile. There is an integrated garage at the first story. No alterations were observed. Details include entry turret with conical roof, groupings of multi-lite casement windows, arched picture windows, low-relief swag and crest plaster ornamentation.

640. 260 Urbano Drive APN: 6913014 Contributor 1924
Architect: Charles Oliver Clausen Builder/Owner: Cameron Oisston

Two-story-over-basement, wood-frame, single-family residential building in an Eclectic Period Revival style, clad with stucco. It has a flat and gable roof clad in asphalt. There is a detached garage at the rear alley. Alterations include a rear addition, replacement doors, windows replaced not in-kind. Details include steeply pitched cross-gabled volumes, half-timbered cladding, groupings of multi-lite picture windows, recessed arched entryway, gabled entry portico, doorway with fanlite.

641. 265 Urbano Drive APN: 6917024 Contributor 1925
Owner: Northern Supply Company

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat roof clad in asphalt. Alterations include simplification of decorative detail, replacement doors, new roofing material, windows replaced not in-kind. Details include stepped parapet above a recessed entryway with arched opening, swag and crest low-relief plaster ornamentation, bow window with rectangular fixed windows, brick masonry stoop.

642. 266 Urbano Drive APN: 6913015 Contributor 1923

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and hip roof clad in asphalt and clay tile. There is a detached garage at the rear alley. Alterations include replacement doors, windows replaced not in-

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kind. Details include recessed upper story, bow window with groupings of casement windows, arched recessed entryway, decorative corbels.

643. 274 Urbano Drive APN: 6913016 Contributor 1925
Owner: Raymond Smith Builder: White Hogg & Trump

One-story-over-basement, wood-frame, single-family residential building in a Colonial Revival style, clad with stucco. It has a gable roof clad in asphalt. Alterations include replacement doors, replaced entryway steps/railings. Details include portico with pediment and columns, twin gables, groupings of multi-lite double-hung windows.

644. 275 Urbano Drive APN: 6917023 Contributor 1924

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat roof clad in tar and gravel and clay tile. Alterations include windows replaced not in-kind. Details include prominent entry bay with Venetian arch openings, gabled canopy, and decorative rafters.

645. 281 Urbano Drive APN: 6917022 Contributor 1928

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in tar and gravel and clay tile. There is an integrated garage at the first story. No alterations were observed. Details include arched picture window with multi-lite sidelites and transom, groupings of multi-lite casement windows, low-relief plaster ornamentation.

646. 282 Urbano Drive APN: 6913017 Contributor 1912
Architect/Builder/Owner: URICO

Two-story-over-basement, wood-frame, single-family residential building in a Craftsman style, clad with brick and horizontal wood siding and wood shingles. It has a gable roof clad in asphalt. There is a detached garage at the rear alley. No alterations were observed. Details include clinker brick stepped chimney, overhanging eaves with knee-brace brackets, and overlapping gables.

647. 289 Urbano Drive APN: 6917021 Contributor 1926
Owner: A.H. Buckland Builder: Dr. F.A. Gawthorne

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in asphalt and clay tile. Alterations include simplification of decorative detail, windows replaced not in-kind. Details include arched openings, low-relief plaster crest ornamentation.

648. 295 Urbano Drive APN: 6917020 Contributor 1928
Architect: Harold G. Stoner Builder/Owner: J Love Reynolds

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Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in tar and gravel and clay tile. There is a detached garage visible from the street. Alterations include a setback rear addition and in-kind window replacement. Details include grouping of arched multi-lite French doors with metal balconets and exposed rafter tails.

649. 298 Urbano Drive APN: 6913018 Contributor 1926
Architect/Builder/Owner: Leonard & Holt

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a gable roof clad in clay tile. There is an integrated garage at the first story. Alterations include visible side addition, windows replaced in-kind. Details include balconet with wood railing, balcony with wood posts, half-timbering, arched recessed entryway.

650. 300 Urbano Drive APN: 6912003 Contributor 1928
Architect: Donnell E. Jaekle Builder/Owner: A.J. Herzig

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a gable and hip roof clad in clay tile. There is an integrated garage at the first story. Alterations include windows replaced not in-kind. Details include large picture windows, arched recessed entryway, low-relief plaster ornamentation.

651. 301 Urbano Drive APN: 6917019 Contributor 1923
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One-story-over-basement, wood-frame, single-family residential building in a French Eclectic style, clad with stucco. It has a gable and jerkinhead roof clad in asphalt. There is an attached garage. Alterations include replacement doors, replacement garage door, and replacement windows (not in-kind). Details include integrated porch with arched openings, groupings of multi-lite casement windows.

652. 315 Urbano Drive APN: 6917018 Contributor 1926
Architect/Builder/Owner: G.W. Morris

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable and hip roof clad in tar and gravel and clay tile. There is a detached garage visible from the street. Alterations include windows replaced not in-kind. Details include hipped entry turret, multi-lite casement windows with arched openings and transoms, and recessed arched entryway.

653. 320 Urbano Drive APN: 6912004 Contributor 1927
Architect: G.H. Vore Builder/Owner: A.J. Herzig

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Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a gable roof clad in clay tile. There is a detached garage visible from the street. Alterations include windows replaced in-kind. Details include complex massing, tripartite picture windows, low-relief swag and crest ornamentation, glazed balcony with exposed rafters.

654. 325 Urbano Drive APN: 6917017 Contributor 1927

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in tar and gravel and clay tile. There is an integrated garage at the first story. Alterations include a replacement garage door. Details include recessed picture window with arched opening, groupings of multi-lite casement windows, decorative fascia.

655. 330 Urbano Drive APN: 6912005 Contributor 1927
Architect: G.H. Vore Builder/Owner: A.J. Herzig

One-and-a-half-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco and horizontal wood siding. It has a flat and gable and shed roof clad in asphalt. There is a detached garage visible from the street. Alterations include entry/porch enclosed, partial addition with dormers at roof, only dormer windows are non-historic. Details include front gabled bay with large picture window, groupings of casement windows with geometric curved muntins, low-relief swag and crest ornamentation, spiraled Corinthian columns.

656. 335 Urbano Drive APN: 6917016 Noncontributor 1940
Owner: Lloyd Sundberg

One-story-over-basement, wood-frame, single-family residential building in a Modern style, clad with brick and stucco and horizontal wood siding. It has a hip roof clad in asphalt. There is an integrated garage at the first story. Alterations include a rear addition, replaced entryway steps/railings, solar panels (partially visible), windows replaced not in-kind. Reason for noncontributor status: built outside period of significance.

657. 340 Urbano Drive APN: 6912006 Contributor 1927
Architect: Donnell E. Jaekle Builder/Owner: A.J. Herzig **Photo 28**

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable and hip roof clad in clay tile. There is an integrated garage at the first story. Alterations include replacement garage door and replacement windows (not in-kind). Details include front bay with picture windows, arched picture window, groupings of multi-lite casement windows with arched openings, engaged porch with arched openings.

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658. 349 Urbano Drive APN: 6917015 Contributor 1924
Architect: D. Coleman Owner: Mary A. Herzig Builder: A.J. Herzig

Two-story-over-basement, wood-frame, single-family residential building in an Eclectic Period Revival style, clad with stucco. It has a flat and hip roof clad in tar and gravel and clay tile. Alterations include replacement doors, entry/porch enclosed, solar panels (partially visible), enclosure of entry porch and expansion of second story, clay tile shed roof added to second story, windows along additions do not match original windows. Details include tiered massing with upper story stepped back, rectangular window openings, recessed entryway with arched opening, decorative brackets.

659. 350 Urbano Drive APN: 6912007 Contributor 1916

Two-story-over-basement, wood-frame, single-family residential building in a Classical Revival style, clad with stucco. It has a flat roof clad in tar and gravel. There is a detached garage visible from the street. Alterations include replacement doors. Details include vertical massing, projecting eaves with dentil and egg and dart cornice, groupings of double-hung windows with multi-lite upper sash.

660. 356 Urbano Drive APN: 6912008 Contributor 1918
Builder/Owner: Clifford S. Allred

One-and-a-half-story-over-basement, wood-frame, single-family residential building in a Craftsman style, clad with stucco. It has a gable roof clad in asphalt. There is no garage visible. Alterations include windows replaced not in-kind. Details include low-pitched roof with overhanging eaves, exposed rafters, and large decorative curved brackets, stepped façade plane with curved cornice element, upper floor stepped back.

661. 365 Urbano Drive APN: 6917014 Noncontributor 1925
Architect: Perseo Righetti Owner: Phinio Righetti Builder: C. Lindberg

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and hip roof clad in asphalt and clay tile. Alterations include an additional story, deck added (visible from street), replacement doors, windows replaced not in-kind, parapet height and shape at primary façade and over entryway altered, clay tile shed roof added at primary façade of large second story addition. Reason for noncontributor status: alterations.

662. 370 Urbano Drive APN: 6912009 Contributor 1924
Architect/Builder/Owner: G.W. Morris

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco and t1-11 plywood siding. It has a flat and gable and hip roof clad in tar and gravel and clay tile. There is an integrated garage at the first story. Alterations include

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visible side addition, deck added (visible from street), altered garage door opening, windows replaced not in-kind. Details include bow window with picture windows in rectangular openings, recessed entryway with flattened arch opening, gabled entry bay.

663. 375 Urbano Drive APN: 6917013 Contributor 1926

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and hip roof clad in tar and gravel and clay tile. Alterations include windows at basement and majority of side elevations replaced not in-kind, basement entry door added at primary façade, new metal railings added to entry porch. Details include projecting bow window, recessed arched opening, picture windows with geometric muntins.

664. 380 Urbano Drive APN: 6912010 Contributor 1926
Builder/Owner: Fred Low

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable and hip roof clad in tar and gravel and clay tile. There is an integrated garage at the first story. Alterations include deck added (visible from street), replacement doors, replacement garage door, and replacement windows (not in-kind). Details include hipped entry turret, bow window, groupings of picture windows, arched openings, low-relief crest and swag plaster ornamentation.

665. 385 Urbano Drive APN: 6917012 Contributor 1935
Builder/Owner: W.E. Grossman

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in clay tile. There is an integrated garage at the first story. Alterations include replacement doors and replacement garage door. Details include large picture windows with arched opening, arched recessed entryway, low-relief plaster ornamentation, multi-lite French doors, metal balconet.

666. 388 Urbano Drive APN: 6912011 Contributor 1930

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in clay tile. There is an integrated garage at the first story. No alterations were observed. Details include front-gabled bay with pointed picture window, balconets with corbel table, pairs of decorative niches, eave returns, shaped parapet, recessed arched entryway, low-relief plaster ornamentation.

667. 396 Urbano Drive APN: 6912012 Noncontributor 1918
Builder/Owner: Clifford S. Allred

One-and-a-half-story-over-basement, wood-frame, single-family residential building in a

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Craftsman style, clad with stucco and wood shingles and vertical wood siding. It has a gable roof clad in asphalt. There is no garage visible. Alterations include overall redesign of the building at an unknown date with replacement of exterior cladding (previously rough textured stucco), addition of deck (visible from street), removal of decorative bracket details, and replacement of windows (not in-kind). Reason for noncontributor status: alterations.

668. 400 Urbano Drive APN: 6916001 Contributor 1917
Architect: Joseph A. Leonard Builder/Owner: URICO

Two-story-over-basement, wood-frame, single-family residential building in a Classical Revival style, clad with stucco. It has a flat roof clad in asphalt. There is no garage visible. Alterations include modillions removed from cornice. Details include boxed eaves with recessed flat parapet, symmetrical fenestration pattern, cornice with low-relieve plaster ornamentation, porch with spindle balustrade, groupings of fixed and double-hung windows with multi-lite upper sash and transoms.

669. 401 Urbano Drive APN: 6917A017 Noncontributor 1938
Architect: George E. Ralph Owner: Howard C. & Margaret E. Curtis Jr
Builder: El Rey Building & Cabinet Shop

One-story-over-basement, wood-frame, single-family residential building in a Modern style, clad with stucco. It has a flat and gable and hip roof clad in asphalt and tar and gravel. There is an integrated garage at the first story. Alterations include replacement garage door, windows replaced in-kind. Reason for noncontributor status: built outside period of significance.

670. 407 Urbano Drive APN: 6917A016 Noncontributor 1939

One-and-a-half-story-over-basement, wood-frame, single-family residential building in a Modern style, clad with stucco and horizontal wood siding. It has a compound roof clad in asphalt. There is an integrated garage at the first story. Alterations include a rear addition, visible side addition, replacement doors, window openings changed/added, windows replaced not in-kind. Reason for noncontributor status: built outside period of significance.

671. 408 Urbano Drive APN: 6916002 Noncontributor 1950
Owner: E. Chaetti [?] Builder: A. Berwick & Son

One-story-over-basement, wood-frame, single-family residential building in a Modern style, clad with brick and stucco. It has a compound and hip roof clad in asphalt. There is an integrated garage at the first story. Alterations include a rear addition, replacement doors, windows replaced not in-kind. Reason for noncontributor status: built outside period of significance.

672. 414 Urbano Drive APN: 6916003 Contributor 1926
Architect/Builder: G.W. Morris Owner: Frank Bigger

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One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and hip roof clad in tar and gravel and clay tile. There is an integrated garage at the first story. Alterations include a rear addition, deck added (visible from street), replaced entryway steps/railings, windows replaced in-kind. Details include bow window with multi-lite casement windows, low-relief plaster ornamentation, recessed arched entryway.

673. 415 Urbano Drive APN: 6917A015 Noncontributor 1951
Architect: H. Dow Builder/Owner: Heglin & Nielsen

One-story-over-basement, wood-frame, single-family residential building in a Modern style, clad with stucco. It has a flat and hip roof clad in asphalt. There is an integrated garage at the first story. Alterations include replacement garage door and replacement windows (not in-kind). Reason for noncontributor status: built outside period of significance.

674. 420 Urbano Drive APN: 6916004 Noncontributor 1951
Builder/Owner: Emanuele Imbimbo

One-story-over-basement, wood-frame, single-family residential building in a Modern style, clad with stucco. It has a hip roof clad in asphalt. There is an integrated garage at the first story. Alterations include door openings changed/added, windows replaced not in-kind. Reason for noncontributor status: built outside period of significance.

675. 421 Urbano Drive APN: 6917A014 Noncontributor 1951
Architect: H. Dow Builder/Owner: Heglin & Nielsen

One-story-over-basement, wood-frame, single-family residential building in a Modern style, clad with stucco. It has a flat and gable roof clad in asphalt and clay tile. There is an integrated garage at the first story. Alterations include the partial replacement of cladding, windows replaced not in-kind. Reason for noncontributor status: built outside period of significance.

676. 426 Urbano Drive APN: 6916005 Contributor 1937
Owner: F. Fiedler Builder: Delmar Maede

Two-story, wood-frame, single-family residential building in a Colonial Revival style, clad with horizontal wood siding. It has a gambrel roof clad in asphalt. There is a detached garage visible from the street. Alterations include replacement garage door. Details include symmetrical fenestration pattern, shed dormer, multi-lite double hung windows with ogee lugs and wood shutters.

677. 427 Urbano Drive APN: 6917A013 Noncontributor 1948
Owner: A Barsoclini Builder: S and Q Construction

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean

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Revival style, clad with stucco. It has a hip roof clad in asphalt and clay tile. There is an integrated garage at the first story. Alterations include windows replaced not in-kind. Reason for noncontributor status: built outside period of significance.

678. 432 Urbano Drive APN: 6916006 Contributor 1928
Architect: Victor Klaes Owner: Julia Klaes Builder: Francis Klaes

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in tar and gravel and clay tile. There is an integrated garage at the first story. Alterations include replacement doors, replaced entryway steps/railings, windows replaced not in-kind. Details include recessed arched entryway with spiral Corinthian columns, picture window, groupings of multi-lite casement windows.

679. 435 Urbano Drive APN: 6917A012 Noncontributor 1940
Owner: Hoppy Home Building Builder: C.D. McKean

Two-story-over-basement, wood-frame, single-family residential building in a Modern style, clad with stucco. It has a hip roof clad in asphalt. There is an integrated garage at the first story. Alterations include an additional story, rear addition, replacement doors, replaced entryway steps/railings, replacement garage door, and replacement windows (not in-kind). Reason for noncontributor status: built outside period of significance.

680. 437 Urbano Drive APN: 6917A011 Contributor 1925
Architect: Charles Manning Builder/Owner: Colton Building Corp

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in asphalt and clay tile. Alterations include a rear addition, windows replaced not in-kind. Details include a multi-lite picture window with arched openings, shaped parapet.

681. 440 Urbano Drive APN: 6916007 Contributor 1928

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable and hip roof clad in tar and gravel and clay tile. There is an integrated garage at the first story. Alterations include the replacement of basement windows at primary façade not in-kind and replacement of remaining windows in-kind. Details include overhanging eaves with exposed rafter tails and angled fascia, large arched picture windows, and low-relief plaster ornamentation.

682. 445 Urbano Drive APN: 6917A010 Contributor 1917

Two-story-over-basement, wood-frame, single-family residential building in an Eclectic Period Revival style, clad with brick and stucco. It has a gable and hip roof clad in asphalt. There is a detached garage visible from the street. Alterations include a rear addition, windows replaced in-

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kind, second story balcony removed. Details include large gabled dormer with Palladian window and patterned metal balconet, engaged corner porch with lancet arched opening.

683. 446 Urbano Drive APN: 6916008 Contributor 1928

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in tar and gravel and clay tile. There is an integrated garage at the first story. Alterations include a new entry door installed at the basement level of the primary façade and installation of a replacement garage door. Details include a cross-gable roof with eave returns, rectangular and rounded picture windows, swag and crest low-relief plaster ornamentation.

684. 449 Urbano Drive APN: 6917A009 Contributor 1932
Architect/Owner: Ed Gilmore

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in tar and gravel and clay tile. Alterations include removal of decorative details, replacement doors and some windows replaced not in-kind. Details include recessed arched entryway, large picture window, arched vehicle gateway with quoining and clay tile roof.

685. 450 Urbano Drive APN: 6916009 Contributor 1925
Architect: Donnell E. Jaekle Builder/Owner: A.J. Herzig

One-story, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat roof clad in tar and gravel and clay tile. There is a detached garage visible from the street. Alterations include replacement garage door, solar panels (partially visible), and replacement glazing. Details include bow window, groupings of fixed and casement windows with geometric muntins, metal balconet, arched openings.

686. 455 Urbano Drive APN: 6917A008 Contributor 1924
Architect: Victor Klaes Owner: Julia Klaes Builder: Francis Klaes

Two-story-over-basement, wood-frame, single-family residential building in a French Eclectic style, clad with stucco. It has a jerkinhead roof clad in asphalt. There is a detached garage visible from the street. No alterations were observed. Details include recessed entryway with eyebrow roofline, groupings of multi-lite casement windows, arched openings, clipped gables.

687. 456 Urbano Drive APN: 6916010 Noncontributor 1925
Architect: J.R. Belmont Builder/Owner: Colton Building Corp

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with rusticated stucco to resemble stone. It has a flat and hip roof clad in tar and gravel and clay tile. There is a detached garage at the rear alley. Alterations include construction of

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an additional story, replacement entryway steps/railings, window openings changed/added, and replacement windows. Reason for noncontributor status: alterations.

688. 461 Urbano Drive APN: 6917A007 Contributor 1924
Owner: R. Pearcy Builder: V. F. Rye

One-story-over-basement, wood-frame, single-family residential building in an Eclectic Period Revival style, clad with stucco. It has a hip and jerkinhead roof clad in asphalt. There is an integrated garage at the first story. Alterations include replacement garage door, some windows replaced not in-kind. Details include a bay window with rectangular picture windows, groupings of double-hung windows with multi-lite upper sash.

689. 462 Urbano Drive APN: 6916011 Contributor 1925
Architect: Charles Manning Builder/Owner: Colton Building Corp

Two-story, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in tar and gravel and clay tile. There is a detached garage visible from the street. Alterations include windows at second story and side elevations replaced not in-kind. Details include complex massing with recessed upper story, multi-lite casement windows, arched window hoods, low-relief plaster ornamentation.

690. 467 Urbano Drive APN: 6917A006 Contributor 1927
Architect/Builder/Owner: C.C. Newman

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in asphalt and clay tile. Alterations include in-kind replacement windows at primary façade, and replacement windows not in-kind at secondary elevations. Details include grouping of arched recessed picture windows, spiraled engaged columns.

691. 470 Urbano Drive APN: 6916012 Noncontributor 1949
Architect/Builder: Huber Construction Owner: Michael C. Callan

One-story, wood-frame, single-family residential building in a Modern style, clad with stucco and horizontal wood siding. It has a gable roof clad in asphalt. There is an integrated garage at the first story. Alterations include visible side addition, replacement doors, replacement garage door, and replacement windows (not in-kind). Reason for noncontributor status: built outside period of significance.

692. 475 Urbano Drive APN: 6917A005 Contributor 1927
Architect/Builder/Owner: C.C. Newman

One-story-over-basement, wood-frame, single-family residential building in a Tudor Revival style, clad with stucco. It has a gable roof clad in asphalt. Alterations include windows at side elevations

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replaced not in-kind. Details include steeply pitched front gables, and multi-lite casement windows.

693. 481 Urbano Drive APN: 6917A004 Noncontributor 1926
Builder/Owner: C.C. Newman

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with horizontal wood siding. It has a flat and gable roof clad in asphalt and tar and gravel. There is an integrated garage at the first story. Alterations include replacement of cladding, replacement doors, replacement garage door, garage possibly added, new roofing material, windows replaced not in-kind. Reason for noncontributor status: alterations.

694. 486 Urbano Drive APN: 6927027 Contributor 1927
Architect: G. Francis Carney Builder/Owner: A.E. Maumus

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a compound roof clad in clay tile. There is an integrated garage at the first story. Alterations include replacement garage door, solar panels (partially visible), in-kind replacement windows at primary façade, and replacement windows not in-kind at secondary elevations. Details include cross-gabled volumes, pointed arched recessed opening, upper balcony with wood posts and spindle balustrade, wood balconets, oriel side bay, arched picture windows.

695. 487 Urbano Drive APN: 6917A003 Noncontributor 1951
Architect: H. Dow Builder/Owner: Heglin & Nielsen

One-story-over-basement, wood-frame, single-family residential building in a Modern style, clad with brick and stucco. It has a hip roof clad in asphalt. There is an integrated garage at the first story. Alterations include replacement garage door, windows replaced in-kind. Reason for noncontributor status: built outside period of significance.

696. 495 Urbano Drive APN: 6917A002 Noncontributor 1950

One-story, wood-frame, single-family residential building in a Modern style, clad with brick and stucco. It has a hip roof clad in asphalt. There is an integrated garage at the first story. No alterations were observed. Reason for noncontributor status: built outside period of significance.

697. 496 Urbano Drive APN: 6927001 Contributor 1923
Architect: G. Francis Carney Builder/Owner: A.E. Maumus

Two-story-over-basement, wood-frame, single-family residential building in a Colonial Revival style, clad with stucco. It has a gambrel and shed roof clad in asphalt. There is an attached garage. Alterations include replacement of the garage door. Details include gabled entry portico, Tuscan columns, multi-lite glazed door with sidelites and fan lite, multi-lite windows with wood shutters.

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698. 500 Urbano Drive APN: 6928025 Contributor 1923
Architect/Builder: Leonard & Holt Owner: URICO **Photo 29**

Two-story-over-basement, wood-frame, single-family residential building in a Colonial Revival style, clad with stucco. It has a hip roof clad in asphalt. There is an integrated garage at the first story. No alterations were observed. Details include entry portico with curved roofline, Tuscan columns, groupings of multi-lite casement and double-hung windows, wood shutters.

699. 501 Urbano Drive APN: 6919015 Contributor 1925

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in clay tile. There is a detached garage visible from the street. Alterations include windows replaced not in-kind. Details include groupings of multi-lite casement windows, low-relief plaster ornamentation, arched window hood panels.

700. 535 Urbano Drive APN: 6919014 Contributor 1923

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat roof clad in clay tile. There is a detached garage visible from the street. Alterations include replacement garage door and replacement windows (not in-kind). Details include tiered massing with upper story stepped back, rectangular window openings with inset hoods.

701. 540 Urbano Drive APN: 6928001 Contributor 1923
Builder/Owner: Clifford S. Allred

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat roof clad in asphalt and clay tile. There is an integrated garage at the first story. Alterations include windows replaced not in-kind. Details include bow window with groupings of multi-lite casement windows, low-relief plaster ornamentation, inset hooded window panels.

702. 600 Urbano Drive APN: 6929024 Contributor 1923
Builder/Owner: Clifford S. Allred

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat roof clad in clay tile. There is an integrated garage at the first story. Alterations include replacement garage door and replacement windows (not in-kind). Details include complex massing, low-relief plaster ornamentation, arched openings and window hoods, and multi-lite casement windows.

703. 601 Urbano Drive APN: 6920015 Contributor 1923

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Architect/Builder/Owner: Clifford S. Allred

One-story-over-basement, wood-frame, single-family residential building in an Eclectic Period Revival style, clad with stucco. It has a flat and hip roof clad in asphalt. There is a detached garage visible from the street. Alterations include replacement windows both in-kind and not in-kind. Details include complex massing, bow window with groupings of casement windows, recessed entryway, inset arched window hood panels.

704. 624 Urbano Drive APN: 6929001 Contributor 1924
Architect/Builder/Owner: G.W. Morris

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in clay tile. There is an integrated garage at the first story. Alterations include replacement garage door and replacement windows (not in-kind). Details include groupings of multi-lite arched casement windows, engaged porch with arched openings, metal balconet, low-relief plaster ornamentation, decorative brackets.

705. 625 Urbano Drive APN: 6920014 Contributor 1923
Architect/Builder/Owner: G.W. Morris

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable-on-hip roof clad in tar and gravel and clay tile. There is a detached garage visible from the street. Alterations include replacement doors, replacement garage door, and replacement windows (not in-kind). Details include low-relief swag and crest plaster ornamentation, groupings of casement and picture windows in rectangular openings.

706. 700 Urbano Drive APN: 6930022 Contributor 1927
Architect: G.H. Vore Builder/Owner: A.J. Herzig

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a compound and gable roof clad in clay tile. There is an integrated garage at the first story. Alterations include replacement garage door. Details include groupings of arched picture windows, overhanging eaves with exposed rafter tails, angled fascia, projecting bow window, low-relief plaster ornamentation.

707. 701 Urbano Drive APN: 6921015 Contributor 1923
Architect: Samuel Heiman Owner: Louis Speigelman Builder: H. Abrahams

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in tar and gravel and clay tile. There is a detached garage visible from the street. Alterations include replacement of the garage door. Details include complex massing, shaped parapet, low-relief plaster ornamentation, bow window with multi-lite casement windows, arched lites, recessed arched entryway.

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708. 735 Urbano Drive APN: 6921014 Contributor 1925
Architect/Builder/Owner: G.W. Morris

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat roof clad in tar and gravel and clay tile. There is a detached garage visible from the street. Alterations include replacement garage door, window openings changed/added, windows replaced not in-kind. Details include recessed entry with arched opening, groupings of multi-lite casement windows, crest and swag low-relief plaster ornamentation.

709. 744 Urbano Drive APN: 6930001 Contributor 1924
Architect/Builder/Owner: G.W. Morris

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and hip roof clad in asphalt and clay tile. There is a detached garage visible from the street. Alterations include replacement garage door, windows replaced in-kind. Details include a bow window, groupings of multi-lite casement windows, metal balconet, decorative brackets.

710. 806 Urbano Drive APN: 6931022 Contributor 1925
Architect/Builder/Owner: G.W. Morris

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and hip roof clad in tar and gravel and clay tile. There is an integrated garage at the first story. Alterations include replacement doors, replaced entryway steps/railings, replacement garage door, and replacement windows (not in-kind). Details include clinker brick chimney, bow window, recessed arched entryway, groupings of rectangular picture windows.

711. 810 Urbano Drive APN: 6923031 Contributor 1922
Architect: H.K. Lovell Builder/Owner: URICO

Two-story, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in asphalt and clay tile. There is a detached garage visible from the street. Alterations include enclosed side opening, replaced entryway steps/railings. Details include complex massing, bow window with multi-lite casement windows, arched openings, stepped chimney.

712. 820 Urbano Drive APN: 6923019 Contributor 1917
Architect: Joseph A. Leonard Builder/Owner: URICO

One-story-over-basement, wood-frame, single-family residential building in a Craftsman style, clad with stucco and horizontal wood siding. It has a gable roof clad in asphalt. There is a detached

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garage visible from the street. No alterations were observed. Details include overhanging eaves with rafter tails, symmetrical fenestration pattern, window boxes, porch with arched openings.

713. 830 Urbano Drive APN: 6923020 Contributor 1916
Architect: Joseph A. Leonard Builder/Owner: URICO

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco and horizontal wood siding. It has a flat roof clad in asphalt. There is a detached garage visible from the street. Alterations include visible side addition, removal of decorative detail, door openings changed/added, replacement doors, entry/porch enclosed, replaced entryway steps/railings, window openings changed/added, windows replaced not in-kind. Details include shaped parapet, front-gabled projecting bay with carved brackets, low-relief plaster ornamentation.

714. 834 Urbano Drive APN: 6923021 Contributor 1916
Architect: Joseph A. Leonard Builder/Owner: URICO

One-story-over-basement, wood-frame, single-family residential building in a Craftsman style, clad with stucco. It has a flat and gable roof clad in asphalt. There is a detached garage visible from the street. No alterations were observed. Details include overlapping gables, overhanging eaves with brackets, patterned cornice, partial-width porch with pergola, wood spindle balustrade.

715. 835 Urbano Drive APN: 6922011 Contributor 1923

One-story-over-basement, wood-frame, single-family residential building in a French Eclectic/Tudor Revival style, clad with stucco. It has a gable and hip roof clad in asphalt. There is a detached garage visible from the street. Alterations include a replacement garage door, solar panels visible from the street, and windows replaced not in-kind. Details include compound roof forms with projecting front and side bays and curved eave overhang, groupings of multi-lite casement and picture windows, and eyebrow roofline above the entryway.

716. 840 Urbano Drive APN: 6923022 Contributor 1916
Architect: Joseph A. Leonard Builder/Owner: URICO

One-story-over-basement, wood-frame, single-family residential building in a Prairie style, clad with stucco and horizontal wood siding. It has a flat roof clad in asphalt and tar and gravel. There is a detached garage visible from the street. Alterations include replaced entryway steps/railings, windows replaced not in-kind. Details include overhanging boxed eaves with cornice, stepped chimney, glazed porch capped by pergola joinery, double-hung windows with multi-lite upper sash, decorative window boxes.

717. 845 Urbano Drive APN: 6922010 Contributor 1925
Architect/Builder/Owner: G.W. Morris

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One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in asphalt and clay tile. There is an integrated garage at the first story. Alterations include replacement doors, replaced entryway steps/railings, replacement garage door, and replacement windows (not in-kind). Details include clinker brick chimney, bow window, low-relief plaster ornamentation.

718. 850 Urbano Drive APN: 6923023 Contributor 1916

One-story-over-basement, wood-frame, single-family residential building in a Prairie style, clad with stucco and horizontal wood siding. It has a flat roof clad in asphalt. There is a detached garage visible from the street. Alterations include an additional story. Details include complex massing, projecting eaves with decorative brackets, cornice with dentils, groupings of picture windows with multi-lite transoms.

719. 855 Urbano Drive APN: 6922009 Contributor 1916
Architect: Joseph A. Leonard Builder/Owner: URICO

One-story-over-basement, wood-frame, single-family residential building in a Craftsman style, clad with horizontal wood siding and wood shingles. It has a gable roof clad in asphalt. There is a detached garage visible from the street. Alterations include windows replaced not in-kind. Details include stepped clinker brick chimney and steps, overhanging eaves with exposed rafter tails and brackets, angled fascia, battered columns with wood pergola.

720. 860 Urbano Drive APN: 6923024 Contributor 1917
Architect: Joseph A. Leonard Builder/Owner: URICO

One-story-over-basement, wood-frame, single-family residential building in an Eclectic Period Revival style, clad with stucco and horizontal wood siding. It has a flat roof clad in asphalt. There is a detached garage visible from the street. No alterations were observed. Details include low-pitched side gabled roof with stepped parapet at the gable ends, overhanging eaves with modillions, stepped central chimney, engaged corner porch with square piers, picture windows with multi-lite transoms, double hung windows with multi-lite upper sash.

721. 865 Urbano Drive APN: 6922008 Contributor 1916
Architect: Joseph A. Leonard Builder/Owner: URICO

One-story-over-basement, wood-frame, single-family residential building in a Colonial Revival/Craftsman style, clad with stucco and horizontal wood siding. It has a compound and hip roof clad in asphalt. There is a detached garage visible from the street. Alterations include the partial replacement of cladding and windows replaced not in-kind. Details include projecting flared eaves, symmetrical fenestration pattern, denticulated cornice, stepped and sloping chimney.

722. 866 Urbano Drive APN: 6923025 Contributor 1916
Architect: Joseph A. Leonard Builder/Owner: URICO

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One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat roof clad in. There is a detached garage at the rear alley. Alterations include a metal gate added at entryway and windows replaced not in-kind. Details include shaped parapet, groupings of picture windows with geometric muntins.

723. 874 Urbano Drive APN: 6923026 Noncontributor 1970
Architect: Joseph A. Leonard Builder/Owner: URICO

Two-story, wood-frame, single-family residential building in a Modern style, clad with wood shingles. It has a gable roof clad in asphalt. There is a detached garage at the rear alley. No alterations were observed. Reason for noncontributor status: built outside period of significance.

724. 875 Urbano Drive APN: 6922007 Contributor 1923

One-story-over-basement, wood-frame, single-family residential building in a French Eclectic style, clad with stucco. It has a jerkinhead roof clad in asphalt. There is a detached garage visible from the street. Alterations include a rear addition, visible side addition. Details include recessed entryway with arched opening, groupings of multi-lite casement windows, metal balconet, punched wood shutters, low-relief plaster ornamentation.

725. 880 Urbano Drive APN: 6923027 Contributor 1927
Owner: C.S. Nelson Builder: W.E. Grosman

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in tar and gravel and clay tile. There is an integrated garage at the first story. Alterations include replacement of the garage door. Details include bow window, groupings of casement windows with geometric muntins, recessed entryway with flattened arch.

726. 883 Urbano Drive APN: 6922006 Contributor 1916

One-story-over-basement, wood-frame, single-family residential building in a Colonial Revival/Craftsman style, clad with wood shingles. It has a hip roof clad in asphalt. There is no garage visible. Alterations include building reclad with shingles from stucco since 1957, wood planter boxes removed at unknown date. Details include projecting flared eaves, clinker brick chimney and stoop, symmetrical fenestration pattern, double-hung windows with multi-lite upper sash.

727. 890 Urbano Drive APN: 6923028 Contributor 1916
Architect: Joseph A. Leonard Builder/Owner: URICO

One-story-over-basement, wood-frame, single-family residential building in a Craftsman style, clad with stucco. It has a gable roof clad in asphalt. There is a detached garage at the rear alley. No

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alterations were observed. Details include complex massing, overhanging eaves with exposed rafter tails and brackets, projecting upper story with stepped brackets.

728. 898 Urbano Drive APN: 6923029 Contributor 1917
Architect: Joseph A. Leonard Builder/Owner: URICO **Photo 30**

Two-story-over-basement, wood-frame, single-family residential building in a Prairie style, clad with stucco. It has a flat and gable roof clad in asphalt and tar and gravel. There is a detached garage visible from the street. Alterations include replacement doors, garage door at side elevation removed. Details include complex massing, overhanging and projecting eaves with decorative brackets, groupings of picture windows with multi-lite transoms, decorative brackets.

729. 899 Urbano Drive APN: 6922005 Contributor 1923

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and hip roof clad in tar and gravel and clay tile. There is a detached garage visible from the street. No alterations were observed. Details include groupings of arched and rectangular picture windows with geometric muntins, engaged porch with flattened arch openings.

Vernon Street

730. 498 Vernon Street APN: 6994045 Contributor 1923
Architect: Archie T. Newsom Owner: URICO Builder: Leonard & Holt

One-story-over-basement, wood-frame, single-family residential building in a Tudor Revival style, clad with stucco. It has a gable roof clad in asphalt. There is a detached garage at the rear alley. Alterations include the construction of a rear addition, replacement doors, entryway steps/railings, and windows (not in-kind), and construction of an ADU in backyard. Details include steeply pitched gable roof, groupings of multi-lite double-hung windows, eave returns, and half-timbered cladding.

Victoria Street

731. 595 Victoria Street APN: 6992001 Contributor 1925
Builder/Owner: Henry Papenhausen

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat roof clad in asphalt and clay tile. There is an integrated garage at the first story. Alterations include replacement windows (not in-kind) and addition of a metal gate at the entryway. Details include groupings of multi-lite casement windows with arched transoms, double-hung windows, arched recessed entryway, low-relief plaster crest ornamentation, several bay windows, and curved parapet above the entry.

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732. 596 Victoria Street APN: 6991046 Contributor 1925
Architect/Builder/Owner: G.W. Morris

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in tar and gravel and clay tile. There is an integrated garage at the first story. Alterations include replacement entryway steps/railings, and replacement windows both in-kind and not in-kind. Details include complex massing with large oriel bay window and groupings of fixed and casement multi-lite windows, recessed arched entryway, swag and crest low-relief plaster ornamentation.

733. 601 Victoria Street APN: 6930011 Contributor 1925
Owner: C.M. Smith

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable and hip roof clad in tar and gravel and clay tile. There is a detached garage visible from the street. Alterations include removal of decorative detail, windows replaced not in-kind. Details include shaped parapet, arched recessed entryway, groupings of casement windows in rectangular openings, and side bay window.

734. 607 Victoria Street APN: 6930010 Noncontributor 1925
Owner: C.M. Smith

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a gable roof clad in clay tile. There is an integrated garage at the first story. Alterations include an additional story, front addition, door openings changed/added, replacement doors, replaced entryway steps/railings, replacement garage door, window openings changed/added, windows replaced not in-kind. Reason for noncontributor status: alterations.

735. 610 Victoria Street APN: 6931009 Contributor 1927

One-story-over-basement, wood-frame, single-family residential building in a French Eclectic style, clad with stucco. It has a compound and gable and hip and jerkinhead roof clad in asphalt. There is an integrated garage at the first story. Alterations include replaced entryway steps/railings. Details include bow window, recessed arched entryway, front-gabled entry bay with curved roofing at the gable end, groupings of multi-lite picture and double-hung windows.

736. 620 Victoria Street APN: 6931010 Contributor 1926

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable and hip roof clad in clay tile. There is an integrated garage at the first story. Alterations include replacement garage door, some windows replaced not in-kind, basement windows potentially enlarged at primary façade. Details include bow window, groupings of picture windows, low-relief plaster ornamentation, hipped entry turret

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with recessed arched opening, overhanging eaves with exposed rafters.

737. 621 Victoria Street APN: 6930009 Contributor 1919
Builder/Owner: Clifford S. Allred

One-story-over-basement, wood-frame, single-family residential building in a Craftsman style, clad with stucco. It has a gable roof clad in asphalt. There is an integrated garage at the first story. No alterations were observed. Details include low-pitched roof with overhanging eaves, multi-lite picture window with pointed arch, engaged corner porch with battered supports and arched opening.

738. 630 Victoria Street APN: 6931011 Contributor 1925
Photo 31

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable and hip roof clad in asphalt. There is an integrated garage at the first story. Alterations include replaced entryway steps/railings, replacement garage door, new roofing material, basement windows replaced with vinyl sash, cast low-relief plaster detail over entryway removed. Details include prominent bow window with picture windows, geometric muntins, low-relief plaster ornamentation, front-gabled bay with eave returns, arched recessed entryway, low-relief ornamentation.

739. 635 Victoria Street APN: 6930008 Contributor 1925

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in asphalt. There is an integrated garage at the first story. Alterations include replacement doors, new roofing material, windows replaced not in-kind, some windows on side elevations replaced not in-kind, front steps resurfaced with stone tile. Details include cross-gabled volumes with overhanging eaves, exposed rafter tails, angled fascia, groupings of arched recessed picture windows, casement windows with geometric muntins, carved wood brackets.

740. 640 Victoria Street APN: 6931012 Contributor 1926
Architect: G.H. Vore Builder/Owner: A.J. Herzig

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable and hip roof clad in clay tile. There is an integrated garage at the first story. Alterations include replacement doors, replaced entryway steps/railings, replacement garage door, new roofing material. Details include hipped bay with groupings of arched picture windows, geometric muntins, overhanging eaves with exposed rafter tails, brackets, low-relief ornamentation, recessed entryway with battered door surround.

741. 641 Victoria Street APN: 6930007 Contributor 1919

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Two-story-over-basement, wood-frame, single-family residential building in a Craftsman style, clad with horizontal wood siding and wood shingles. It has a gable roof clad in asphalt. There is a detached garage visible from the street. Alterations include windows replaced not in-kind. Details include overhanging eaves with exposed rafters and brackets, clinker brick masonry chimney, shirtwaist upper story with wood shingle cladding.

742. 650 Victoria Street APN: 6931013 Contributor 1926
Architect: G.H. Vore Builder/Owner: A.J. Herzig

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable and hip roof clad in asphalt and clay tile. There is an integrated garage at the first story. No alterations were observed. Details include complex massing with projecting bay window and groupings of double-hung windows with multi-lite upper sash and ogee lugs, multi-lite casement windows.

743. 655 Victoria Street APN: 6930006 Contributor 1924
Architect/Builder/Owner: G.W. Morris

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and hip roof clad in asphalt and clay tile. There is an integrated garage at the first story. Alterations include replacement doors, windows replaced not in-kind. Details include projecting bay with double-hung windows and multi-lite upper sash, multi-lite French door, openings with flattened arches.

744. 660 Victoria Street APN: 6931014 Contributor 1926

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable and hip roof clad in clay tile. There is an integrated garage at the first story. Alterations include replaced entryway steps/railings, replacement garage door. Details include front-gabled bay with arched recessed tripartite picture windows, overhanging eaves with carved brackets, low-relief plaster ornamentation.

745. 665 Victoria Street APN: 6930005 Contributor 1926
Architect/Builder/Owner: G.W. Morris

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in tar and gravel and clay tile. There is an integrated garage at the first story. Alterations include replacement doors, replacement garage door, and replacement windows (not in-kind). Details include front-gabled bay with recessed picture window, flattened arch, overhanging eaves with exposed rafter tails, brackets, low-relief plaster ornamentation.

746. 670 Victoria Street APN: 6931015 Contributor 1926

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One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in clay tile. There is an integrated garage at the first story. Alterations include replaced entryway steps/railings, replacement garage door. Details include front-gabled overlapping bays, arched recessed tripartite picture windows, overhanging eaves with carved brackets, angled fascia, low-relief plaster ornamentation, spiraled Corinthian column porch support.

747. 675 Victoria Street APN: 6930004 Contributor 1924
Architect/Builder/Owner: G.W. Morris

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable and hip roof clad in asphalt and clay tile. There is a detached garage visible from the street. Alterations include windows replaced not in-kind on side elevations and metal awning added over entry porch. Details include clinker brick chimney, low-relief plaster ornamentation, metal canopy.

748. 681 Victoria Street APN: 6930003 Contributor 1915

One-story-over-basement, wood-frame, single-family residential building in a Craftsman style, clad with stucco and horizontal wood siding. It has a gable roof clad in asphalt. There is a detached garage visible from the street. Alterations include replacement doors, entryway steps/railings, and windows (in-kind). Details include broad overhanging eaves with exposed rafters and brackets, chimney with rusticated base, picture windows with multi-lite transoms, stucco cladding above horizontal wood siding.

749. 685 Victoria Street APN: 6930002 Contributor 1924

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in asphalt and clay tile. There is an integrated garage at the first story. Alterations include simplification of decorative detail, replacement doors, replacement garage door, and replacement windows (not in-kind). Details include groupings of multi-lite casement windows and French doors, projecting bay, low-relief plaster crest.

750. 698 Victoria Street APN: 6931016 Contributor 1926

One-story-over-basement, wood-frame, single-family residential building in a French Eclectic style, clad with stucco. It has a gable and hip roof clad in asphalt. There is an integrated garage at the first story. Alterations include replacement doors and garage door. Details include a bow window with multi-lite casement windows, recessed gabled entryway with arched opening and corbels.

751. 700 Victoria Street APN: 6922012 Noncontributor 1923
Architect: Charles F. Strothoff Builder/Owner: G.W. Morris

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One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat roof clad in tar and gravel and clay tile. There is an integrated garage at the first story. Alterations include visible side addition, replacement doors, replaced entryway steps/railings, altered garage door opening, window openings changed/added, windows replaced not in-kind, entry door surround altered (from arched to rectilinear), entry steps redesigned and shape altered. Reason for noncontributor status: alterations.

752. 705 Victoria Street APN: 6921013 Contributor 1925
Architect/Builder/Owner: G.W. Morris

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in tar and gravel and clay tile. There is an integrated garage at the first story. Alterations include entry/porch added or expanded, replaced entryway steps/railings, windows replaced not in-kind. Details include projecting bay with groupings of picture windows and curved muntins, low-relief plaster ornamentation.

753. 710 Victoria Street APN: 6922013 Contributor 1912
Architect/Builder/Owner: URICO

Two-story-over-basement, wood-frame, single-family residential building in a Craftsman style, clad with horizontal wood siding and wood shingles. It has a gable roof clad in asphalt. There is an attached garage. Alterations include partial replacement of cladding, enclosure of entry porch, replacement entryway steps/railings, garage hyphen constructed to attach garage to main house, and replacement windows are in the style of the original windows but feature a different lite pattern and arrangement. Details include complex massing, elaborate wood joinery and ornamentation, curved brackets and exposed rafter tails, picture and casement windows with diamond muntins.

754. 715 Victoria Street APN: 6921012 Contributor 1925
Architect: Walter C. Falch Owner: A.G. & V.F. Hoelscher
Builder: Henry Papenhausen

One-story-over-basement, wood-frame, single-family residential building in a Tudor Revival style, clad with half-timbering. It has a gable and jerkinhead roof clad in asphalt. There is a detached garage at the rear alley. No alterations were observed. Details include front bay with clipped gable, overhanging eaves with exposed rafter tails, eyebrow canopy with carved corbels, low-relief plaster ornamentation, casement windows with diamond tracery.

755. 720 Victoria Street APN: 6922014 Contributor 1927
Builder/Owner: A.J. Herzig

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in tar and gravel and clay tile.

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There is an integrated garage at the first story. No alterations were observed. Details include hipped entry turret, overhanging eaves with exposed rafter tails, angled fascia, low-relief plaster ornamentation, spiral Corinthian porch supports.

756. 727 Victoria Street APN: 6921011 Contributor 1913
Architect/Builder/Owner: URICO

Two-story-over-basement, wood-frame, single-family residential building in a Craftsman style, clad with stucco and wood shingles. It has a gable roof clad in asphalt. There is a detached garage visible from the street. Alterations include solar panels (partially visible), top of chimney altered/simplified, detail over porch simplified. Details include cross-gable roof with overhanging eaves, rafter tails and brackets, wood shingle, stucco and half-timber siding, engaged corner porch with battered concrete piers and exposed joinery, double-hung wood sash windows with multi-lite upper sash, picture windows with multi-lite transoms.

757. 730 Victoria Street APN: 6922015 Contributor 1912
Architect: Joseph A. Leonard Builder/Owner: URICO **Photo 32**

Two-story-over-basement, wood-frame, single-family residential building in a Craftsman style, clad with stucco. It has a gable roof clad in asphalt. There is a detached garage visible from the street. Alterations include replacement of cladding, altered garage door opening, window openings changed/added, windows replaced not in-kind. Details include half-timbering at the gable ends, overhanging eaves with exposed rafter tails and brackets, brick stoop.

758. 735 Victoria Street APN: 6921010 Contributor 1925
Architect/Owner: A.J. Herzig

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable and hip roof clad in tar and gravel and clay tile. There is an integrated garage at the first story. Alterations include replacement doors, replaced entryway steps/railings, replacement garage door, solar panels (partially visible), windows replaced not in-kind. Details include bow window, groupings of picture windows in rectangular openings, recessed entryway with arched opening, clinker brick chimney.

759. 739 Victoria Street APN: 6921009 Contributor 1913

Two-story-over-basement, wood-frame, single-family residential building in a Craftsman style, clad with stone and horizontal wood siding and wood shingles. It has a flat roof clad in asphalt. There is a detached garage visible from the street. Alterations include replacement windows in the style of the original windows, but some have an altered lite pattern. Details include boxy form and massing with overhanging eaves and exposed decorative brackets, prominent string course with brackets, window bay, recessed partial-width porch.

760. 740 Victoria Street APN: 6922016 Contributor 1927

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Architect/Builder/Owner: URICO

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in tar and gravel and clay tile. There is an integrated garage at the first story. Alterations include windows replaced not in-kind. Details include tripartite recessed picture windows with arched openings, low-relief plaster ornamentation, eave with slight overhang and brackets, angled and carved fascia, and recessed arched entryway, engaged Corinthian columns.

761. 744 Victoria Street APN: 6922017 Contributor 1912
Architect/Builder/Owner: URICO

Two-story-over-basement, wood-frame, single-family residential building in a Craftsman style, clad with brick and horizontal wood siding and wood shingles. It has a gable roof clad in asphalt. There is a detached garage visible from the street. No alterations were observed. Details include cross-gabled roof with overhanging eaves, exposed rafter tails, and knee-brace brackets, eight-over-one double-hung wood sash windows, fixed windows with multi-lite transoms, clinker brick masonry stoop.

762. 745 Victoria Street APN: 6921008 Contributor 1925

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with brick and stucco. It has a flat and gable roof clad in asphalt and tar and gravel. There is an integrated garage at the first story. Alterations include all windows at secondary and rear elevations replaced not in-kind, replaced entryway steps/railings, and a replacement garage door. Details include a bow window, gabled entry bay with recessed doorway.

763. 750 Victoria Street APN: 6922018 Contributor 1927

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in tar and gravel and clay tile. There is an integrated garage at the first story. Alterations include replacement doors, entry/porch enclosed, replacement garage door. Details include large picture windows, low-relief plaster ornamentation, overhanging eaves with exposed rafter tails and carved brackets.

764. 755 Victoria Street APN: 6921007 Noncontributor 1925
Architect/Builder/Owner: A.J. Herzig

Two-story-over-basement, wood-frame, single-family residential building in a Craftsman style, clad with stucco and horizontal wood siding. It has a gable roof clad in asphalt. There is a detached garage visible from the street. Alterations include a rear addition, replacement of cladding including removal of wood shingles, window openings changed/added, replacement windows (not in-kind), brick chimney and brick cladding at basement removed and stuccoed over, and the simplification of decorative detail with decoration at the entry porch removed, molded plaster

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decoration added to building, bandcourse removed, and other decoration removed or altered.
Reason for noncontributor status: alterations.

765. 760 Victoria Street APN: 6922019 Noncontributor 1912

Two-story-over-basement, wood-frame, single-family residential building in a Craftsman style, clad with stucco. It has a gable roof clad in asphalt. There is a detached garage visible from the street. Alterations include replacement of cladding, removal of decorative detail, simplification of decorative detail, entry/porch added or expanded, replaced entryway steps/railings, small addition to roof, simplified overhanging shed roofs and removed one at side elevation, window openings changed/added, windows replaced in-kind. Reason for noncontributor status: alterations.

766. 765 Victoria Street APN: 6921006 Contributor 1925

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in tar and gravel and clay tile. There is an integrated garage at the first story. Alterations include replaced entryway steps/railings, window openings changed/added, windows replaced not in-kind. Details include tripartite recessed picture windows with arched openings, low-relief plaster ornamentation, eave with slight overhang and brackets, angled fascia.

767. 770 Victoria Street APN: 6922020 Contributor 1925
Architect: G.H. Vore Builder/Owner: A.J. Herzig

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat roof clad in tar and gravel and clay tile. Alterations include replaced entryway steps/railings, windows replaced not in-kind. Details include bow window, groupings of picture windows with curved muntins, low-relief plaster ornamentation.

768. 771 Victoria Street APN: 6921005 Contributor 1925

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and gable roof clad in tar and gravel and clay tile. There is an integrated garage at the first story. Alterations include windows replaced not in-kind. Details include tripartite recessed picture windows with arched openings and arched muntins, shaped window wall, eave returns.

769. 776 Victoria Street APN: 6922021 Contributor 1912

Two-story-over-basement, wood-frame, single-family residential building in a Craftsman style, clad with horizontal wood siding and wood shingles. It has a gable roof clad in asphalt. There is a detached garage at the rear alley. No alterations were observed, rear porch enclosed-not visible. Details include cross-gabled roof, overhanging eaves with exposed rafters and brackets, vertical wood siding at the gable ends.

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770. 777 Victoria Street APN: 6921004 Contributor 1920
Architect: Harold G. Stoner Owner: URICO Builder: W.C. Duncan & Co

One-story-over-basement, wood-frame, single-family residential building in a Craftsman style, clad with stucco. It has a gable roof clad in asphalt. There is no garage visible. Alterations include windows replaced not in-kind. Details include cross-gabled roof forms, partial-width porch with arched opening, overhanging eaves with exposed rafters, tripartite picture windows.

771. 785 Victoria Street APN: 6921003 Contributor 1920

Two-story-over-basement, wood-frame, single-family residential building in a Classical Revival style, clad with stucco. It has a flat roof clad in tar and gravel. There is an integrated garage at the first story. Alterations include windows replaced not in-kind. Details include stepped flat parapet, projecting eaves, groupings of double-hung windows.

772. 788 Victoria Street APN: 6922022 Noncontributor 1922
Architect: H.K. Lovell Builder/Owner: URICO

Two-story-over-basement, wood-frame, single-family residential building in a Contemporary style, clad with stucco. It has a compound roof clad in clay tile. There is a detached garage visible from the street. The building was fully rebuilt in 2005; alterations include construction of an additional story, a front addition, removal of decorative detail, replacement doors, replacement garage door, and windows replaced not in-kind. Reason for noncontributor status: alterations.

773. 795 Victoria Street APN: 6921002 Contributor 1925
Architect/Builder/Owner: G.W. Morris

One-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a flat and hip roof clad in tar and gravel and clay tile. There is an integrated garage at the first story. Alterations include a new awning at the entrance, windows replaced not in-kind. Details include bow window, low-relief plaster ornamentation, brick steps with shaped low wall, fabric awning canopy.

774. 815 Victoria Street APN: 6914003 Contributor 1919
Architect: Charles E. Gottschalk Owner: URICO Builder: W.C. Duncan

Two-story-over-basement, wood-frame, single-family residential building in a Craftsman style, clad with stucco. It has a flat and gable and jerkinhead roof clad in asphalt and tar and gravel. There is no garage visible. Alterations include replacement doors, windows replaced not in-kind, windows in the back are vinyl. Details include complex massing, entry canopy with eyebrow roofline, and front-gabled bays.

775. 816 Victoria Street APN: 6915015 Contributor 1919

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Architect: Charles E. Gottschalk Owner: URICO

Builder: W.C. Duncan

One-and-a-half-story-over-basement, wood-frame, single-family residential building in an Eclectic Period Revival style, clad with stucco. It has a gable roof clad in asphalt. There is no garage visible. Alterations include replacement doors, entry/porch enclosed, metal driveway gate installed, parapet at side wall of entry porch altered, openings at entry porch changed when porch enclosed, windows replaced not in-kind. Details include front gabled bay with flared eaves, corner pilasters with decorative brackets, projecting canopy with carved corbels.

776. 827 Victoria Street APN: 6914002 Contributor 1919
Architect: Charles E. Gottschalk Owner: URICO Builder: W.C. Duncan

Two-story-over-basement, wood-frame, single-family residential building in a Mediterranean Revival style, clad with stucco. It has a double gable roof clad in asphalt. There is no garage visible. Alterations include altered garage door opening, some windows at side elevations replaced not in-kind, second-story window at primary façade added with potential infill of a porch. Details include twin gables, recessed arched entryway, recessed upper balcony with corbels, groupings of double-hung windows with multi-lite upper sash.

777. 830 Victoria Street APN: 6915016 Contributor 1919
Architect: Charles E. Gottschalk Owner: URICO Builder: W.C. Duncan

Two-story-over-basement, wood-frame, single-family residential building in a Craftsman style, clad with brick and stucco and wood shingles. It has a gable roof clad in asphalt. There is an attached garage. Alterations include visible side addition, replacement garage door. Details include double-hung windows with divided lite upper sash and diamond muntins, overhanging eaves with rounded brackets, band course with recessed second story, groupings of windows, arched entryway with stepped concrete wall.

778. [No address] APN: 6914008 Noncontributor N/A

This is a vacant parcel that was previously the site of the former Ingleside Terraces tennis court.
Reason for noncontributor status: not associated with district significance.

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1	7 Alviso Street	1925	Contributor	6926007	
2	10 Alviso Street	1925	Contributor	6927015	
3	17 Alviso Street	1927	Contributor	6926006	
4	20 Alviso Street	1925	Contributor	6927016	
5	24 Alviso Street	1914	Contributor	6927017	
6	25 Alviso Street	1925	Contributor	6926005	
7	30 Alviso Street	1926	Contributor	6927018	
8	35 Alviso Street	1923	Contributor	6926004	
9	38 Alviso Street	1924	Noncontributor	6927019	
10	44 Alviso Street	1928	Contributor	6927020	
11	45 Alviso Street	1923	Noncontributor	6926003	
12	50 Alviso Street	1928	Contributor	6927021	
13	55 Alviso Street	1923	Contributor	6926002	
14	60 Alviso Street	1928	Contributor	6927022	
15	70 Alviso Street	1928	Contributor	6927023	
16	75 Alviso Street	1924	Contributor	6916014	
17	78 Alviso Street	1928	Contributor	6927024	
18	80 Alviso Street	1937	Contributor	6927025	
19	81 Alviso Street	1924	Contributor	6916013	
20	90 Alviso Street	1960	Noncontributor	6927026	
21	596 Arch Street	1925	Contributor	6993046	
22	599 Arch Street	1923	Contributor	6994001	
23	201 Ashton Avenue	1922	Contributor	6932008	
24	211 Ashton Avenue	1922	Contributor	6932007	
25	215 Ashton Avenue	1922	Contributor	6932006	
26	225 Ashton Avenue	1922	Contributor	6932005	
27	235 Ashton Avenue	1922	Contributor	6932004	
28	245 Ashton Avenue	1922	Noncontributor	6932003	
29	255 Ashton Avenue	1922	Contributor	6932002	
30	275 Ashton Avenue	1926	Contributor	6923007	
31	285 Ashton Avenue	1915	Contributor	6923006	
32	295 Ashton Avenue	1915	Contributor	6923005	
33	301 Ashton Avenue	1915	Contributor	6923004	
34	311 Ashton Avenue	1923	Contributor	6923003	
35	321 Ashton Avenue	1923	Contributor	6923002	
36	365 Ashton Avenue	1925	Contributor	6915004	
37	369 Ashton Avenue	1925	Contributor	6915003A	
38	371 Ashton Avenue	1924	Contributor	6915003	1

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39	383 Ashton Avenue	1924	Contributor	6915002	
40	391 Ashton Avenue	1925	Contributor	6915001	
41	1 Borica Street	1924	Contributor	6927013	
42	2 Borica Street	1924	Contributor	6928013	
43	10 Borica Street	1924	Contributor	6928014	
44	11 Borica Street	1923	Contributor	6927012	
45	15 Borica Street	1923	Contributor	6927011	
46	20 Borica Street	1924	Noncontributor	6928015	
47	25 Borica Street	1923	Contributor	6927010	
48	30 Borica Street	1924	Contributor	6928016	
49	35 Borica Street	1923	Contributor	6927009	
50	36 Borica Street	1924	Contributor	6928017	
51	40 Borica Street	1924	Contributor	6928018	
52	45 Borica Street	1923	Contributor	6927008	
53	49 Borica Street	1923	Contributor	6927007	
54	50 Borica Street	1924	Contributor	6928019	
55	55 Borica Street	1923	Contributor	6927006	
56	60 Borica Street	1924	Contributor	6928020	
57	65 Borica Street	1923	Contributor	6927005	
58	66 Borica Street	1924	Contributor	6928021	
59	70 Borica Street	1924	Contributor	6928022	
60	75 Borica Street	1923	Contributor	6927004	
61	80 Borica Street	1924	Contributor	6928023	
62	85 Borica Street	1923	Contributor	6927003	
63	90 Borica Street	1924	Contributor	6928024	
64	91 Borica Street	1923	Contributor	6927002	2
65	110 Borica Street	1924	Contributor	6919016	
66	116 Borica Street	1924	Contributor	6919017	
67	120 Borica Street	1917	Contributor	6919018	
68	128 Borica Street	1925	Noncontributor	6919019	
69	135 Borica Street	1926	Contributor	6918005	
70	140 Borica Street	1915	Contributor	6919020	
71	147 Borica Street	1926	Contributor	6918004	
72	150 Borica Street	1923	Contributor	6919021	
73	154 Borica Street	1922	Contributor	6919022	
74	155 Borica Street	1923	Contributor	6918003	
75	160 Borica Street	1949	Noncontributor	6919023	
76	165 Borica Street	1922	Contributor	6918002	
77	170 Borica Street	1921	Contributor	6919024	

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78	180 Borica Street	1916	Noncontributor	6919025	
79	190 Borica Street	1926	Contributor	6919026	
80	195 Borica Street	1923	Contributor	6917001	
81	594 Bright Street	1928	Contributor	6989046	
82	595 Bright Street	1926	Noncontributor	6990001	
83	395 Byxbee Street	1940	Noncontributor	6997001	
84	10 Cedro Avenue	1927	Contributor	6908009	
85	11 Cedro Avenue	1925	Contributor	6909020	
86	19 Cedro Avenue	1935	Contributor	6909019	
87	20 Cedro Avenue	1938	Noncontributor	6908010	
88	30 Cedro Avenue	1927	Contributor	6908031	
89	40 Cedro Avenue	1926	Contributor	6908032	
90	60 Cedro Avenue	1912	Contributor	6908033	
91	70 Cedro Avenue	1912	Contributor	6908034	
92	77 Cedro Avenue	1912	Contributor	6909018	
93	90 Cedro Avenue	1912	Contributor	6908016	3
94	99 Cedro Avenue	1928	Contributor	6909021	
95	100 Cedro Avenue	1928	Noncontributor	6907010	
96	135 Cedro Avenue	1925	Contributor	6910010	4
97	140 Cedro Avenue	1914	Contributor	6907011	
98	149 Cedro Avenue	N/A	Noncontributor	6910009A	
99	2 Cerritos Avenue	1954	Noncontributor	6909002	
100	7 Cerritos Avenue	1910	Contributor	6913002	
101	10 Cerritos Avenue	1917	Contributor	6909003	
102	15 Cerritos Avenue	1912	Contributor	6913003	
103	19 Cerritos Avenue	1923	Contributor	6913029	
104	20 Cerritos Avenue	1924	Contributor	6909004	
105	24 Cerritos Avenue	1917	Contributor	6909005	
106	25 Cerritos Avenue	1912	Contributor	6913028	
107	30 Cerritos Avenue	1928	Contributor	6909006	
108	35 Cerritos Avenue	1924	Contributor	6913027	
109	40 Cerritos Avenue	1924	Contributor	6909007	
110	45 Cerritos Avenue	1925	Contributor	6913026	
111	49 Cerritos Avenue	1926	Contributor	6913025	
112	50 Cerritos Avenue	1925	Contributor	6909008	
113	54 Cerritos Avenue	1912	Contributor	6909009	
114	55 Cerritos Avenue	1951	Noncontributor	6913024	
115	60 Cerritos Avenue	1925	Contributor	6909010	
116	65 Cerritos Avenue	1912	Contributor	6913023	5

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#	Address	Year	Status	APN	Photo
117	70 Cerritos Avenue	1912	Contributor	6909011	
118	71 Cerritos Avenue	1925	Contributor	6913022	6
119	75 Cerritos Avenue	1926	Contributor	6913021	
120	76 Cerritos Avenue	1925	Contributor	6909012	
121	80 Cerritos Avenue	1913	Contributor	6909013	7
122	85 Cerritos Avenue	1952	Noncontributor	6913020	
123	95 Cerritos Avenue	1938	Noncontributor	6913019	
124	100 Cerritos Avenue	1926	Contributor	6910004	
125	101 Cerritos Avenue	1925	Contributor	6912001	
126	125 Cerritos Avenue	1925	Contributor	6912033	
127	130 Cerritos Avenue	1925	Contributor	6910005	
128	135 Cerritos Avenue	1932	Contributor	6912032	
129	140 Cerritos Avenue	1925	Contributor	6910006	
130	142 Cerritos Avenue	1912	Noncontributor	6910007	
131	145 Cerritos Avenue	1932	Contributor	6912031	
132	155 Cerritos Avenue	1925	Contributor	6912030	
133	165 Cerritos Avenue	1919	Noncontributor	6912029	
134	173 Cerritos Avenue	1927	Contributor	6912028	
135	185 Cerritos Avenue	1924	Noncontributor	6912027	
136	10 Corona Street	1923	Contributor	6929014	
137	11 Corona Street	1923	Contributor	6928011	
138	20 Corona Street	1923	Contributor	6929015	
139	25 Corona Street	1923	Noncontributor	6928009	
140	30 Corona Street	1923	Contributor	6929016	
141	35 Corona Street	1923	Contributor	6928008	
142	40 Corona Street	1923	Contributor	6929017	
143	44 Corona Street	1923	Contributor	6929018	
144	45 Corona Street	1923	Contributor	6928007	
145	50 Corona Street	1923	Contributor	6929019	
146	51 Corona Street	1923	Contributor	6928006	
147	55 Corona Street	1923	Contributor	6928005	
148	60 Corona Street	1923	Contributor	6929020	
149	65 Corona Street	1923	Contributor	6928004	
150	70 Corona Street	1923	Contributor	6929021	
151	75 Corona Street	1923	Noncontributor	6928003	
152	80 Corona Street	1923	Contributor	6929022	
153	85 Corona Street	1923	Contributor	6928002	
154	90 Corona Street	1923	Contributor	6929023	
155	104 Corona Street	1923	Contributor	6920016	

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#	Address	Year	Status	APN	Photo
156	105 Corona Street	1923	Contributor	6919013	
157	111 Corona Street	1923	Contributor	6919012	
158	112 Corona Street	1923	Contributor	6920017	
159	119 Corona Street	1923	Contributor	6919011	
160	120 Corona Street	1923	Contributor	6920018	
161	127 Corona Street	1923	Contributor	6919010	8
162	128 Corona Street	1923	Noncontributor	6920019	
163	135 Corona Street	1923	Contributor	6919009	
164	136 Corona Street	1923	Contributor	6920020	
165	143 Corona Street	1923	Noncontributor	6919008	
166	144 Corona Street	1923	Contributor	6920021	
167	150 Corona Street	1923	Contributor	6920022	
168	151 Corona Street	1923	Contributor	6919007	
169	159 Corona Street	1923	Contributor	6919006	
170	160 Corona Street	1913	Contributor	6920023	
171	166 Corona Street	1923	Contributor	6920024	
172	167 Corona Street	1923	Contributor	6919005	
173	175 Corona Street	1923	Contributor	6919004	
174	176 Corona Street	1923	Contributor	6920025	
175	184 Corona Street	1923	Contributor	6920026	
176	185 Corona Street	1923	Contributor	6919003	
177	191 Corona Street	1923	Contributor	6919029	
178	210 Corona Street	1922	Contributor	6914013	
179	215 Corona Street	1923	Contributor	6913007	
180	220 Corona Street	1922	Contributor	6914014	
181	240 Corona Street	1922	Contributor	6914015	
182	245 Corona Street	1923	Contributor	6913006	
183	250 Corona Street	1922	Contributor	6914016	
184	255 Corona Street	1922	Contributor	6913005	
185	260 Corona Street	1922	Contributor	6914017	9
186	265 Corona Street	1923	Contributor	6913004	
187	15A Corona Street	1923	Contributor	6928010	
188	2 De Soto Street	1913	Contributor	6930012	
189	9 De Soto Street	1923	Noncontributor	6929011	
190	10 De Soto Street	1925	Contributor	6930013	
191	17 De Soto Street	1923	Contributor	6929010	
192	20 De Soto Street	1913	Contributor	6930014	
193	25 De Soto Street	1923	Contributor	6929009	
194	30 De Soto Street	1932	Contributor	6930015	11

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#	Address	Year	Status	APN	Photo
195	35 De Soto Street	1929	Contributor	6929008	
196	40 De Soto Street	1913	Contributor	6930016	
197	45 De Soto Street	1922	Contributor	6929007	
198	50 De Soto Street	1926	Contributor	6930017	
199	55 De Soto Street	1922	Contributor	6929006	
200	60 De Soto Street	1925	Contributor	6930018	
201	65 De Soto Street	1922	Contributor	6929005	
202	70 De Soto Street	1913	Noncontributor	6930019	
203	71 De Soto Street	1924	Contributor	6929004	
204	75 De Soto Street	1924	Contributor	6929003	
205	80 De Soto Street	1923	Contributor	6930020	
206	84 De Soto Street	1924	Contributor	6930021	
207	85 De Soto Street	1923	Contributor	6929002	
208	106 De Soto Street	1923	Contributor	6921016	
209	107 De Soto Street	1925	Contributor	6920013	
210	115 De Soto Street	1914	Contributor	6920012	
211	116 De Soto Street	1922	Contributor	6921017	
212	120 De Soto Street	1923	Contributor	6921018	
213	125 De Soto Street	1925	Contributor	6920011	12
214	129 De Soto Street	1914	Contributor	6920010	
215	130 De Soto Street	1925	Contributor	6921019	
216	134 De Soto Street	1914	Contributor	6921020	
217	135 De Soto Street	1923	Contributor	6920009	
218	142 De Soto Street	1927	Contributor	6921021	
219	145 De Soto Street	1925	Contributor	6920008	
220	150 De Soto Street	1914	Contributor	6921022	
221	155 De Soto Street	1923	Contributor	6920007	
222	160 De Soto Street	1922	Contributor	6921023	
223	161 De Soto Street	1923	Noncontributor	6920006	
224	165 De Soto Street	1923	Contributor	6920005	
225	168 De Soto Street	1923	Noncontributor	6921024	
226	175 De Soto Street	1917	Contributor	6920004	
227	178 De Soto Street	1912	Noncontributor	6921025	
228	180 De Soto Street	1925	Contributor	6921026	
229	181 De Soto Street	1917	Contributor	6920003	
230	185 De Soto Street	1914	Contributor	6920002	
231	25 El Plazuela Way	1927	Contributor	6905029	
232	35 El Plazuela Way	1927	Contributor	6905033	
233	45 El Plazuela Way	1927	Contributor	6905034	

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#	Address	Year	Status	APN	Photo
234	55 El Plazuela Way	1927	Contributor	6905021	
235	65 El Plazuela Way	1927	Contributor	6905022	
236	75 El Plazuela Way	1927	Contributor	6905023	
237	85 El Plazuela Way	1927	Contributor	6905024	
238	95 El Plazuela Way	1927	Contributor	6905025	
239	0 Entrada Court (Sundial Park)	1913	Contributor	6917B001	13, 14
240	1 Entrada Court	1918	Contributor	6918001	
241	2 Entrada Court	1923	Contributor	6917002	
242	10 Entrada Court	1926	Contributor	6917003	
243	15 Entrada Court	1925	Contributor	6918010	
244	16 Entrada Court	1927	Contributor	6917004	
245	26 Entrada Court	1925	Contributor	6917006	
246	30 Entrada Court	1928	Contributor	6917007	
247	34 Entrada Court	1923	Contributor	6917008	
248	40 Entrada Court	1938	Noncontributor	6917009	
249	44 Entrada Court	1936	Contributor	6917010	
250	45 Entrada Court	1927	Contributor	6918009	
251	46 Entrada Court	1920	Noncontributor	6917011	
252	50 Entrada Court	1920	Contributor	6917A018	
253	56 Entrada Court	1923	Contributor	6917A019	
254	60 Entrada Court	1923	Contributor	6917A020	
255	64 Entrada Court	1923	Contributor	6917A021	
256	66 Entrada Court	1923	Contributor	6917A022	
257	70 Entrada Court	1937	Contributor	6917A023	
258	75 Entrada Court	1928	Contributor	6918008	
259	80 Entrada Court	1916	Contributor	6917A024	
260	84 Entrada Court	1927	Contributor	6917A025	
261	85 Entrada Court	1925	Contributor	6918007	
262	88 Entrada Court	1927	Contributor	6917A026	
263	90 Entrada Court	1926	Contributor	6917A027	
264	96 Entrada Court	1923	Contributor	6917A001	
265	121 Entrada Court	1924	Contributor	6918006	
266	20A Entrada Court	1924	Contributor	6917005	
267	1 Estero Avenue	1923	Contributor	6926001	
268	6 Estero Avenue	1915	Contributor	6916015	
269	16 Estero Avenue	1925	Contributor	6916016	
270	20 Estero Avenue	1925	Contributor	6916017	
271	25 Estero Avenue	1950	Noncontributor	6926018	

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#	Address	Year	Status	APN	Photo
272	30 Estero Avenue	1925	Contributor	6916018	
273	40 Estero Avenue	1925	Contributor	6916019	
274	50 Estero Avenue	1925	Contributor	6916020	
275	55 Estero Avenue	1924	Contributor	6925001	
276	60 Estero Avenue	1925	Contributor	6916021	
277	70 Estero Avenue	1925	Contributor	6916022	
278	73 Estero Avenue	1926	Contributor	6925027	
279	77 Estero Avenue	1926	Contributor	6925026	
280	80 Estero Avenue	1925	Contributor	6916023	
281	85 Estero Avenue	1924	Contributor	6925025	
282	98 Estero Avenue	1925	Contributor	6916024	
283	797 Head Street	1925	Contributor	6991001	
284	800 Head Street	1913	Contributor	6932016	15
285	810 Head Street	1913	Contributor	6932017	
286	811 Head Street	1924	Noncontributor	6931006	
287	815 Head Street	1913	Contributor	6931005	
288	818 Head Street	1926	Contributor	6932018	
289	821 Head Street	1923	Contributor	6931004	
290	825 Head Street	1913	Contributor	6931003	
291	829 Head Street	1926	Contributor	6931023	
292	830 Head Street	1919	Contributor	6932019	
293	833 Head Street	1926	Contributor	6923030	
294	839 Head Street	1924	Contributor	6923016	
295	840 Head Street	1919	Contributor	6932020	
296	845 Head Street	1924	Contributor	6923015	
297	848 Head Street	1919	Noncontributor	6932021	
298	850 Head Street	1924	Contributor	6932022	
299	851 Head Street	1924	Contributor	6923014	
300	855 Head Street	1923	Contributor	6923013	
301	860 Head Street	1923	Contributor	6932023	
302	865 Head Street	1923	Contributor	6923012	
303	868 Head Street	1919	Contributor	6932024	
304	869 Head Street	1923	Contributor	6923011	
305	874 Head Street	1928	Contributor	6932025	
306	875 Head Street	1920	Contributor	6923010	
307	885 Head Street	1920	Contributor	6923009	
308	895 Head Street	1920	Contributor	6923008	
309	896 Head Street	1920	Noncontributor	6932001	
310	901 Holloway Avenue	1926	Contributor	6988001	

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#	Address	Year	Status	APN	Photo
311	920 Holloway Avenue	1922	Contributor	6932009	
312	925 Holloway Avenue	1928	Contributor	6989048	
313	930 Holloway Avenue	1922	Contributor	6932010	
314	935 Holloway Avenue	1928	Contributor	6989047	
315	940 Holloway Avenue	1922	Contributor	6932011	
316	950 Holloway Avenue	1922	Contributor	6932012	
317	960 Holloway Avenue	1922	Contributor	6932013	
318	961 Holloway Avenue	1926	Contributor	6990048	
319	970 Holloway Avenue	1922	Noncontributor	6932014	
320	975 Holloway Avenue	1926	Contributor	6990047	
321	980 Holloway Avenue	1922	Noncontributor	6932015	
322	999 Holloway Avenue	1926	Contributor	6990046	
323	1000 Holloway Avenue	1924	Contributor	6931007	
324	1015 Holloway Avenue	1925	Contributor	6991048	
325	1025 Holloway Avenue	1925	Contributor	6991047	
326	1048 Holloway Avenue	1924	Contributor	6931008	
327	1075 Holloway Avenue	1926	Contributor	6992048	
328	1085 Holloway Avenue	1926	Contributor	6992047	
329	1099 Holloway Avenue	1925	Contributor	6992046	
330	1100 Holloway Avenue	1925	Contributor	6929012	
331	1101 Holloway Avenue	1925	Contributor	6993001	
332	1115 Holloway Avenue	1927	Contributor	6993048	
333	1125 Holloway Avenue	1938	Noncontributor	6993047	
334	1140 Holloway Avenue	1923	Contributor	6929013	
335	1150 Holloway Avenue	1923	Noncontributor	6928012	
336	1165 Holloway Avenue	1923	Contributor	6994047	
337	1185 Holloway Avenue	1923	Noncontributor	6994046	
338	1201 Holloway Avenue	1925	Contributor	6995001	
339	1215 Holloway Avenue	1925	Contributor	6995048	
340	1233 Holloway Avenue	1930	Contributor	6995047	
341	1242 Holloway Avenue	1925	Contributor	6927014	
342	1245 Holloway Avenue	1925	Contributor	6995046	
343	1250 Holloway Avenue	1925	Contributor	6926008	
344	1263 Holloway Avenue	1950	Noncontributor	6996047	
345	1285 Holloway Avenue	1951	Noncontributor	6996046	
346	1290 Holloway Avenue	1924	Contributor	6926009	
347	1295 Holloway Avenue	1939	Noncontributor	6996045	
348	1300 Holloway Avenue	1924	Contributor	6925011	
349	1313 Holloway Avenue	1940	Noncontributor	6997048	

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#	Address	Year	Status	APN	Photo
350	1325 Holloway Avenue	1941	Noncontributor	6997047	
351	1350 Holloway Avenue	1924	Noncontributor	6925012	
352	1355 Holloway Avenue	1924	Noncontributor	6998048	
353	1375 Holloway Avenue	1924	Contributor	6998047	
354	1385 Holloway Avenue	1924	Contributor	6998046	
355	301 Junipero Serra Blvd	1977	Noncontributor	6901001A	
356	415 Junipero Serra Blvd	1922	Contributor	6904014	
357	425 Junipero Serra Blvd	1927	Noncontributor	6904013	
358	501 Junipero Serra Blvd	1924	Noncontributor	6905020	
359	525 Junipero Serra Blvd	1926	Contributor	6905019	
360	535 Junipero Serra Blvd	1926	Contributor	6905018	
361	545 Junipero Serra Blvd	1926	Contributor	6905017	
362	555 Junipero Serra Blvd	1927	Contributor	6905032	
363	565 Junipero Serra Blvd	1927	Contributor	6905031	
364	575 Junipero Serra Blvd	1927	Contributor	6905030	
365	585 Junipero Serra Blvd	1926	Contributor	6905028	
366	601 Junipero Serra Blvd	1927	Contributor	6905027	
367	615 Junipero Serra Blvd	1927	Contributor	6905026	
368	695 Junipero Serra Blvd	1925	Contributor	6905016	
369	801 Junipero Serra Blvd	1924	Contributor	6924002	
370	825 Junipero Serra Blvd	1924	Contributor	6924004	
371	835 Junipero Serra Blvd	1925	Contributor	6924006	
372	855 Junipero Serra Blvd	1924	Contributor	6924008	
373	865 Junipero Serra Blvd	1924	Noncontributor	6924010	
374	901 Junipero Serra Blvd	1925	Contributor	6999001	
375	20 Legion Court	1929	Noncontributor	6915034A	
376	30 Legion Court	1987	Noncontributor	6915037	
377	38 Legion Court	ca. 1961	Noncontributor	6915035	
378	156 Lunado Court	1950	Noncontributor	6912018	
379	162 Lunado Court	1957	Noncontributor	6912035	
380	168 Lunado Court	1937	Contributor	6912020	
381	170 Lunado Court	1938	Noncontributor	6912021	
382	172 Lunado Court	1923	Noncontributor	6912022	
383	176 Lunado Court	1974	Noncontributor	6912023	
384	5 Lunado Way	1924	Noncontributor	6924012	
385	10 Lunado Way	1924	Contributor	6925013	
386	20 Lunado Way	1924	Contributor	6925014	
387	24 Lunado Way	1924	Contributor	6925015	
388	25 Lunado Way	1924	Contributor	6924011	

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#	Address	Year	Status	APN	Photo
389	30 Lunado Way	1924	Contributor	6925016	
390	35 Lunado Way	1924	Contributor	6924009	
391	40 Lunado Way	1924	Contributor	6925017	
392	44 Lunado Way	1924	Contributor	6925018	
393	45 Lunado Way	1924	Contributor	6924007	
394	50 Lunado Way	1924	Contributor	6925019	
395	60 Lunado Way	1926	Contributor	6925020	
396	65 Lunado Way	1924	Contributor	6924005	
397	66 Lunado Way	1926	Contributor	6925021	
398	70 Lunado Way	1926	Noncontributor	6925022	
399	74 Lunado Way	1926	Contributor	6925023	
400	75 Lunado Way	1925	Contributor	6924003	
401	90 Lunado Way	1926	Noncontributor	6925024	
402	95 Lunado Way	1924	Contributor	6924001	
403	101 Lunado Way	1925	Contributor	6911020	
404	104 Lunado Way	1925	Contributor	6916025	
405	107 Lunado Way	1924	Noncontributor	6911019	
406	108 Lunado Way	1926	Contributor	6916026	
407	111 Lunado Way	1924	Contributor	6911018	
408	112 Lunado Way	1925	Contributor	6916027	
409	116 Lunado Way	1925	Contributor	6916028	
410	117 Lunado Way	1925	Contributor	6911017	
411	120 Lunado Way	1925	Contributor	6916029	
412	125 Lunado Way	1924	Contributor	6911016	
413	129 Lunado Way	1925	Contributor	6911015	
414	130 Lunado Way	1925	Contributor	6916030	
415	133 Lunado Way	1924	Noncontributor	6911014	
416	134 Lunado Way	1927	Noncontributor	6912013	
417	136 Lunado Way	1927	Contributor	6912014	
418	139 Lunado Way	1924	Contributor	6911013	
419	140 Lunado Way	1927	Contributor	6912015	
420	143 Lunado Way	1924	Contributor	6911012	
421	144 Lunado Way	1927	Contributor	6912034	
422	149 Lunado Way	1925	Contributor	6911011	
423	150 Lunado Way	1923	Contributor	6912017	
424	153 Lunado Way	1925	Contributor	6911010	
425	157 Lunado Way	1923	Contributor	6911009	
426	165 Lunado Way	1923	Contributor	6911008	
427	169 Lunado Way	1923	Contributor	6911007	

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#	Address	Year	Status	APN	Photo
428	175 Lunado Way	1936	Contributor	6911006, 6911005A	
429	184 Lunado Way	1931	Contributor	6912036	
430	185 Lunado Way	1920	Contributor	6911021	
431	188 Lunado Way	1929	Contributor	6912025A	17
432	189 Lunado Way	1941	Noncontributor	6911003	
433	195 Lunado Way	1938	Noncontributor	6911002A	
434	198 Lunado Way	1937	Contributor	6912026	
435	2 Mercedes Way	1931	Contributor	6911001	
436	7 Mercedes Way	1926	Contributor	6905015	
437	15 Mercedes Way	1914	Contributor	6905014	
438	20 Mercedes Way	1923	Contributor	6910008	
439	21 Mercedes Way	1927	Contributor	6905013	
440	24 Mercedes Way	N/A	Noncontributor	6910009	
441	25 Mercedes Way	1915	Contributor	6905012	
442	35 Mercedes Way	1921	Noncontributor	6905011	
443	40 Mercedes Way	1913	Contributor	6907012	
444	41 Mercedes Way	1913	Contributor	6905010	
445	48 Mercedes Way	1926	Contributor	6907013	
446	49 Mercedes Way	N/A	Noncontributor	6905009	
447	52 Mercedes Way	1925	Contributor	6907014	
448	55 Mercedes Way	1929	Contributor	6905008	
449	60 Mercedes Way	1912	Contributor	6907015	18
450	61 Mercedes Way	1940	Noncontributor	6905007	
451	64 Mercedes Way	1918	Contributor	6907016	
452	65 Mercedes Way	1927	Contributor	6905006	
453	70 Mercedes Way	1938	Noncontributor	6907017	
454	75 Mercedes Way	1925	Contributor	6905005	
455	78 Mercedes Way	1912	Contributor	6907018	
456	81 Mercedes Way	1925	Contributor	6905004	
457	85 Mercedes Way	1925	Contributor	6905003	19
458	88 Mercedes Way	1957	Noncontributor	6907021	
459	95 Mercedes Way	1925	Contributor	6905002	
460	15 Moncada Way	1923	Contributor	6912002	
461	100 Moncada Way	1939	Noncontributor	6909014	
462	115 Moncada Way	1926	Contributor	6910003	
463	120 Moncada Way	1937	Noncontributor	6909015	
464	125 Moncada Way	1926	Contributor	6910002	
465	149 Moncada Way	1918	Contributor	6910001	

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#	Address	Year	Status	APN	Photo
466	209 Moncada Way	1914	Contributor	6907009	21
467	210 Moncada Way	1920	Contributor	6908016A	
468	216 Moncada Way	1920	Contributor	6908017	
469	222 Moncada Way	1912	Contributor	6908018	
470	225 Moncada Way	1923	Contributor	6907008	
471	230 Moncada Way	1936	Contributor	6908019	22
472	235 Moncada Way	1928	Contributor	6907007	
473	236 Moncada Way	1912	Contributor	6908020	
474	244 Moncada Way	1927	Contributor	6908021	
475	245 Moncada Way	1928	Contributor	6907006	
476	250 Moncada Way	1926	Contributor	6908022	
477	255 Moncada Way	1935	Contributor	6907005	
478	262 Moncada Way	1914	Contributor	6908023	
479	265 Moncada Way	1935	Contributor	6907004	
480	270 Moncada Way	1929	Contributor	6908024	
481	275 Moncada Way	1925	Contributor	6907003	
482	280 Moncada Way	1954	Noncontributor	6908025	
483	285 Moncada Way	1925	Contributor	6907002	
484	300 Moncada Way	1926	Contributor	6903005	
485	305 Moncada Way	1926	Contributor	6904003	
486	310 Moncada Way	1948	Noncontributor	6903006	
487	311 Moncada Way	1930	Contributor	6904002	
488	320 Moncada Way	1946	Noncontributor	6903007	
489	325 Moncada Way	1923	Contributor	6904001	
490	330 Moncada Way	1959	Noncontributor	6903008	
491	335 Moncada Way	1934	Contributor	6904022	
492	342 Moncada Way	1913	Contributor	6903009	
493	344 Moncada Way	1925	Noncontributor	6902002	
494	345 Moncada Way	1925	Contributor	6904021	
495	350 Moncada Way	1925	Contributor	6902003	
496	355 Moncada Way	1924	Contributor	6904020	
497	360 Moncada Way	1923	Contributor	6902004	
498	361 Moncada Way	1924	Noncontributor	6904019	
499	365 Moncada Way	1924	Contributor	6904018	
500	370 Moncada Way	1925	Contributor	6902005	
501	375 Moncada Way	1924	Contributor	6904017	
502	376 Moncada Way	1939	Noncontributor	6902006	
503	380 Moncada Way	1924	Contributor	6902007	
504	381 Moncada Way	1924	Contributor	6904016	

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#	Address	Year	Status	APN	Photo
505	386 Moncada Way	1924	Contributor	6902008	
506	390 Moncada Way	1925	Contributor	6902009	
507	399 Moncada Way	1922	Contributor	6904015	
508	390 Monticello Street	1948	Noncontributor	6997046	
509	399 Monticello Street	1924	Contributor	6998001	
510	407 Monticello Street	1924	Contributor	6925010	
511	410 Monticello Street	1925	Contributor	6926010	
512	415 Monticello Street	1924	Contributor	6925009	
513	420 Monticello Street	1925	Contributor	6926011	
514	425 Monticello Street	1924	Contributor	6925008	
515	430 Monticello Street	1925	Contributor	6926012	
516	435 Monticello Street	1924	Contributor	6925007	
517	440 Monticello Street	1925	Contributor	6926013	
518	445 Monticello Street	1924	Contributor	6925006	
519	450 Monticello Street	1925	Contributor	6926014	
520	455 Monticello Street	1924	Contributor	6925005	
521	460 Monticello Street	1926	Contributor	6926015	
522	467 Monticello Street	1924	Contributor	6925004	
523	470 Monticello Street	1926	Contributor	6926016	
524	475 Monticello Street	1924	Contributor	6925003	
525	480 Monticello Street	1926	Contributor	6926017	
526	485 Monticello Street	1927	Contributor	6925002	
527	1907 Ocean Avenue	1924	Noncontributor	6915034	
528	1917 Ocean Avenue	1923	Noncontributor	6915032	
529	1921 Ocean Avenue	1924	Contributor	6915036	
530	1923 Ocean Avenue	1925	Contributor	6915035	
531	1929 Ocean Avenue	1947	Noncontributor	6915029	
532	1935 Ocean Avenue	1929	Contributor	6915027	
533	1945 Ocean Avenue	1924	Contributor	6915025	
534	1949 Ocean Avenue	1931	Contributor	6915024	
535	1951 Ocean Avenue	1933	Noncontributor	6915022	
536	1961 Ocean Avenue	1948	Noncontributor	6915020	
537	1971 Ocean Avenue	1926	Contributor	6915019	
538	1975 Ocean Avenue	1915	Contributor	6915018	
539	1997 Ocean Avenue	1919	Contributor	6915017	
540	2001 Ocean Avenue	1920	Noncontributor	6914001	
541	2025 Ocean Avenue	1976	Noncontributor	6914028	
542	2037 Ocean Avenue	1922	Contributor	6914027	
543	2049 Ocean Avenue	1922	Noncontributor	6914026	

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#	Address	Year	Status	APN	Photo
544	2061 Ocean Avenue	1922	Contributor	6914025	
545	2073 Ocean Avenue	1922	Contributor	6914024	
546	2085 Ocean Avenue	1922	Noncontributor	6914023	
547	2101 Ocean Avenue	1922	Contributor	6914022	
548	2111 Ocean Avenue	1922	Contributor	6914021	
549	2119 Ocean Avenue	1922	Contributor	6914020	
550	2127 Ocean Avenue	1922	Contributor	6914019	
551	2135 Ocean Avenue	1922	Contributor	6914018	
552	2155 Ocean Avenue	1920	Contributor	6913001	
553	2199 Ocean Avenue	1926	Contributor	6909001	
554	2201 Ocean Avenue	ca. 1920s	Contributor	6908008	
555	2225 Ocean Avenue	1923	Contributor	6908007	
556	2235 Ocean Avenue	1924	Contributor	6908006	
557	2245 Ocean Avenue	1924	Contributor	6908005	
558	2255 Ocean Avenue	1924	Contributor	6908004	
559	2265 Ocean Avenue	1926	Contributor	6908003	
560	2275 Ocean Avenue	1987	Noncontributor	6908002	
561	2299 Ocean Avenue	1927	Contributor	6908001	
562	2301 Ocean Avenue	1956	Noncontributor	6903001	
563	2325 Ocean Avenue	1946	Noncontributor	6903017	
564	2337 Ocean Avenue	1923	Noncontributor	6903016	
565	2345 Ocean Avenue	1955	Noncontributor	6903015	
566	2355 Ocean Avenue	1973	Noncontributor	6903014	
567	2369 Ocean Avenue	1923	Noncontributor	6903013	
568	2379 Ocean Avenue	1923	Contributor	6903012	
569	2385 Ocean Avenue	1923	Contributor	6903011	23
570	2395 Ocean Avenue	1923	Noncontributor	6903010	
571	2401 Ocean Avenue	1923	Noncontributor	6902001	
572	2407 Ocean Avenue	1923	Contributor	6902017	
573	2411 Ocean Avenue	1923	Noncontributor	6902016	
574	2419 Ocean Avenue	1923	Noncontributor	6902015	
575	2425 Ocean Avenue	1923	Noncontributor	6902014	
576	2429 Ocean Avenue	1923	Noncontributor	6902013	
577	2435 Ocean Avenue	1923	Noncontributor	6902012	
578	2439 Ocean Avenue	1923	Noncontributor	6902011	
579	2445 Ocean Avenue	1923	Noncontributor	6902010	
580	2475 Ocean Avenue	1926	Noncontributor	6901001	
581	695 Orizaba Avenue	1926	Contributor	6989001	
582	15 Paloma Avenue	1923	Contributor	6908030	

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#	Address	Year	Status	APN	Photo
583	22 Paloma Avenue	1915	Contributor	6903002	
584	25 Paloma Avenue	1921	Contributor	6908029	
585	30 Paloma Avenue	1927	Contributor	6903003	
586	35 Paloma Avenue	1927	Contributor	6908028	
587	48 Paloma Avenue	1912	Contributor	6903004	
588	49 Paloma Avenue	1912	Contributor	6908027	
589	65 Paloma Avenue	1928	Contributor	6908026	
590	100 Paloma Avenue	1926	Contributor	6904004	
591	101 Paloma Avenue	1913	Contributor	6907001	24
592	120 Paloma Avenue	1926	Contributor	6904005	
593	130 Paloma Avenue	1923	Contributor	6904006	
594	140 Paloma Avenue	1937	Contributor	6904007	
595	144 Paloma Avenue	1924	Contributor	6904008	
596	145 Paloma Avenue	1913	Contributor	6907022	25
597	154 Paloma Avenue	1926	Contributor	6904009	
598	155 Paloma Avenue	1914	Noncontributor	6905001	
599	160 Paloma Avenue	1924	Contributor	6904010	
600	170 Paloma Avenue	1924	Contributor	6904011	
601	198 Paloma Avenue	1922	Contributor	6904012	
602	1 Pico Avenue	1927	Contributor	6923001	
603	2 Pico Avenue	1926	Noncontributor	6915005	
604	40 Pico Avenue	1922	Contributor	6915006	
605	495 Ralston Street	1940	Noncontributor	6996001	
606	1 Urbano Drive	1914	Contributor	6922004	26
607	10 Urbano Drive	1915	Contributor	6915007	
608	18 Urbano Drive	1914	Contributor	6915008	
609	21 Urbano Drive	1914	Contributor	6922003	
610	26 Urbano Drive	1914	Contributor	6915009	
611	27 Urbano Drive	1914	Contributor	6922002	
612	40 Urbano Drive	1922	Contributor	6915010	
613	50 Urbano Drive	1922	Contributor	6915011	
614	60 Urbano Drive	1915	Contributor	6915012	
615	65 Urbano Drive	1926	Contributor	6922001	
616	70 Urbano Drive	1919	Contributor	6915013	
617	90 Urbano Drive	1927	Contributor	6915014	
618	100 Urbano Drive	1926	Contributor	6914004	
619	101 Urbano Drive	1923	Contributor	6921001	
620	128 Urbano Drive	1917	Contributor	6914005	
621	140 Urbano Drive	1916	Contributor	6914006	

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#	Address	Year	Status	APN	Photo
622	149 Urbano Drive	1923	Contributor	6921027	
623	150 Urbano Drive	1923	Noncontributor	6914007	
624	151 Urbano Drive	1925	Contributor	6920001	
625	160 Urbano Drive	1920	Contributor	6914009	
626	170 Urbano Drive	1920	Contributor	6914010	
627	180 Urbano Drive	1920	Contributor	6914011	
628	195 Urbano Drive	1923	Contributor	6920027	
629	196 Urbano Drive	1922	Contributor	6914012	
630	200 Urbano Drive	1941	Noncontributor	6913008	
631	201 Urbano Drive	1923	Contributor	6919028	
632	220 Urbano Drive	1923	Contributor	6913009	
633	225 Urbano Drive	1926	Contributor	6919027	
634	230 Urbano Drive	1928	Contributor	6913010	
635	236 Urbano Drive	1921	Contributor	6913011	
636	238 Urbano Drive	1923	Noncontributor	6913012	
637	250 Urbano Drive	1925	Noncontributor	6913013	
638	251 Urbano Drive	1927	Contributor	6917026	
639	255 Urbano Drive	1929	Contributor	6917025	
640	260 Urbano Drive	1924	Contributor	6913014	
641	265 Urbano Drive	1925	Contributor	6917024	
642	266 Urbano Drive	1923	Contributor	6913015	
643	274 Urbano Drive	1925	Contributor	6913016	
644	275 Urbano Drive	1924	Contributor	6917023	
645	281 Urbano Drive	1928	Contributor	6917022	
646	282 Urbano Drive	1912	Contributor	6913017	
647	289 Urbano Drive	1926	Contributor	6917021	
648	295 Urbano Drive	1928	Contributor	6917020	
649	298 Urbano Drive	1926	Contributor	6913018	
650	300 Urbano Drive	1928	Contributor	6912003	
651	301 Urbano Drive	1923	Contributor	6917019	27
652	315 Urbano Drive	1926	Contributor	6917018	
653	320 Urbano Drive	1927	Contributor	6912004	
654	325 Urbano Drive	1927	Contributor	6917017	
655	330 Urbano Drive	1927	Contributor	6912005	
656	335 Urbano Drive	1940	Noncontributor	6917016	
657	340 Urbano Drive	1927	Contributor	6912006	28
658	349 Urbano Drive	1924	Contributor	6917015	
659	350 Urbano Drive	1916	Contributor	6912007	
660	356 Urbano Drive	1918	Contributor	6912008	

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#	Address	Year	Status	APN	Photo
661	365 Urbano Drive	1925	Noncontributor	6917014	
662	370 Urbano Drive	1924	Contributor	6912009	
663	375 Urbano Drive	1926	Contributor	6917013	
664	380 Urbano Drive	1926	Contributor	6912010	
665	385 Urbano Drive	1935	Contributor	6917012	
666	388 Urbano Drive	1930	Contributor	6912011	
667	396 Urbano Drive	1918	Noncontributor	6912012	
668	400 Urbano Drive	1917	Contributor	6916001	
669	401 Urbano Drive	1938	Noncontributor	6917A017	
670	407 Urbano Drive	1939	Noncontributor	6917A016	
671	408 Urbano Drive	1950	Noncontributor	6916002	
672	414 Urbano Drive	1926	Contributor	6916003	
673	415 Urbano Drive	1951	Noncontributor	6917A015	
674	420 Urbano Drive	1951	Noncontributor	6916004	
675	421 Urbano Drive	1951	Noncontributor	6917A014	
676	426 Urbano Drive	1937	Contributor	6916005	
677	427 Urbano Drive	1948	Noncontributor	6917A013	
678	432 Urbano Drive	1928	Contributor	6916006	
679	435 Urbano Drive	1940	Noncontributor	6917A012	
680	437 Urbano Drive	1925	Contributor	6917A011	
681	440 Urbano Drive	1928	Contributor	6916007	
682	445 Urbano Drive	1917	Contributor	6917A010	
683	446 Urbano Drive	1928	Contributor	6916008	
684	449 Urbano Drive	1932	Contributor	6917A009	
685	450 Urbano Drive	1925	Contributor	6916009	
686	455 Urbano Drive	1924	Contributor	6917A008	
687	456 Urbano Drive	1925	Noncontributor	6916010	
688	461 Urbano Drive	1924	Contributor	6917A007	
689	462 Urbano Drive	1925	Contributor	6916011	
690	467 Urbano Drive	1927	Contributor	6917A006	
691	470 Urbano Drive	1949	Noncontributor	6916012	
692	475 Urbano Drive	1927	Contributor	6917A005	
693	481 Urbano Drive	1926	Noncontributor	6917A004	
694	486 Urbano Drive	1927	Contributor	6927027	
695	487 Urbano Drive	1951	Noncontributor	6917A003	
696	495 Urbano Drive	1950	Noncontributor	6917A002	
697	496 Urbano Drive	1923	Contributor	6927001	
698	500 Urbano Drive	1923	Contributor	6928025	29
699	501 Urbano Drive	1925	Contributor	6919015	

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#	Address	Year	Status	APN	Photo
700	535 Urbano Drive	1923	Contributor	6919014	
701	540 Urbano Drive	1923	Contributor	6928001	
702	600 Urbano Drive	1923	Contributor	6929024	
703	601 Urbano Drive	1923	Contributor	6920015	
704	624 Urbano Drive	1924	Contributor	6929001	
705	625 Urbano Drive	1923	Contributor	6920014	
706	700 Urbano Drive	1927	Contributor	6930022	
707	701 Urbano Drive	1923	Contributor	6921015	
708	735 Urbano Drive	1925	Contributor	6921014	
709	744 Urbano Drive	1924	Contributor	6930001	
710	806 Urbano Drive	1925	Contributor	6931022	
711	810 Urbano Drive	1922	Contributor	6923031	
712	820 Urbano Drive	1917	Contributor	6923019	
713	830 Urbano Drive	1916	Contributor	6923020	
714	834 Urbano Drive	1916	Contributor	6923021	
715	835 Urbano Drive	1923	Contributor	6922011	
716	840 Urbano Drive	1916	Contributor	6923022	
717	845 Urbano Drive	1925	Contributor	6922010	
718	850 Urbano Drive	1916	Contributor	6923023	
719	855 Urbano Drive	1916	Contributor	6922009	
720	860 Urbano Drive	1917	Contributor	6923024	
721	865 Urbano Drive	1916	Contributor	6922008	
722	866 Urbano Drive	1916	Contributor	6923025	
723	874 Urbano Drive	1970	Noncontributor	6923026	
724	875 Urbano Drive	1923	Contributor	6922007	
725	880 Urbano Drive	1927	Contributor	6923027	
726	883 Urbano Drive	1916	Contributor	6922006	
727	890 Urbano Drive	1916	Contributor	6923028	
728	898 Urbano Drive	1917	Contributor	6923029	30
729	899 Urbano Drive	1923	Contributor	6922005	
730	498 Vernon Street	1923	Contributor	6994045	
731	595 Victoria Street	1925	Contributor	6992001	
732	596 Victoria Street	1925	Contributor	6991046	
733	601 Victoria Street	1925	Contributor	6930011	
734	607 Victoria Street	1925	Noncontributor	6930010	
735	610 Victoria Street	1927	Contributor	6931009	
736	620 Victoria Street	1926	Contributor	6931010	
737	621 Victoria Street	1919	Contributor	6930009	
738	630 Victoria Street	1925	Contributor	6931011	31

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#	Address	Year	Status	APN	Photo
739	635 Victoria Street	1925	Contributor	6930008	
740	640 Victoria Street	1926	Contributor	6931012	
741	641 Victoria Street	1919	Contributor	6930007	
742	650 Victoria Street	1926	Contributor	6931013	
743	655 Victoria Street	1924	Contributor	6930006	
744	660 Victoria Street	1926	Contributor	6931014	
745	665 Victoria Street	1926	Contributor	6930005	
746	670 Victoria Street	1926	Contributor	6931015	
747	675 Victoria Street	1924	Contributor	6930004	
748	681 Victoria Street	1915	Contributor	6930003	
749	685 Victoria Street	1924	Contributor	6930002	
750	698 Victoria Street	1926	Contributor	6931016	
751	700 Victoria Street	1923	Noncontributor	6922012	
752	705 Victoria Street	1925	Contributor	6921013	
753	710 Victoria Street	1912	Contributor	6922013	
754	715 Victoria Street	1925	Contributor	6921012	
755	720 Victoria Street	1927	Contributor	6922014	
756	727 Victoria Street	1913	Contributor	6921011	
757	730 Victoria Street	1912	Contributor	6922015	32
758	735 Victoria Street	1925	Contributor	6921010	
759	739 Victoria Street	1913	Contributor	6921009	
760	740 Victoria Street	1927	Contributor	6922016	
761	744 Victoria Street	1912	Contributor	6922017	
762	745 Victoria Street	1925	Contributor	6921008	
763	750 Victoria Street	1927	Contributor	6922018	
764	755 Victoria Street	1925	Noncontributor	6921007	
765	760 Victoria Street	1912	Noncontributor	6922019	
766	765 Victoria Street	1925	Contributor	6921006	
767	770 Victoria Street	1925	Contributor	6922020	
768	771 Victoria Street	1925	Contributor	6921005	
769	776 Victoria Street	1912	Contributor	6922021	
770	777 Victoria Street	1920	Contributor	6921004	
771	785 Victoria Street	1920	Contributor	6921003	
772	788 Victoria Street	1922	Noncontributor	6922022	
773	795 Victoria Street	1925	Contributor	6921002	
774	815 Victoria Street	1919	Contributor	6914003	
775	816 Victoria Street	1919	Contributor	6915015	
776	827 Victoria Street	1919	Contributor	6914002	
777	830 Victoria Street	1919	Contributor	6915016	

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#	Address	Year	Status	APN	Photo
778	[No Address]	N/A	Noncontributor	6914008	

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B. Property is associated with the lives of persons significant in our past.
- ☒ C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- ☐ A. Owned by a religious institution or used for religious purposes
- ☐ B. Removed from its original location
- ☐ C. A birthplace or grave
- ☐ D. A cemetery
- ☐ E. A reconstructed building, object, or structure
- ☐ F. A commemorative property
- ☐ G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

COMMUNITY PLANNING AND DEVELOPMENT
ARCHITECTURE

Period of Significance

1911-1937

Significant Dates

1911

1937

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Allred, Clifford

Carney, George F.

Gottschalk, Charles E.

Gutterson, Henry

Heiman, Samuel

Herzig, A.J.

Jaekle, Donnell

Klaes, Victor

Leonard, George (Leonard & Holt)

Leonard, Joseph (Urban Realty Improvement Company)

Lovell, Hiram K.

Morris, Gordon

Nastovic, Athanase

Newsom, Archie

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Stoner, Harold
Strothoff, Charles
Vore, Gabriel H. "Harry"

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

San Francisco's Ingleside Terraces neighborhood is eligible for the National Register of Historic Places at the local level of significance under Criterion A in the area of Community Planning and Development as well as Criterion C in the area of Residence Park Planning and Architecture. Under Criterion A, Ingleside Terraces is associated with the establishment of planned and designed residence parks in streetcar and automobile suburbs as the City of San Francisco rebuilt following the 1906 earthquake and fires. Under Criterion C, Ingleside Terraces represents an intact collection of residential designs by both notable and lesser-known architects and designers set within a unified residence park plan as laid out by architect and developer Joseph A. Leonard and his Urban Realty Improvement Company (URICO). Ingleside Terraces, as a planned residence park with curving streets, terraced lots, small greenspaces, and single-family residences designed in a variety of popular Period Revival and American styles of the early twentieth century, is a remarkable and intact example of residential park design in San Francisco. The development's overall plan and the individual architectural character of its residences create an aesthetically cohesive district built in a relatively short period of physical development, consisting of only twenty-six years. The period of significance begins in 1911, when Leonard and URICO initiated residential construction efforts for the subdivision, and concludes in 1937, when the majority of houses designed according to the neighborhood's prevalent pattern of Period Revival styles had been completed.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Criterion A: Community Planning and Development

Ingleside Terraces Historic District is associated with the establishment of planned and developed residence parks in streetcar and automobile suburbs following San Francisco's 1906 earthquake and fires. Possessing a significant concentration of single-family residences in popular architectural styles of the era, as well as landscaped curvilinear streets providing internal circulation and linkage within the development, the district exhibits those suburban planning components associated with residence park development in the early twentieth century, including its use of deed restrictions to attract relatively affluent buyers seeking exclusivity.³

A plan set in motion by architect and developer Joseph Leonard of URICO in 1911 and fully realized by his son George Leonard of Leonard & Holt through the 1920s, Ingleside Terraces is

³ Richard Brandi and Denise Bradley, *Gardens in the City: San Francisco Residence Parks, 1906–1940*, *Historic Context Statement*, October 2016, 29.

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one of southwest San Francisco's largest residence parks with more than 700 houses constructed during the district's period of significance.⁴ The neighborhood illustrates each development firm's hand in its varying design and sales strategies over the decades and reflects national trends and events. Joseph Leonard's intention was to mold what was, in the first decade of the twentieth century, a rural racetrack site with his artistic vision of an elegant garden-dotted streetcar suburb. From 1911 to 1921, he did so with the construction of ornate two-story Craftsman, Prairie, and Mediterranean Revival-style houses on large lots. Construction slowed during the four years of World War I, with 1917 and 1918 specifically being "depression years for real estate in San Francisco."⁵ During this time, Joseph became a director of the Twin Peaks Property Owners Association, which pushed the Twin Peaks Tunnel project through to completion in 1918. Leonard saw that convenient and affordable transportation via the Twin Peaks Tunnel would encourage sales in his development tract.⁶ When Joseph retired in 1921, the remaining development of Ingleside Terraces turned over to his son, George L. Leonard.

George's firm, Leonard & Holt, approached their residential designs quite differently by appealing to the more moderate budgets of prospective, often first-time, homebuyers while continuing to reflect popular design tastes. Given the prominence of personal automobile ownership at the time, nearly all of the Leonard & Holt-built houses in Ingleside Terraces were designed with an incorporated single-car garage at the first story. Their Period Revival-style homes, which were typically smaller than the neighborhood's first generation of residences built between 1911 and 1921, reflected the firm's financial conscientiousness. These smaller (or "cozy") houses cost less to build and were more affordable to purchase. A sentiment that Leonard & Holt advertised in their marketing pitch that "rent money will buy any one" of their houses.⁷ Their newspaper advertisements in the 1920s and 1930s emphasized and touted Ingleside Terraces' affordability.

National Influences on San Francisco's Residence Parks

San Francisco's residence parks, like Ingleside Terraces, were deeply influenced by the garden suburb and City Beautiful movements, two significant urban planning trends of the late-nineteenth and early-twentieth centuries. These movements shared a common goal of creating aesthetically pleasing and orderly environments in response to the chaotic and overcrowded conditions of industrial cities. Developers of San Francisco's residence parks adopted and combined principles from both movements, shaping these neighborhoods into idyllic enclaves that reflected broader national trends while catering to local needs and aspirations.⁸

⁴ Permit history and research performed by Page & Turnbull and members of the Ingleside Terraces Homes Association confirmed at least 711 residences constructed through 1937, however this number may be higher given missing permit records on file with the City of San Francisco.

⁵ *Report on Survey of Government of City and County for the San Francisco Real Estate Board by the Bureau of Municipal Research* (San Francisco: Rincon Publisher, 1916), 562.

⁶ Brandi and Bradley, *Gardens in the City: San Francisco Residence Parks, 1906–1940*, October 2016, 15-16.

⁷ Woody LaBounty, *Ingleside Terraces: San Francisco Racetrack to Residence Park* (San Francisco: Outside Lands Media, 2012), 128.

⁸ Brandi and Bradley, *Gardens in the City: San Francisco Residence Parks, 1906–1940*, October 2016, 3.

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The garden suburb movement, an approach which originated in England in the 1830s and gained popularity in the United States through the 1850s, emphasized harmonious, planned residential communities. Though the historic precedents of Europe provided inspiration, garden suburbs were unequivocally American in their treatment of open space, accommodation of automobiles, the entrepreneurship of real estate developers, and a reliance on American industry to make housing functional yet aesthetically appealing.⁹ American garden suburbs prioritized features such as large, landscaped lots; curvilinear streets; and proximity to nature, offering an escape from urban congestion. In San Francisco, this influence is evident in the design of Ingleside Terraces and other residence parks, where developers like Joseph Leonard used naturally varied terrain, or manufactured that variation with extensive grading, to create neighborhoods with romantically curving streets instead of following an imposed urban gridiron pattern. The use of landscaped medians, uniform setbacks, and landscaped front and rear yards not only provided a park-like atmosphere but also reinforced the garden suburb ideal of blending residential life with nature. However, these communities were also exclusive by design, marketed to affluent, white middle- and upper-class families. Deed restrictions and exclusionary practices ensured that residence parks adhered to a vision of socioeconomic and racial homogeneity, mirroring the broader patterns of segregation in garden suburbs nationwide.¹⁰

The City Beautiful movement also played a key role in shaping San Francisco's residence parks. Inspired by the grandeur of the 1893 World's Columbian Exposition in Chicago, this movement aimed to beautify cities through cohesive urban design and monumental architecture. While the movement often focused on public spaces and civic buildings, its principles also influenced residential neighborhoods by promoting order, symmetry, and aesthetic appeal.¹¹ In Ingleside Terraces, elements such as landscaped gateways, ornamental streetlights, and the iconic large-scale Sundial within a landscaped greenspace, reflect the City Beautiful emphasis on creating inspiring and uplifting environments.

The City of San Francisco hired architect Daniel Burnham, a leading proponent of City Beautiful planning, to design a master plan for the city in 1904.¹² The plan included grand boulevards to expedite cross-town travel, monuments, and abundant parks and natural greenspaces. The 1906 earthquake and fires disrupted further conceptualization, and Burnham's plan was not utilized for the rebuilding of San Francisco. However, it resonated with the necessity of comprehensive planning following the disaster, and Burnham's vision set a precedent for intentional, aesthetically driven urban development that prioritized beauty and harmony. Developers sought to rebuild with a sense of dignity and grandeur that aligned with City Beautiful ideals, emphasizing order and monumental beauty, as well as an integration of greenspaces and elegant streetscapes: attributes seen in the designs of residence parks like Ingleside Terraces.

⁹ National Park Service, "National Register Bulletin: Historic Residential Suburbs," September 2002, 37. Accessed online, https://www.nps.gov/subjects/nationalregister/upload/NRB46_Suburbs_part1_508.pdf.

¹⁰ Linda Flint McClelland, David L. Ames, Sarah Dillard Pope, *Historic Residential Suburbs in the United States, 1830–1960*, National Park Service, September 2002.

¹¹ Brandi and Bradley, *Gardens in the City: San Francisco Residence Parks, 1906–1940*, October 2016, 19.

¹² Brandi and Bradley, *Gardens in the City: San Francisco Residence Parks, 1906–1940*, October 2016, 14.

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San Francisco's residence parks represent a synthesis of these two influential movements. From the garden suburb model, they inherited the emphasis on greenspaces, suburban tranquility, and separation from industrial areas. From the City Beautiful movement, they adopted a focus on monumental design, harmony, and the belief that well-planned environments could instill civic pride, uplift residents' mental and physical health, and lower crime rates. This fusion of ideas not only shaped the physical design of neighborhoods like Ingleside Terraces but also reinforced social and economic patterns that excluded many from these idealized communities. Together, these movements helped define the character of San Francisco's early-twentieth-century residential developments, blending national trends with the city's unique context and challenges.

In San Francisco, the largely undeveloped western neighborhoods, also called the "Outside Lands" for their distance from the established City boundaries, provided a nearly blank slate for residence park-style development during the early decades of the twentieth century, their peak period of popularity. The residence park phenomenon materialized with the establishment of Jordan Park (1906), West Clay Park (1910), Ingleside Terraces (1911), Forest Hill (1912), St. Francis Wood (1912), Lincoln Manor (1913), Sea Cliff (1913), and Balboa Terrace (1920).¹³ While the size, scale, topography, and completion timeline of each of these sites differs, all eight exhibit the quintessential pattern of development and other character-defining features of a residence park. These traits include exclusive residential usage (limited commercial usage restricted to neighborhood edges), detached single-family dwellings, landscaping at the front and rear of each house, entrance pillars and other public sculptures, proximity to public transportation, and the use of deed restrictions.¹⁴ The creation of these neighborhoods was spurred by the substantial reconstruction efforts following San Francisco's 1906 earthquake and fires and the subsequent suburban growth throughout the Bay Area, and homebuilding in most of these residence parks peaked during the 1920s.¹⁵ Some developers exercised comprehensive control over all aspects of development for many years, as seen with the Leonards at Ingleside Terraces and Baldwin & Howell at St. Francis Wood, while in other residence parks some developers exercised limited control only during the initial establishment of the tract.¹⁶ Residence park developers also typically placed architectural controls on square footage minimums, cost of construction minimums, height restrictions, setbacks, fences, and other design considerations.

Development of Ingleside Terraces as a Planned Residence Park

These national influences, coupled with a substantial loss in San Francisco's housing stock resulting from the 1906 earthquake and fires, led boosters and developers to view the pastoral land west of Twin Peaks as the ideal location for expanded residential development. The area had the potential for spacious and inexpensive residential lots with relatively convenient access to downtown. Since it was primarily used for agriculture, dairy farming, and recreation at the

¹³ Brandi and Bradley, *Gardens in the City: San Francisco Residence Parks, 1906–1940*, October 2016, 3.

¹⁴ Brandi and Bradley, *Gardens in the City: San Francisco Residence Parks, 1906–1940*, October 2016, 29.

¹⁵ Brandi and Bradley, *Gardens in the City: San Francisco Residence Parks, 1906–1940*, October 2016, 4.

¹⁶ Brandi and Bradley, *Gardens in the City: San Francisco Residence Parks, 1906–1940*, October 2016, 28.

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time, its only impediment was a lack of convenient transportation.¹⁷ This changed when expanded streetcar service was installed down Ocean Avenue by 1906 (served by Market Street Railway's #12 Market-Ingleside line until 1948). Development increased in tandem with the construction and completion of the Twin Peaks tunnel in 1918 (served by San Francisco Municipal Railway's "K" line), which made transit service more frequent and reliable.¹⁸

Transportation and infrastructure improvements were a key component to the success of residence park development along the city's west side. When the city delayed promised improvements, private developers working in the area often stepped in to create pressure and facilitate the desired outcome. Targeting professionals and upper-income residents as urban commuters, successful sales within each residence park, including Ingleside Terraces, relied on these new or improved streetcar lines and road networks. Shorter commute times to downtown San Francisco and additional transit options attracted more and more homebuyers.

Architect, builder, and planner Joseph Leonard and his Urban Realty Improvement Company (URICO) purchased the 148-acre Ingleside Terraces tract in 1910 from Thomas Williams, owner of the Ingleside Racetrack.¹⁹ Subdividing the tract in 1911, Leonard's plan consisted of curving thoroughfares, with Urbano Drive following the oval of the previous racetrack, and terraces "overlooking the beautiful Lake Merced and the great Pacific Ocean, from heights so that the view can never be obstructed."²⁰ Unlike other San Francisco residence parks, Ingleside Terraces was served by a Market Street Railway streetcar line from the beginning of its development. Originally installed in 1895 to transport racetrack patrons from downtown, the line terminated at the racetrack's entrance near Ocean Avenue.²¹ This allowed Leonard to tout his residence park's remote location as a benefit, describing his tract as:

A few minutes ride by trolley out of the deafening roar of the business center of San Francisco there is a garden spot---a green amphitheater overlooking the shining reaches of the blue Pacific. It spreads out under the sun like an old Italian villa. By a series of velvety terraces, the uppermost of which is crowned by a thick wood of pine and cedar, it drops down to a sunken garden wherein lies a great stone sundial, the largest and most magnificent sundial in the world.²²

¹⁷ Brandi and Bradley, *Gardens in the City: San Francisco Residence Parks, 1906–1940*, October 2016, 14-15.

¹⁸ Southern Pacific Railroad's spur and Market Street Railway's extension along Ocean House Road (now Ocean Avenue) were installed in 1895 to provide transportation to Ingleside Racetrack. When Ingleside Terraces developed on the racetrack site in 1911, it was already serviced by a streetcar. LaBounty, *Ingleside Terraces: San Francisco Racetrack to Residence Park*, 27. Where The Streetcars Used To Go, "San Francisco," accessed online, <https://sfstreetcars.co/#>.

¹⁹ Richard Brandi, *Garden Neighborhoods of San Francisco: The Development of Residence Parks, 1905-1924* (Jefferson, North Carolina: McFarland & Company, 2021), 159.

²⁰ Joseph A. Leonard, "Homes: In High Class Restricted Districts-Location and Accessibility," *The San Francisco Call & Post*, November 11, 1911. Accessed online, www.newspapers.com.

²¹ Brandi and LaBounty, *San Francisco's Ocean View, Merced Heights, and Ingleside (OMI) Neighborhoods, 1862-1959*, January 2010, 28.

²² Brandi and LaBounty, *San Francisco's Ocean View, Merced Heights, and Ingleside (OMI) Neighborhoods, 1862-1959*, January 2010, 32.

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In its early years, Ingleside Terraces was deliberately set apart from the city proper to suggest a feeling of living in the country, allowing residents to enjoy a semi-rural domestic life in a park-like setting while retaining the great benefit of an easy commute to work.²³ In addition to the existing Market Street Railway line, Leonard negotiated with United Railroads to run a new line into the district in order to attract more potential homebuyers. When the Twin Peaks tunnel project was delayed, Leonard and other developers of nearby residence parks advocated for the project by establishing a special assessment district to finance the work themselves.²⁴ Leonard took on the highest assessment rate for his tract, though it was furthest from the incoming streetcar line.²⁵ Leonard also had his workforce install water mains across the Ingleside Terraces tract when the City was unable to do so; and negotiated with electrical and gas providers, guaranteeing his patronage, in order for those entities to install lines of service in his newly platted suburb.²⁶ There was little Leonard was not willing to do to assure Ingleside Terraces' success.

Not all west side residence park developers were willing or able to make such infrastructure improvements. They were businessmen, foremost, who hoped to turn a profit on speculative development and weighed each cost against the time, resources, and expected financial gain.²⁷ URICO's approach to development relied on bringing "all aspects of property development in-house, from purchasing the land to designing, constructing, and selling houses. URICO hired its own carpenters, ran its own lumber mill, and financed the sales of houses."²⁸ URICO established its planing mill, lumber yard, and business offices, in the existing buildings left behind by the Ingleside Racetrack, allowing them to mobilize quickly.²⁹ Their approach to construction and sales was fairly typical, with the construction of the first few houses—in sections along Cedro Avenue, Cerritos Avenue, Moncada Way, De Soto Street, and Victoria Street—intended to serve as marketing for the larger development.³⁰ URICO and Leonard were involved in the design and construction of the vast majority of district's early residences. While Leonard did sell some parcels to those who wanted to hire their own architects and builders, those designs were reviewed by URICO.

²³ National Park Service, "National Register Bulletin: Historic Residential Suburbs," September 2002, 16. Accessed online, https://www.nps.gov/subjects/nationalregister/upload/NRB46_Suburbs_part1_508.pdf.

²⁴ San Francisco Landmarks Preservation Advisory Board, "Resolution No. 14993: Adopting Findings Related to the Approval of the Landmark Designation of the Joseph Leonard House, 90 Cedro Avenue, Assessor's Block 6908, Lot 016, as Landmark No. 213," Adopted February 24, 2000.

²⁵ San Francisco Landmarks Preservation Advisory Board, "Resolution No. 14993: Adopting Findings Related to the Approval of the Landmark Designation of the Joseph Leonard House, 90 Cedro Avenue, Assessor's Block 6908, Lot 016, as Landmark No. 213," Adopted February 24, 2000.

²⁶ "Joseph A. Leonard (1849-1929)," accessed online, <https://www.outsidelands.org/leonard.php>.

²⁷ Brandi and Bradley, *Gardens in the City: San Francisco Residence Parks, 1906-1940*, October 2016, 27.

²⁸ Brandi and Bradley, *Gardens in the City: San Francisco Residence Parks, 1906-1940*, October 2016, 77.

²⁹ LaBounty, *Ingleside Terraces: San Francisco Racetrack to Residence Park*, 66.

³⁰ LaBounty, *Ingleside Terraces: San Francisco Racetrack to Residence Park*, 79.

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Like other large San Francisco residence parks, residential properties in Ingleside Terraces sold slowly during the 1910s. The onset of World War I in 1916 created building material shortages and stalled construction and sales. This slow period continued until the opening of the Twin Peaks tunnel in February 1918. Eighty percent of the lots in Ingleside Terraces were still vacant in 1921, and Leonard's vision for a residence park filled with grand houses with "servants' quarters and sleeping porches began to give way to one-story bungalows."³¹ By the time substantial building resumed in the early 1920s, Leonard had retired and had passed development operations over to his son George L. Leonard, who formed a partnership with realtor Charles H. Holt in 1922. The duo spent the next decade aggressively building up the tract with bungalows and moderate two-story homes. While Leonard & Holt was the most prolific firm operating in Ingleside Terraces during this period, they did sell parcels to both firms and individual buyers who could either build speculatively or for their own residences. The most prominent contractors through the 1920s included Gordon W. Morris, Clifford S. Allred, and Arthur J. Herzig. Herzig lived at 635 Victoria Street (Resource #739, constructed 1925) in the late 1920s to early 1930s and operated his real estate office from 1945 Ocean Avenue (Resource #533, constructed 1924).³²

Residence Park Deed Restrictions & Covenants

Developers offered exclusivity in San Francisco's residence park tracts through their use of deed restrictions and/or covenants. These usually included minimum construction prices, design guidelines, prohibitions against commercial and agricultural activities, and restriction of non-Caucasian occupancy and ownership.³³ Ingleside Terraces was no different.

Joseph Leonard created eleven covenants that were included on each parcel's deed.³⁴ These restrictions included single-family residential usage only and "houses built a certain distance from the street; a certain distance apart; with so much space devoted to lawns; and the house to be erected at costs not to come under the minimum [\$3,000] set by Leonard."³⁵ Plans drawn by non-URICO architects and builders had to be reviewed with the URICO board having the final say.

Other restrictions addressed racial exclusion, specifically "no person of African, Japanese, Chinese, or any Mongolian descent shall be allowed to purchase, own, lease, or occupy said real property or any part thereof" in Ingleside Terraces.³⁶ Multiple-unit buildings, like duplexes or apartment houses, were also banned, and renting and boarding was prohibited.³⁷ Though the United States Supreme Court outlawed local government residential segregation ordinances in

³¹ Brandi and Bradley, *Gardens in the City: San Francisco Residence Parks, 1906–1940*, October 2016, 78.

³² San Francisco City Directory, 1927 and 1929. Accessed online, www.ancestry.com.

³³ Brandi and LaBounty, *San Francisco's Ocean View, Merced Heights, and Ingleside (OMI) Neighborhoods, 1862–1959*, January 2010, 29.

³⁴ LaBounty, *Ingleside Terraces: San Francisco Racetrack to Residence Park*, 92.

³⁵ *San Francisco Call*, "The Story of Joseph Leonard, Home Builder: One man's work in the City's Transformation," February 23, 1913.

³⁶ Brandi and Bradley, *Gardens in the City: San Francisco Residence Parks, 1906–1940*, October 2016, 165.

³⁷ LaBounty, *Ingleside Terraces: San Francisco Racetrack to Residence Park*, 92.

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1917, restrictions could still be created and enforced by private contract, such as the private development and sales in residence parks.³⁸

After World War II and the outcome of the 1948 *Shelley v. Kraemer* Supreme Court decision, racial covenants were ruled unenforceable, and San Francisco's neighborhoods slowly diversified.³⁹ However, it was not until the late 1950s that an African American family moved into Ingleside Terraces. Assistant District Attorney Cecil Poole and his family moved into 90 Cedro Avenue (Resource #93, constructed 1911)—Joseph Leonard's former residence—and in 1958 found that a cross had been burned on their front lawn.⁴⁰ Poole was quoted as saying that the deed was committed by "some Christian who has lost his way," defending his all-White Ingleside Terraces neighbors whom he said had welcomed them. The Poole family paved the way for the gradual integration of the neighborhood.⁴¹

Ingleside Terraces Homes Association

Homeowners' groups, like the earlier Ingleside Terraces Improvement Club, had formed in Ingleside Terraces as early as the 1910s and 1920s, though these were informal organizations and often headed by URICO stockholders who lived within the subdivision.⁴² URICO continued to enforce covenants, maintain common landscaping areas, and lead discussion of broader community issues. In 1938, Ingleside Terraces Homes Association (ITHA) was established as "a permanent organization...to protect the residential character of the district and to maintain the various decorative parks and courts in a manner appropriate with the exclusive appearance of the residences of the tract."⁴³

Starting with just 162 members out of the approximately 650 residential addresses of Ingleside Terraces, the organization grew to over 300 by the early 1940s, with specific committees assembled to address local topics ranging from traffic to public relations.⁴⁴ ITHA became the review body for the residence park's existing covenants until the 1948 Supreme Court ruling was issued on the unenforceability of racial deed restrictions and covenants.⁴⁵ Its maintenance decisions on public elements resulted in the exchange of light fixtures for concrete balls atop the stone entry pillars in 1952 (the original lamps had become too costly to repair), and the removal of some entry benches and other greenspace statuary, including a birdbath and drinking fountain

³⁸ Brandi and Bradley, *Gardens in the City: San Francisco Residence Parks, 1906–1940*, October 2016, 33.

³⁹ *Shelley v. Kraemer*, United States Supreme Court 334 U.S. 1 (1948).

⁴⁰ City and County of San Francisco, "Ordinance designating 90 Cedro Avenue, the Joseph Leonard/Cecil F. Poole House, as Landmark No. 213 pursuant to Article 10 of the Planning Code," approved June 2, 2000. Accessed online, January 21, 2025, https://sfplanninggis.org/docs/landmarks_and_districts/LM213.pdf.

⁴¹ This property has been recognized as a San Francisco Landmark for its significance both as Joseph Leonard's personal residence, and as the home of Assistant District Attorney Cecil Poole.

⁴² LaBounty, *Ingleside Terraces: San Francisco Racetrack to Residence Park*, 144.

⁴³ Fred H. Schwab, Secretary, "Report on Proceedings at the First Annual Membership Meeting Held in the Auditorium of Commodore Sloat School on the Evening of November 29, 1938," Ingleside Terraces Homes Association archives.

⁴⁴ LaBounty, *Ingleside Terraces: San Francisco Racetrack to Residence Park*, 144.

⁴⁵ LaBounty, *Ingleside Terraces: San Francisco Racetrack to Residence Park*, 145.

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in Corona Court, around 1951.⁴⁶ Starting in the 1950s, increasing commercial activities along Ocean Avenue embroiled ITHA in several court cases, and some lots were converted from residential use—a deviation from the original Ingleside Terraces plan for a fully residential neighborhood.⁴⁷

ITHA remains an active neighborhood association at present, promoting the “collective and individual property and civic interests of homeowners and residents” and stewards the publicly accessible open spaces and related architectural features of Ingleside Terraces.⁴⁸

Criterion C: Architecture

Ingleside Terraces includes a significant concentration of single-family residences set within a planned neighborhood of curving, landscaped streets, designed by architect and developer Joseph Leonard, that demonstrate the cohesive design and planning of San Francisco residence park design in the early decades of the twentieth century. Significant under Criterion C in the area of architecture, Ingleside Terraces showcases the incremental buildout of residences designed by a variety of well-known and lesser-known architects and builders. Leonard planned and laid out the subdivision between 1910 and 1911 with the majority of residences constructed by 1937.⁴⁹

Design of Ingleside Terraces

Ingleside Terraces Historic District is a distinctive collection of houses in a designed residence park that utilized a range of popular architectural styles of the period of construction, most notably between 1912 and 1937. Joseph Leonard and URICO hired civil engineer Edward J. Morser to design the street plan, which took several rounds of review before being approved by the city.⁵⁰ The plan did not strictly follow the natural contours of the original tract, and Morser’s plan required the movement of 300,000 yards of soil to create terraces with views of Lake Merced and the Pacific Ocean.⁵¹ By the end of 1912, the north end of the subdivision was serviced with sewers, gas, water mains, and curbed streets, and nearly forty houses were completed or under construction.

URICO adapted several of the buildings on the site, which previously served as a racetrack facility, to accommodate various construction support and sales uses since URICO kept “all aspects of home building in house...build[ing] on its own land, hiring its own carpenters, running its own lumber yard, mill, and shops, represent[ing] itself for sales, and carry[ing] mortgages on the homes the company sold.”⁵² The racetrack’s saddling paddock building was converted for use as a planing mill and workshop for URICO’s carpenters, and the racetrack clubhouse was converted into a sales office and resident community center (constructed 1896,

⁴⁶ LaBounty, *Ingleside Terraces: San Francisco Racetrack to Residence Park*, 145.

⁴⁷ LaBounty, *Ingleside Terraces: San Francisco Racetrack to Residence Park*, 145.

⁴⁸ Ingleside Terraces Homes Association, “About Us,” accessed online, <https://www.ithasf.org/>.

⁴⁹ Of the 766 residences for which confirmed construction dates are available in documentary records, over 90 percent were constructed between 1912 and 1937.

⁵⁰ Brandi and Bradley, *Gardens in the City: San Francisco Residence Parks, 1906–1940*, October 2016, 77.

⁵¹ Brandi and Bradley, *Gardens in the City: San Francisco Residence Parks, 1906–1940*, October 2016, 77.

⁵² LaBounty, *Ingleside Terraces: San Francisco Racetrack to Residence Park*, 62-63.

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demolished 1930s). Most of URICO's early residences tended to be larger in scale and were located on prominent lots, such as on corner sites or along the elevated, terraced lots. These residences were wood frame with wood siding or stucco cladding, and most featured gabled roofs and exterior brick or stucco chimneys.

While the entire tract was subject to Leonard's covenants that specified use, setbacks, minimum construction costs, and so on, there were no restrictions on design or style. URICO reviewed and approved all plans proposed by independent property owners and architects prior to construction to protect the overall look and feel of Ingleside Terraces as a residence park. Ultimately, their desire was to have a consistent built character demonstrating "up to date style[s] of artistic homes, peculiarly adapted to this part of California."⁵³

URICO did not specify a sequence of construction in the tract, but rather sold and built up lots across the entirety of Ingleside Terraces according to demand. Unlike other residence parks of the era that targeted specific sections of their tracts for completion before moving on to the next section, residences in Ingleside Terraces are visually mixed in both style and year of construction. Some of the early Craftsman style houses, such as along the 700-block of Victoria Street, were built on alternating lots, close together for efficiency of construction but spaced adequately to provide staging areas for materials. When Leonard retired in 1921 and turned development operations over to his son George, the form of the houses changed.

One change in design that reflected larger national trends was the design and integration of garages. According to Federal Highway Administration statistics, only about 8,000 cars were in operation nationally in 1900, increasing to a half-million in 1910, 9.25 million in 1920, and 27 million in 1930.⁵⁴ This rise of private automobile ownership stimulated an intense period of suburban expansion between 1918 and the onset of the Great Depression in 1929, illustrated in Ingleside Terraces by the incorporation of driveways and garages. Nearly every Leonard & Holt residence included these automobile-centric design considerations. Whereas garages constructed earlier in the 1920s were often detached and placed behind the house at the end of a long driveway, this feature was attached or incorporated at the lowest level of the house's main volume by the end of the 1920s, a clear progression of Ingleside Terraces' adaptability to the nation's evolving relationship with the personal automobile.⁵⁵

When George Leonard took over from his father in 1921 his firm of Leonard & Holt applied Period Revival styles to the bungalow form to appeal to buyers of more modest means. Whereas URICO-designed residences tended to be two-story volumes with complex footprints, Leonard & Holt-designed residences (generally constructed between 1923 and 1928) were often one story with a basement. The firm leaned into various iterations of the Mediterranean Revival style and

⁵³ *San Francisco Call*, Urban Realty Improvement Co. advertisement, March 10, 1912.

⁵⁴ National Park Service, "National Register Bulletin: Historic Residential Suburbs," September 2002, 22. Accessed online, https://www.nps.gov/subjects/nationalregister/upload/NRB46_Suburbs_part1_508.pdf.

⁵⁵ National Park Service, "National Register Bulletin: Historic Residential Suburbs," September 2002, 56-57. Accessed online, https://www.nps.gov/subjects/nationalregister/upload/NRB46_Suburbs_part1_508.pdf.

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advertised house plans with names like “The Padre,” “Casa del Sol,” and “Casa Ramona.” Most notable of their Mediterranean-influenced works was El Plazuela Way, a grouping of ten two-story houses constructed in 1927 along a L-shaped cul-de-sac that was the former location of the Ingleside Golf Course Clubhouse (which had burned down in 1921). Likely as a nod to the former clubhouse, the buildings along El Plazuela were more ornate than Leonard & Holt’s more typical Mediterranean Revival style buildings in the neighborhood. Other Leonard & Holt plans included “The Martha Washington” for one rendition of their Colonial Revival-style houses and the “Chateau Vue de Mer” (French for “sea view house”) for French Eclectic-style homes.⁵⁶

About fifty lots remained undeveloped in 1937 (the end of the period of significance of the historic district). The vast majority of residences constructed after 1937 exhibit more Modern architectural styles. Concentrated groupings of these later buildings are located on the south side of Holloway Avenue between Monticello and Ralston streets and the east side of Urbano Drive’s west-laying curve.

Leonard & Holt was responsible for the construction of at least one commercial building at 2385 Ocean Avenue (Resource #569, constructed 1923). This two-story building in the Mediterranean Revival style features stucco cladding, a recessed entrance, a glazed storefront configuration, plaster modillions, and red terracotta tile roofing. While commercial construction was never the priority of URICO or Leonard & Holt, it occurred nonetheless in tandem with the establishment of Ingleside Terraces to serve the growing needs of its residents along the prominent streetcar and automobile thoroughfare of Ocean Avenue. Several pedestrian stairways were designed as shortcuts between some inner residential streets and the Ocean Avenue commercial corridor, including Moncada Way to Ocean Avenue, Corona Street to Ocean Avenue, northeast curve of Urbano Drive to Ocean Avenue, and Legion Court between the northeast curve of Urbano Drive and Ashton Avenue. The pedestrian egress from Moncada Way to Ocean Avenue and along Legion Court appear to be the only publicly accessible paths to survive.

Primary Architectural Styles

Ingleside Terraces Historic District is a cohesive collection of single-family residences designed in popular styles of the early twentieth century. Its north-northeastern boundary along the south side of Ocean Avenue contains the few commercial contributors of the district. Between the tract’s establishment in 1911 and 1921, the period during which Joseph Leonard led the tract’s development, the majority of houses built within the district were designed in a Craftsman style, with smaller proportions of Prairie, Mediterranean Revival, and other Period Revival styles. Through the 1920s and 1930s, when a larger number of smaller houses were built by Leonard & Holt and other developers, the predominant architectural style, embodied by more than 60 percent of this era’s buildings, was Mediterranean Revival, a broad category which refers to those designs with combinations of Spanish Colonial Revival, Spanish Eclectic, and some Mission Revival elements. Other Period Revival styles, including Tudor Revival, French

⁵⁶ LaBounty, *Ingleside Terraces: San Francisco Racetrack to Residence Park*, 128, 130, 136.

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Eclectic, Colonial Revival, and eclectic combinations of these style's elements, informed the remainder of the era's house designs.

The Craftsman style evolved from the English Arts and Crafts Movement and later, the work of innovative American architects working in the Midwest and California, in particular Frank Lloyd Wright and Greene & Greene. The style was utilized predominantly in residential architecture. *Craftsman* magazine, published in the United States from 1901 to 1917, helped to disseminate the ideas associated with the style—such as anti-industrialism and an emphasis on handcrafted products—to a national audience. Most popular from the 1900s to the 1930s, the Craftsman style took off in California during the first decade of the twentieth century in response to the work of Greene & Greene in Southern California. Typical characteristics include low-pitched gabled roofs with wide, unenclosed eave overhangs; decorative beams or braces; exposed rafter tails; tapered square columns or pedestals; and extending porch elements as seen at 236 Moncada Way (constructed 1912, Resource #473). While not considered rare in San Francisco, particularly when including the broader category of Craftsman style attached flats and rowhouses that commonly feature a mixture of stucco cladding and wood elements, the district has a significant grouping of freestanding, shingle-clad, Craftsman style residences that are remarkable for their cohesion and notable in San Francisco.

“Prairie Style” is a term coined to describe the residential architecture of the Midwest, primarily the early work of Frank Lloyd Wright, and the work of the Minneapolis firm Purcell & Elmslie. Popular from the 1900s to the 1920s, the Prairie style has several identifiable features including flat or very low-pitched hipped roofs with widely overhanging eaves, a two-story massing with projecting one-story wings or porches, and a façade emphasizing horizontal lines, generally with massive, square porch supports. Oftentimes, the primary entrance of Prairie style buildings is inconspicuous and placed asymmetrically. Other features of Prairie style residences include wood sash and multi-lite windows, and emphasis is often placed on a central fireplace through the location and articulation of the chimney, as seen at 20 DeSoto Street (constructed 1913, Resource #192) in Ingleside Terraces. The Prairie style is rare in California and in San Francisco, in particular. The concentration of many buildings that demonstrate the influence of Prairie style architecture in Ingleside Terraces is especially notable.

The early twentieth century saw a surge in the popularity of Period Revival styles across the nation and in San Francisco, reflecting a renewed interest in historical aesthetics and classical design principles. Influenced by European traditions and American reinterpretations, these styles emerged as a response to modern industrialization and amplified feelings of nostalgia for the past by drawing inspiration from periods such as the Renaissance, Colonial America, and the Mediterranean. Prominent Period Revival styles in Ingleside Terraces were primarily constructed between 1913 and 1928 and include Mediterranean Revival, Classical Revival, Colonial Revival, Tudor Revival and French Eclectic.

For the purposes of this report, the survey of properties in Ingleside Terraces simplified several related styles into a singular name. For example, houses categorized as Mediterranean Revival exhibit stucco cladding, terra cotta roof tiles, widely overhanging eaves, arched openings, and

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open porches and balconies. These elements can also be likened to Mission Revival, Spanish Colonial Revival, and Pueblo Revival styles as seen at 700 Urbano Drive (constructed 1927, Resource #706), 65 El Plazuela Way (constructed 1927, Resource #235), and the “Pueblo House” at 145 Paloma Avenue (constructed 1913, Resource #596), respectively.

Typically massive in form, Classical Revival houses have simple wall surfaces and lack ornamentation, but often feature pedimented porticos and large windows with lintels.⁵⁷ Classical Revival is characterized by a symmetrical arrangement of forms with a smooth cladding often meant to evoke stone. Windows are large, and sometimes overscaled.⁵⁸ An example of this style can be found at 800 Head Street (constructed 1913, Resource #284).

Colonial Revival was a style influenced by early English and Dutch houses on the Atlantic seaboard during the Georgian and Federal periods. Popular nationally from 1910 to 1930, identifying features of Colonial Revival houses are a symmetrical primary façade with an accentuated front door, usually with a pediment supported by pilasters or projecting and supported by columns to create a porch.⁵⁹ Windows are usually double-hung, multi-pane types and are often paired. An example of this style can be found at 134 DeSoto Street (constructed 1914, Resource #216).

Tudor Revival designs evoke late medieval and early English Renaissance prototypes from the sixteenth century. The style was widely popular in the 1920s. Identifying features include steeply pitched front-facing gable roof forms, tall and narrow windows, massive chimneys, round or arched front doors and entry porches, and decorative half timbering.⁶⁰ An example of this style can be found at 85 Mercedes Way (constructed 1925, Resource #457).

French Eclectic Revival designs honor the Norman and Breton traditions of northern France. Characteristics include steeply pitched hipped roofs, flared eaves, segmented arch openings, and heavy wall cladding, like brick, stone, or stucco.⁶¹ An example of this style can be found at 91 Borica Street (constructed 1923, Resource #64)

Approximately fifty residences in Ingleside Terraces are described as Eclectic Period Revival style buildings due to the mixture of several styles into a single residential design. This was due in large part to the eclectic spirit of the era, and that the houses being constructed were not always built to reflect a pure stylistic intent or a high-style architecture. Instead, they reflected what was both popular and available. Many of the architects, builders, and developers of the period tried their hand at many, if not all, of the popular styles and freely borrowed the features

⁵⁷ San Francisco Planning Department, *San Francisco Preservation Bulletin No. 18: Residential and Commercial Architectural Periods and Styles in San Francisco* (San Francisco, CA: San Francisco Planning Department, January 2003), 1, 8.

⁵⁸ Lester Walker, *American Homes: The Landmark Illustrated Encyclopedia of Domestic Architecture*, (New York: Black Dog & Leventhal Publishers, Inc., 1996), 176.

⁵⁹ Brandi and Bradley, *Gardens in the City: San Francisco Residence Parks, 1906–1940*, October 2016, 45.

⁶⁰ Brandi and Bradley, *Gardens in the City: San Francisco Residence Parks, 1906–1940*, October 2016, 46.

⁶¹ Brandi and Bradley, *Gardens in the City: San Francisco Residence Parks, 1906–1940*, October 2016, 48.

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and elements that the public appeared to favor. A large number of the more modestly scaled residences of Ingleside Terraces lean towards a cottage aesthetic that could include a variety of decorative and ornamental features from several styles overlaid onto a picturesque and asymmetrical design. In some of these examples, such as 260 Corona Street (Resource #185, built 1922), the use of stucco cladding and typical (albeit minimal) Mediterranean Revival ornamentation, is combined with a strong cross-gable roof form, multi-lite leaded glass windows, and wood shutters, that would be more typical of a Tudor Revival or French Eclectic design. This combination of Mediterranean Revival elements of smooth stucco and cast plaster detail mixed with the European-inspired cottage forms with picturesque, asymmetrical forms, multi-lite windows, and details like rafter tails and knee braces, are fascinating examples of the reality of building in the 1910s and 1920s. The unique and creative designs of these Eclectic Period Revival houses are essential to understanding the rich built fabric of residence parks like Ingleside Terraces.

Commercial Buildings

There are ten commercial buildings along Ocean Avenue that contribute to Ingleside Terraces Historic District. Constructed between 1915 and 1931, these one- to two-and-a-half-story buildings most often represent early twentieth century commercial styles. Architectural elements include large storefront glazing scaled for pedestrian viewing, bulkheads, transoms, recessed door systems, stucco cladding, and flat roofs hidden behind simple parapets. Generally, these buildings exhibit little ornamentation. Ornamentation when expressed, aligns most closely with the Mediterranean Revival style to include plaster accents, metal or wood decorative features, and terra cotta tiles.

Unique contributing commercial architectural examples include 1975 Ocean Avenue, designed in an Art Deco style (constructed 1915, Resource #538). The Art Deco style is characterized by smooth stucco wall surfaces; zigzags, chevrons, and other geometric motifs; and towers or other vertical projections to give vertical emphasis.⁶²

Landscape Architecture

As a planned residence park, the designed landscape features of Ingleside Terraces go beyond uniform setbacks that create private front yards and curving streetscapes with paved sidewalks. Specific public areas and architectural elements were designed and installed by Joseph Leonard/URICO as a community beautification effort akin to the design of a garden suburb. These features include sandstone entry gateways, planted street medians, and cul-de-sac islands. While the lanterns and the original metal arches that once spanned over the street between pillar tops have since been removed overall these features remain intact and illustrate the comprehensive planning approach used by Leonard to market and identify Ingleside Terraces. None of the original streetlights, which incorporated fanciful lampposts in front of a stylized trellis to support a climbing rose bush, are extant, having been replaced with more contemporary teardrop and cobra luminaires atop tapered poles.⁶³

⁶² Brandi and Bradley, *Gardens in the City: San Francisco Residence Parks, 1906–1940*, October 2016, 54.

⁶³ LaBounty, *Ingleside Terraces: San Francisco Racetrack to Residence Park*, 70-71.

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Most notable among the community-centered design concepts of Ingleside Terraces as a garden suburb is a circular park in the cul-de-sac island of Entrada Court. Now known as Sundial Park, Leonard designed a large reflecting pool containing a sundial statue situated at the center of the park, which was:

[...] laid out with regard to the points of the compass. Four beautiful columns, representing the four classics of architecture—Corinthian, Doric, Ionic, and Tuscan—are blended into the beauty scheme. On these columns are urns bearing allegorical figures representing the four seasons of the year, the four stages of man, and the four periods of the day.⁶⁴

Engineer Oscar Haupt aided in the design of the twenty-six-foot white granite gnomon and thirty-four-foot-diameter circular base with concrete Roman numerals like a clock face.⁶⁵ The classically inspired park was dedicated in an elaborate ceremony involving a theatrical performance featuring neighborhood children and live storks on October 10, 1913.⁶⁶ While the majority of the park's Franco-Italian garden design elements remain, such as the concrete path configuration, planting bed/lawn configuration, and statuary, the reflecting pool was filled with concrete in 1951, resulting in the loss of the original seal-head spouts and lights.⁶⁷

Major Contributing Architects

Ingleside Terraces Historic District includes single-family houses designed by numerous architects, some of which have previously been identified by the San Francisco Planning Department as architects of merit or "master architects" in San Francisco.⁶⁸ These include Joseph Leonard, Harold Stoner, and Henry Gutterson.

Short biographies of Ingleside Terraces Historic District's most locally prominent and most active architects are below and organized in order by the documented number of houses completed, following the biography of Ingleside Terraces' original developer and URICO founder Joseph Leonard.

Joseph Leonard, Urban Realty Improvement Company – 71 Houses

Joseph Argyle Leonard (1850-1929) came to San Francisco in 1883 from Philadelphia, Pennsylvania, where he studied architecture. He moved to Alameda mid-1887, where he opened a real estate office and designed and built more than 100 residences there, including his own. A

⁶⁴ *San Francisco Call*, "Symbolic Pageantry at Ingleside Terraces," October 18, 1913. Accessed online, California Digital Newspaper Collection.

⁶⁵ Derek A. Cinpak, Historic American Landscape Survey (HALS) CA-99: Entrada Court Sundial, July 23, 2013. Almena Lomax, "Sun Dial's Designer Uncovered," *San Francisco Examiner*, August 2, 1971.

⁶⁶ *San Francisco Call*, "Symbolic Pageantry at Ingleside Terraces," October 18, 1913.

⁶⁷ Ingleside Terraces Homes Association, Meeting Note Summary 1938-1969.

⁶⁸ San Francisco Planning, "Architecture, Planning and Preservation Professionals: A Collection of Biographies." Accessed online, <https://sfplanning.org/project/architecture-planning-and-preservation-professionals-collection-biographies#info>.

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five-block area where he constructed large Queen Anne-style residences came to be known as “Leonardville.”⁶⁹ His continued success in Alameda through the 1890s included the development of a five-block beachfront tract with a pier and an ornate clubhouse for the Encinal Yacht Club. After a failed gold mining attempt in Alaska in 1898, he returned to San Francisco and started the San Francisco and Suburban Home Building Company in 1902, which constructed “workingman” flats and simple row houses in San Francisco and Berkeley, and completed the layout and development of the Jordon Park residence park (1906). This endeavor allowed him to gain traction as a developer, particularly following the 1906 earthquake and fires, after which he constructed two thousand relief homes.

In December 1909, he founded the Urban Realty Improvement Company (URICO), serving as principal and primary architect. Company directors included Rolla V. Watt, Charles A. Murdock, Charles C. Moore, Gavin McNab, R.D. McElroy, Thomas Magee, George L. Leonard, J.M. Duke, L.H. Danhauer, and James S. Brownell.⁷⁰ The company’s subdivision of the Ingleside Terraces tract from 1910 to 1912 attributed Leonard with San Francisco’s transformation into “a nest of houses that are not only modern, but beautiful and comfortable...that are tenanted by families which are spared the necessity of moving across the bay” to enjoy suburban amenities.⁷¹ During its first decade, Leonard designed fifty-one houses in the tract (primarily in the Craftsman, Colonial Revival, Classical Revival, and Mediterranean Revival styles) with URICO credited with another twenty residential designs. These houses were constructed either by Leonard, URICO, or Leonard Realty Company.⁷² Most of these houses are in the northeast half of the subdivision on higher ground and includes Leonard’s personal residence at 90 Cedro Avenue (Resource #93, constructed 1912), where he lived from 1912 to 1920.

Until his retirement in 1921, Leonard was active in San Francisco’s ongoing development. He was chairman of the streets, water supply, and sanitation committee in the San Francisco Section of City Planning, he negotiated with United Railroads to run a new line into the city’s western district, and personally advocated for the completion of the Twin Peaks tunnel project. He is also credited as the architect of Ingleside Community Church (now known as Ingleside Presbyterian Church) on the corner of Ocean and Granada avenues.⁷³ In the mid-1920s, he moved to 344 Moncada Way in Ingleside Terraces, where he lived until his death on January 15, 1929.

George Leonard, Leonard & Holt – 79 Houses

Joseph Leonard’s son, George LeWarren Leonard (1880-1978), took over Ingleside Terraces’ development in 1922. At the time, he resided at 236 Moncada Way (Resource #473, constructed

⁶⁹ Brandi and LaBounty, *San Francisco’s Ocean View, Merced Heights, and Ingleside (OMI) Neighborhoods, 1862-1959*, January 2010, 31.

⁷⁰ Joseph A. Leonard, “Homes: In High Class Restricted Districts-Location and Accessibility,” *The San Francisco Call & Post*, November 11, 1911. Accessed online, www.newspapers.com.

⁷¹ *San Francisco Call*, “The Story of Joseph Leonard, Home Builder: One man’s work in the City’s Transformation,” February 23, 1913.

⁷² The 20 residential designs attributed to URICO were likely authored by Leonard or his URICO partner architect Charles A. Murdock.

⁷³ LaBounty, *Ingleside Terraces: San Francisco Racetrack to Residence Park*, 138.

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1912).⁷⁴ His company, Leonard & Holt, was co-founded with banker-turned-realtor Charles H. Holt. Leonard & Holt built seventy-nine houses from 1923 to 1928 on the subdivision's northern half as well as along Borica Street's 000-block in popular Period Revival styles, primarily Mediterranean and Tudor Revival. Leonard & Holt's most notable contribution to Ingleside Terraces is their 1927 El Plazuela cul-de-sac, with ten two-story houses marketed as a picturesque Spanish village or square, near the residence park's western edge.

Leonard & Holt operated on a large scale in the construction business, with dozens of houses under construction simultaneously. After Ingleside Terraces, Leonard & Holt moved on to other subdivision projects in Redwood City, Burlingame, Tamalpais Valley, and Fairfax.

Gordon Morris- 52 Houses

A Pennsylvania native, Gordon William Morris (1885-1962) moved to San Francisco by 1920. He designed and built fifty-two residences in Ingleside Terraces' southern half, mostly along Estero Avenue, and Monticello, De Soto, and Victoria streets. These residences were constructed between 1922 and 1928 with the vast majority designed in the Mediterranean Revival style. A few exhibit French Eclectic and Tudor Revival details. Most notable among his Ingleside Terrace design/builds is 480 Monticello Street, an "advanced" Mediterranean Revival bungalow known as the "Electrical Home" (Resource #525, constructed 1926). Designed in partnership with a Pacific Gas & Electric (PG&E) electrical engineer, this residence made use of electricity for lighting, heating, and power systems and was outfitted with the latest electrical devices of the era, including built-in kitchen appliances, to save the "modern housewife" time and energy.⁷⁵ Morris lived for a time at 101 Urbano Drive (Resource #619, constructed 1923).⁷⁶ As a prominent tract builder of the era, Morris also designed and built large quantities of residences within San Francisco's St. Mary's Park and Westwood Park subdivisions.⁷⁷

Charles Strothoff – 12 Houses

Architect Charles F. Strothoff (1893-1963) designed twelve houses scattered across the Ingleside Terraces tract. Constructed between 1923 and 1927, these mostly Mediterranean Revival-style houses were built by contractors Gordon Morris, Clifford Allred, and others. A native San Franciscan and graduate of the Wilmerding School of Architecture, Strothoff initially worked as a draftsman for Albert Farr, a noted architect with several residential designs in St. Francis Wood. Strothoff became one of the Bay Area's most prolific architects of the 1920s, with architectural offices in San Francisco and Richmond. He designed numerous residences in San Francisco's Westwood Park, Westwood Highlands, St. Francis Wood, and St. Mary's Park.⁷⁸ These commissions for development firms often repeated basic floor plans, while exterior

⁷⁴ LaBounty, *Ingleside Terraces: San Francisco Racetrack to Residence Park*, 86.

⁷⁵ *San Francisco Examiner*, "Electrical Home Lures Throngs to Ingleside Terraces," May 1, 1926.

⁷⁶ San Francisco City Directory, 1925-1926. Accessed online, www.ancestry.com.

⁷⁷ Woody LaBounty, "The Bell of St. Mary's Park," April 10, 2024. Accessed online, <https://www.sanfranciscostory.com/the-bell-of-st-marys-park/>.

⁷⁸ *San Francisco Examiner*, "Charles F. Strothoff, Architect," March 7, 1963. LaBounty, "The Bell of St. Mary's Park," April 10, 2024. Accessed online, <https://www.sanfranciscostory.com/the-bell-of-st-marys-park/>.

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variations in rooflines, porches, cladding material, and windows created unique curb appeal.⁷⁹ Additionally, he designed several Richmond schools. He served as the executive director of the Richmond Housing Authority later in his career.⁸⁰

Harold Stoner – 11 Houses

English-native Harold G. Stoner (1890-1971) immigrated to Canada in 1910 to further his architectural studies at the University of Saskatchewan. He relocated to San Francisco in the 1910s and was eventually hired by URICO to design residences in Ingleside Terraces. His eleven residential designs primarily exhibit Craftsman and French Eclectic styles with a few Period Revival examples; nearly all were constructed in 1920 by W.C. Duncan & Company. Simultaneously, W.C. Duncan & Company hired Stoner to “build a group of Mission type moving picture studio buildings” in San Mateo for the Pacific Studios Company.⁸¹ Through the 1920s and 1930s, Stoner designed large numbers of houses in the residence parks of Balboa Terrace (often in the Storybook style), Forest Hill, and Forest Hill extension and also contributed in a lesser degree to the St. Francis Wood, Monterey Heights, and Sea Cliff neighborhoods.

Archie Newsom – 10 Houses

Archie T. Newsom (1894-1978) designed ten houses in Ingleside Terraces in 1923, all constructed by Leonard & Holt. These houses reflect Period Revival styles, mostly Mediterranean and Tudor Revival, and are clustered along the west side of Borica Street’s 000-block and the south side of Holloway Avenue between Vernon and Arch Streets. Born in Indiana, Newsom graduated from Chicago’s Armour Institute of Technology in 1916 and served as an officer in World War I. He moved to San Francisco afterward to practice architecture until the start of World War II, when he joined the Corps of Engineers. Upon settling in Sacramento in the 1960s, Newsom worked as chief of the Corps’ architectural section, retiring in 1964. Newsom then began a second career in art, specializing in painting early California landmarks and other architectural scenes.⁸²

Donnell Jaekle – Seven Houses

Donnell E. Jaekle (1902-1972), a Napa, California native, worked as a draftsman for Petaluma’s leading architect Brainerd Jones in the early 1920s. From 1925 to 1928, he designed seven houses across Ingleside Terraces, all constructed by A.J. Herzig. All but one Prairie-style residence were designed in the Mediterranean Revival style. Later, in the early 1930s, he worked closely with Castle Building Company to design tract houses in San Francisco’s Sunset District, including some of the neighborhood’s few split-level residences.⁸³ Also in the early 1930s, he

⁷⁹ Maley et al, “National Register of Historic Registration Form: St. Francis Wood Historic District,” revised January 2022.

⁸⁰ *Richmond Independent*, “Ex-RHA Chief Here Dies,” March 5, 1963.

⁸¹ San Francisco Planning, “Architecture, Planning & Preservation Professionals: A Collection of Biographies – S through U.” Accessed online, https://sfplanning.s3.amazonaws.com/default/files/Preservation/biographies/Bios_STU.pdf.

⁸² *The Sacramento Bee*, Archie T. Newsom Obituary, April 21, 1978. Accessed online, www.newspapers.com.

⁸³ Mary Brown, “Sunset District Residential Builders, 1925-1950: Historic Context Statement,” April 3, 2013. Accessed online, https://www.kevinandjonathan.com/wp-content/uploads/2016/01/Adopted_SunsetHCS.pdf.

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designed several small houses at Millbrae Highlands. In 1934, he designed 250 Beach Road on Belvedere Island in the “English Country” style with an Art Deco interior.⁸⁴ He worked in San Francisco designing small residences until 1944, when he relocated to San José.

Clifford Allred – Six Houses

Clifford Scott Allred (1881-1957) was a contractor and developer who designed and built six Ingleside Terraces homes, primarily on Corona Avenue and Lunado Way, in French Eclectic, Eclectic Period Revival, and Mediterranean Revival styles between 1923 and 1925. In 1927, Allred purchased 38 acres of the Sutro estate on the western slope of Mount Davidson and subdivided the tract into 200 residential lots, known as Monterey Heights Unit 2. He acted as primary builder.⁸⁵ Much like his work in Ingleside Terraces, his Monterey Heights houses were “detached and surrounded by attractive gardens [with] trees and shrubs [giving] the effect of suburban spaciousness and [contributing] to the air of exclusiveness and mountain charm noted throughout the tract.”⁸⁶ A 1929 *San Francisco Bulletin* article states that Allred had built 2,565 houses in San Francisco over the past 25 years, and his work in Monterey Heights was “considered the crowning achievement of his building career.”⁸⁷ In 1928-1929, he constructed the three-story steel-framed Taraval Temple at the corner of Taraval and Fourteenth streets (extant).⁸⁸ By 1930, newspapers also describe him as a realtor, indicating that he also took over the sales aspect of his developments later in his career.

Henry Gutterson – Six Houses

Henry Higby Gutterson (1884-1954) graduated from the University of California, Berkeley’s School of Architecture in 1905 before completing coursework at the École des Beaux-Arts in Paris in 1907. He moved to San Francisco around 1910, joining Willis Polk in the development of the Burham Plan for San Francisco, as well as assisting John Galen Howard’s firm with designs for the 1915 Panama-Pacific International Exposition. Gutterson opened his own firm in 1914, designing many single-family residences in Berkeley that incorporate gardens as extensions of the home. Around that time through his death in 1954, he served as supervising architect for Mason-McDuffie’s St. Francis Wood subdivision, designing over eighty houses there. Between 1923 and 1927, Gutterson designed six residences within the Ingleside Terraces subdivision, mostly in the Tudor Revival style, clustered at the middle of Lunado Way’s 100-block; all were constructed by URICO. Since Gutterson believed that the cool, foggy climate of the city’s western districts was more evocative of Northern Europe, particularly England and Northern France, his designs at both Ingleside Terraces and St. Francis Wood evoke architectural detailing associated with those regions, including Tudor Revival, English Cottage, and Norman

⁸⁴ City of Belvedere, City Council Meeting for March 11, 2024. Accessed online, <https://storage.googleapis.com/proudcity/belvedereca/uploads/2024/03/5B.pdf>.

⁸⁵ *San Francisco Bulletin*, “Tract Has All Improvements,” February 22, 1929. Accessed online, www.newspapers.com.

⁸⁶ *San Francisco Bulletin*, “Tract Has All Improvements,” February 22, 1929. Accessed online, www.newspapers.com.

⁸⁷ *San Francisco Bulletin*, “Home Stays Open Until Easter,” March 22, 1929. Accessed online, www.newspapers.com.

⁸⁸ *San Francisco Bulletin*, “Station to be Finest of Kind,” July 26, 1929. Accessed online, www.newspapers.com.

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Revival ornamentation.⁸⁹ During his extensive career, Gutterson also designed several churches and various additions to Berkeley High School.

Other lesser-known architects or well-known architects with only a few houses in Ingleside Terraces Historic District include the following, with the number of commissions indicated:

Gabriel H. "Harry" Vore (twelve houses)
George F. Carney (seven houses)
Hiram K. Lovell (six houses)
Charles E. Gottschalk (five houses)
Samuel Heiman (four houses)
Victor Klaes (four houses)
A.J. Herzig (three houses)
Athanase Nastovic (three houses)
C.C. Newman (three houses)
Charles Oliver Clausen (three houses)
E.C. Baker (three houses)
Gustave Stahlberg (three houses)
H. Dow (three houses)
Walter C. Falch (three houses)
A.C. Hawerton (two houses)
Charles Manning (two houses)
George E. Ralph (two houses)
Lawrence J. Klein (two houses)
A.J. Kimquist (one house)
Albert A. Larsen (one house)
Alfred P. Fisher (one house)
Antone Patersen (one house)
Appleton & Wolfard (one house)
B.K. Dobkowitz (one house)
Charles Gottschalk and Martin Rist (one house)
C.H. Kirk (one house)
Claude Lindsay (one house)
D. Coleman (one house)
Ed Gilmore (one house)
Ed Munson Sharpe (one house)
E.L. Boldemann (one house)
Frank E. Brown (one house)
Fred F. Spron (one house)
Fred H. Reimers (one house)
H. Dabinett (one house)

⁸⁹ Richard Brandi, *San Francisco's St. Francis Wood* (San Francisco, Outside Lands Media, 2012), 20.

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Herman C. Baumann and Edward José (one house)
Huber Construction (one house)
J.B. Volphin (one house)
J. Kruger (one house)
John Mattson (one house)
J.R. Belmont (one house)
Kenneth Swift (one house)
Martin J. Rist (one house)
Perseo Righetti (one house)
R.G. Roberts (one house)
Sidney A. Colton (one house)
Sutherlin & Mathers (one house)
Theo Stemger (one house)
Thomas Brothers (one house)
Vanston Buckly (one house)
W.A. Docter (one house)
William Currlett & Sons (one house)
W.J. Wythe (one house)

CONCLUSION

Ingleside Terraces Historic District exemplifies early twentieth-century suburban planning, blending the garden suburb and City Beautiful movements to create a harmonious, exclusive residential community in the early decades of the twentieth century. Established after the 1906 earthquake and fires, it reflects national trends in urban development while showcasing a new suburban typology in San Francisco in the vision of its creator, Joseph A. Leonard. The district's curvilinear streets, diverse architectural styles, and integration of streetcar and automobile infrastructure highlight its evolution from a streetcar suburb to an automobile-oriented community. Leonard's initial vision, executed with contributions from prominent architects and builders, utilized Period Revival, Craftsman, and Prairie styles to create a cohesive yet varied collection of residences, complemented by a thoughtfully designed community landscape featuring iconic large-scale stone entry gateways, the dramatic gnomon of Sundial Park, and the echo of the neighborhood's former use as a racetrack with the curving footprint of Urbano Drive. The neighborhood's incremental development mirrored broader economic challenges, including World War I and the Great Depression, while adapting to the rise of personal automobile ownership and embracing eclectic, and often whimsical, architectural approaches in those residences built in the 1920s and 1930s. Today, Ingleside Terraces stands as an outstanding example of residence park planning and architecture, with its buildings and landscape features maintaining a high degree of integrity.

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Previous documentation on file (NPS):

☐ preliminary determination of individual listing (36 CFR 67) has been requested
☐ previously listed in the National Register
☐ previously determined eligible by the National Register
☐ designated a National Historic Landmark
☐ recorded by Historic American Buildings Survey #
☐ recorded by Historic American Engineering Record #
☐ recorded by Historic American Landscape Survey #

Primary location of additional data:

☐ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☒ Local government
☐ University
☒ Other
Name of repository: San Francisco Public Library, San Francisco History Center

Historic Resources Survey Number (if assigned): N/A

10. Geographical Data

Acreage of Property 154 acres

Latitude/Longitude Coordinates

Datum if other than WGS84:
(enter coordinates to 6 decimal places)

1. Latitude: 37.730854	Longitude: -122.471630
2. Latitude: 37.729357	Longitude: -122.468368
3. Latitude: 37.727769	Longitude: -122.467354
4. Latitude: 37.726595	Longitude: -122.465809
5. Latitude: 37.725248	Longitude: -122.462345
6. Latitude: 37.721494	Longitude: -122.462333
7. Latitude: 37.721248	Longitude: -122.472222

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Verbal Boundary Description (Describe the boundaries of the property.)

From the southeast corner of the intersection of Junipero Serra Boulevard and Ocean Avenue, the boundary runs in a generally southeasterly direction along the south side of Ocean Avenue for approximately 3,475 feet to the southwest corner of the intersection of Ocean Avenue and Ashton Avenue. From this point the boundary runs south along the west side of Ashton Avenue approximately 1,420 feet to the south property line of the parcel addressed 901 Holloway Avenue (APN 6988001). From this point the boundary runs westward along the southern property lines of parcels on the south side of Holloway Avenue approximately 2,840 feet to the west side of Junipero Serra Boulevard. From this point the boundary runs north-northeast approximately 3,480 feet to its point of origin.

Boundary Justification (Explain why the boundaries were selected.)

The district boundary matches the subdivision boundary established by the Urban Realty Improvement Company and subsequently developed as the Ingleside Terraces residential neighborhood.

11. Form Prepared By

name/title: Stacy Kozakavich, Barrett Reiter, Maggie Nicholson, and Samantha Purnell
organization: Page & Turnbull, Inc.
street & number: 170 Maiden Lane, 5th Floor
city or town: San Francisco state: CA zip code: 94108
e-mail: kozakavich@page-turnbull.com
telephone: 415-362-5154
date: January 2025, revised November 2025

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

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Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Ingleside Terraces Historic District
City or Vicinity: San Francisco
County: San Francisco
State: California
Photographer: Page & Turnbull staff
Date Photographed: September 2024 and January 2025

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 1 of 35. 371 Ashton Avenue (#38), camera facing northwest (January 2025).
- 2 of 35. 91 Borica Street (#64), camera facing northwest (January 2025).
- 3 of 35. 90 Cedro Avenue (#93), camera facing north (January 2025).
- 4 of 35. 135 Cedro Avenue (#96), camera facing south (September 2024).
- 5 of 35. 65 Cerritos Avenue (#116), camera facing southeast (January 2025).
- 6 of 35. 71 Cerritos Avenue (#118), camera facing south (September 2024).
- 7 of 35. 000-block of Cerritos Avenue with 80 Cerritos Avenue (#121) at left, camera facing northeast (January 2025).
- 8 of 35. 127 Corona Street (#161), camera facing west (January 2025).
- 9 of 35. 260 Corona Street (#185), camera facing north (January 2025).
- 10 of 35. Corona Court landscaped traffic median at the 200-block of Corona Street, camera facing west (January 2025).
- 11 of 35. View along De Soto Street towards Urbano Drive with 30 De Soto Street (#194) at right, camera facing northeast (January 2025).
- 12 of 35. 125 De Soto Street (#213), camera facing west (January 2025).
- 13 of 35. Sundial Park on Entrada Court (#239), camera facing northwest (January 2025).
- 14 of 35. Detail of the Sundial and landscaping at Sundial Park (#239), camera facing northwest (January 2025).
- 15 of 35. 800 Head Street (#284), camera facing northeast (January 2025).

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- 16 of 35. View of the western boundary of the historic district along Junipero Serra Boulevard with planted medians. Looking south from intersection of Junipero Serra Boulevard and Moncada Way (January 2025).
- 17 of 35. 188 Lunado Way (#431), camera facing east (September 2024).
- 18 of 35. 60 Mercedes Way (#449), camera facing east (January 2025).
- 19 of 35. 85 Mercedes Way (#457), camera facing west (January 2025).
- 20 of 35. 200-block of Moncada Way with the landscaped crescent-shaped median at center. Camera facing southeast (January 2025).
- 21 of 35. 209 Moncada Way (#466), camera facing west (January 2025).
- 22 of 35. 230 Moncada Way (#471), camera facing southeast (January 2025).
- 23 of 35. 2385 Ocean Avenue (#569), camera facing southwest (September 2024).
- 24 of 35. 101 Paloma Avenue (#591), camera facing southwest (September 2024).
- 25 of 35. 145 Paloma Avenue (#596), camera facing southeast (January 2025).
- 26 of 35. 1 Urbano Drive (#606), camera facing west (January 2025).
- 27 of 35. 301 Urbano Drive (#651), camera facing south (January 2025).
- 28 of 35. 300-block of Urbano Drive with 340 Urbano Drive (#657) at right, camera facing southwest (January 2025).
- 29 of 35. 500 Urbano Drive (#698), camera facing southeast (January 2025).
- 30 of 35. 898 Urbano Drive (#728), camera facing east (January 2025).
- 31 of 35. 600-block of Victoria Street overlooking the historic district with 630 Victoria Street (#738) at right, camera facing north (January 2025).
- 32 of 35. 700-block of Victoria Street with 730 Victoria Street (#757) at right, camera facing north (January 2025).
- 33 of 35. Stone entrance gates at the intersection of Paloma Avenue and Junipero Serra Boulevard, camera facing northeast (January 2025).
- 34 of 35. Detail of stone entrance gates at the intersection of Paloma Avenue and Junipero Serra Boulevard, camera facing northeast (January 2025).
- 35 of 35. Bench feature at the intersection of Ashton Avenue and Head Street marking one of the eastern entrances to Ingleside Terraces, camera facing southwest (September 2024).

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Paperwork Reduction Act Statement: This information is being collected for nominations to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

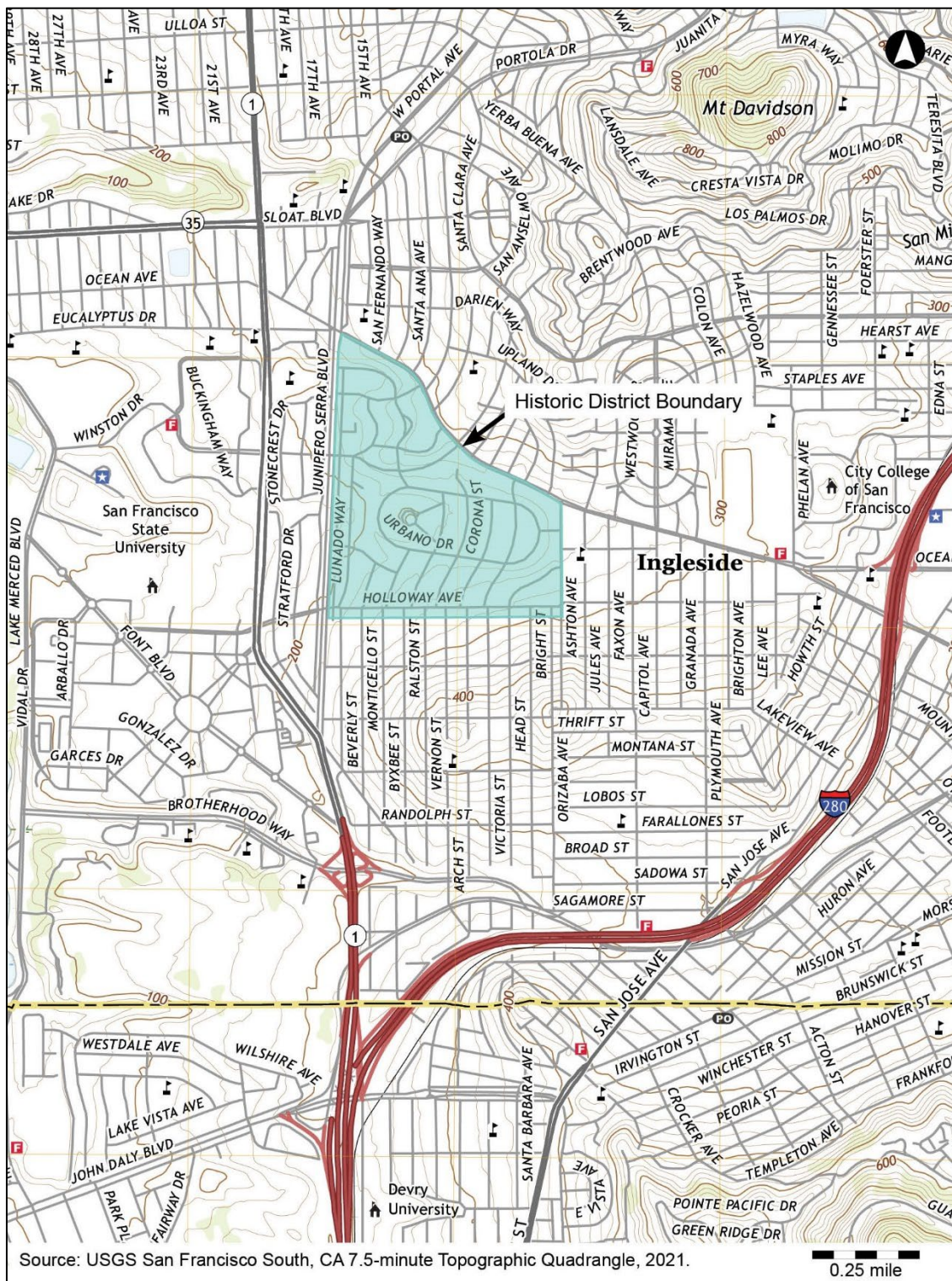
Tier 1 – 60-100 hours
Tier 2 – 120 hours
Tier 3 – 230 hours
Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.

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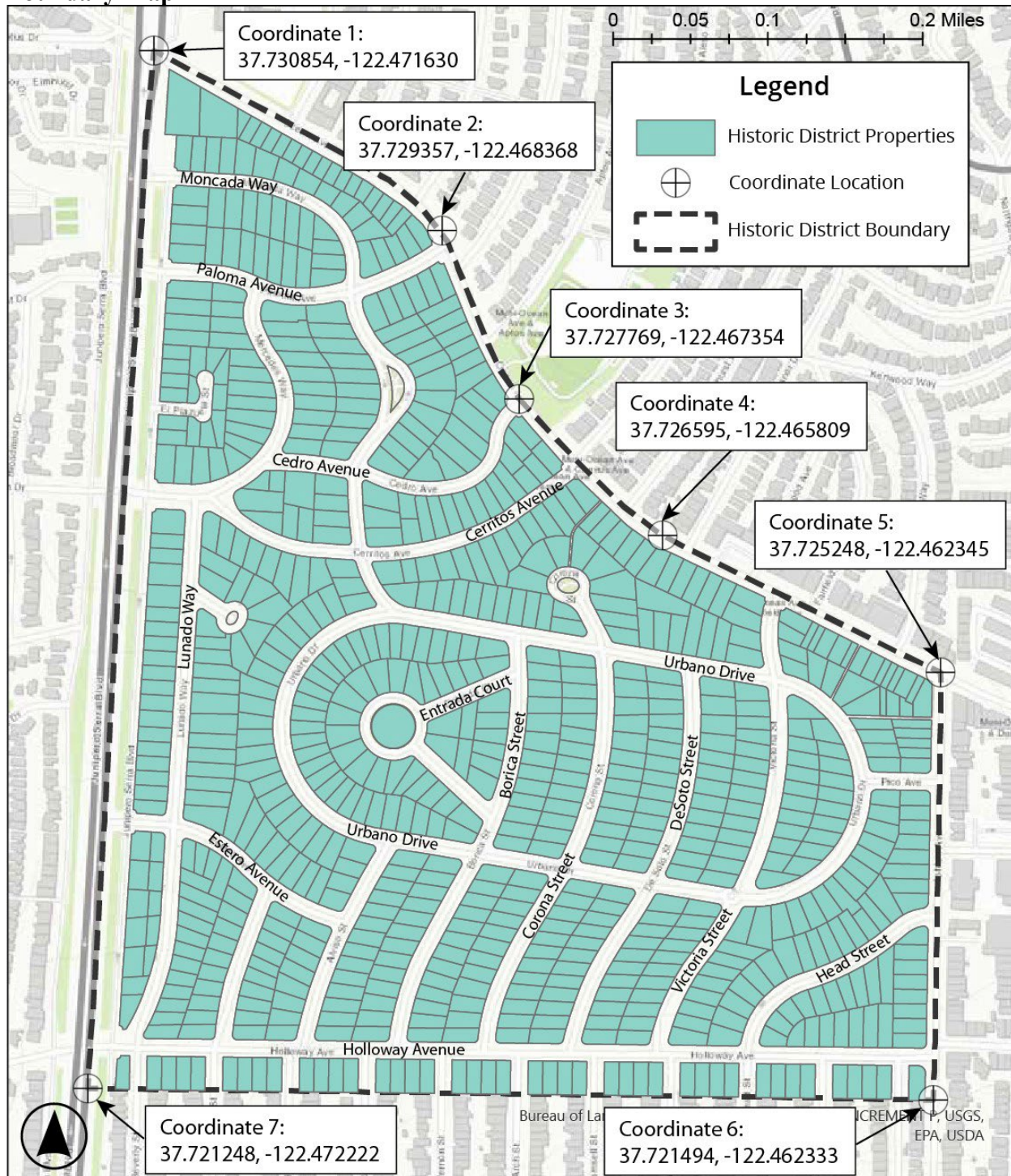
Location Map



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Boundary Map



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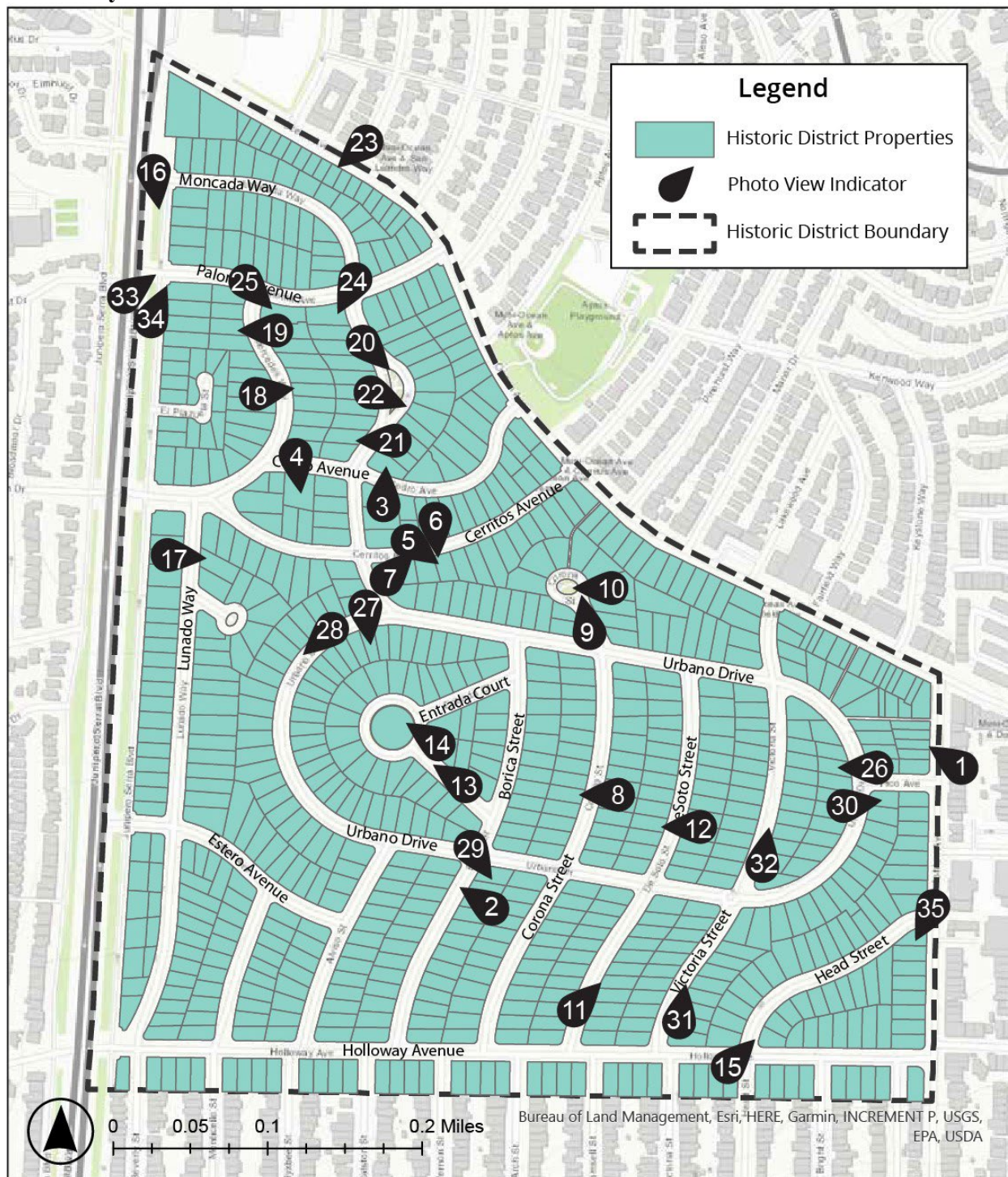
Sketch Map



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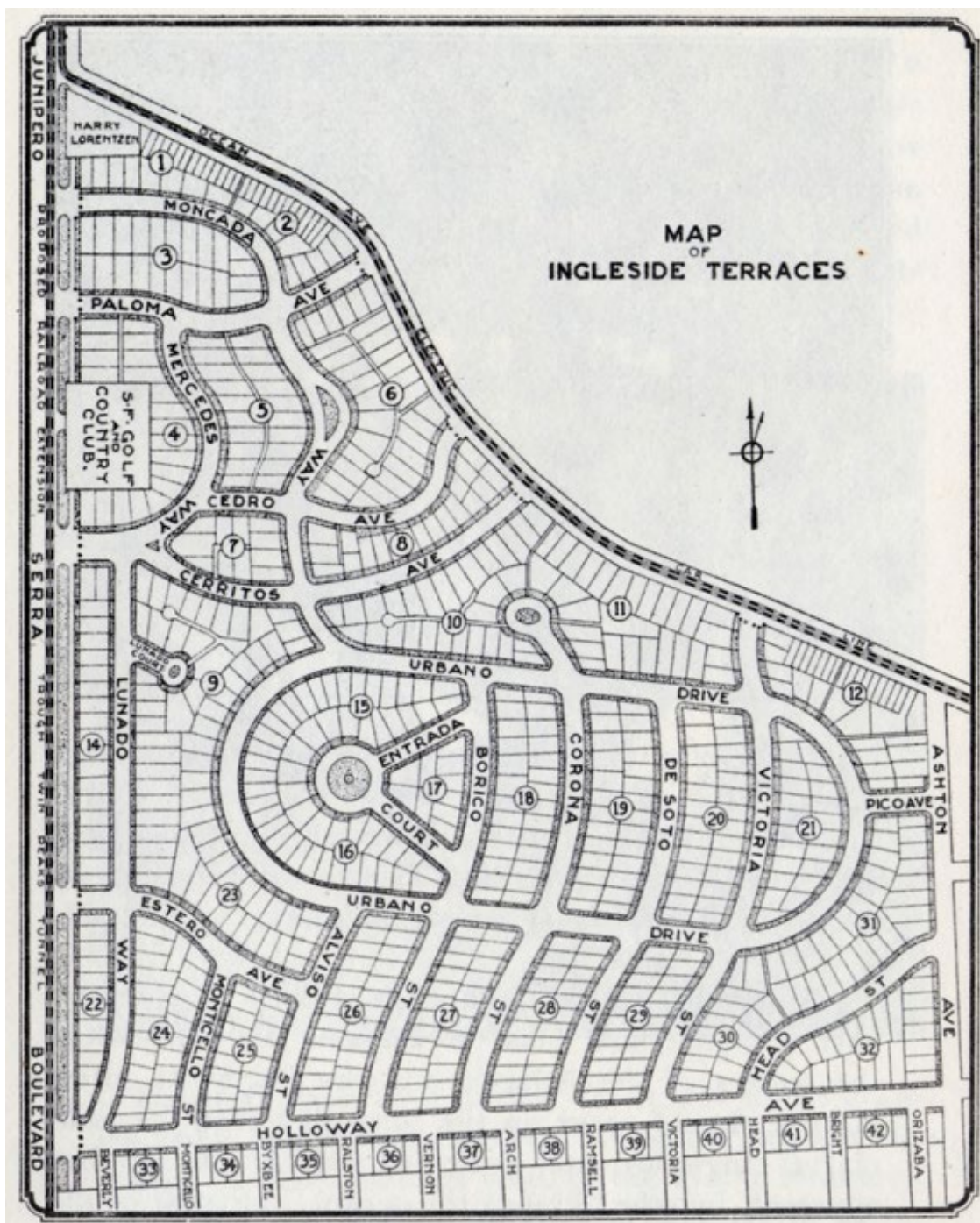
Photo Key



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Figure 1 Subdivision map of Ingleside Terraces, showing planned street layout. Source: Urban Realty Improvement Club, *The Sundial at Ingleside Terraces with Comments on Homes*, available at the San Francisco Public Library, San Francisco History Center.



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Figure 2 URICO's onsite planing mill and lumber yard in a building that was repurposed from the prior Ingleside Racetrack. Note the tall stacks of lumber in the background. Source: San Francisco History Center, San Francisco Public Library, SFP22-0503.



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Figure 3 Entrance pillars with original metal arches at Mercedes Way and Junipero Serra Boulevard, ca. 1920. Source: OpenSF History, wnp15.1509



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Figure 4 View from Ocean Avenue at Victoria Street looking south with Market Street Railway's #12 Market-Ingleside streetcar line in foreground, with entrance pillars and recently constructed houses along Victoria Street in the background, ca. 1913. Source: San Francisco History Center, San Francisco Public Library, SFP22-0127.



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Figure 5 Looking south on Moncada Way showing the curved median at the center and early houses at 236 Moncada Way (at left), 222 Moncada Way, and 90 Cedro Avenue (at right), circa 1912. Source: San Francisco History Center, San Francisco Public Library, SFP22-0125.



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Figure 6 Sundial Park soon after opening, circa 1913. Source: San Francisco History Center, San Francisco Public Library, SFP22-0227.



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Figure 7 101 Paloma Avenue (Resource #591, built 1913), shown circa 1915. Note the original lamppost along the street. Source: San Francisco History Center, San Francisco Public Library, SFP22-0123.



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Figure 8 145 Paloma Avenue (Resource #596, built 1913), circa 1915. Source: San Francisco History Center, San Francisco Public Library, SFP22-0130.



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Figure 9 70 Cedro Avenue (Resource #91, built 1912), shown circa 1912. Source: San Francisco History Center, San Francisco Public Library, SFP22-0504.



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Figure 10 Full-page advertisement in the *San Francisco Chronicle*, August 16, 1913.

THE SAN FRANCISCO EXAMINER SATURDAY, AUGUST 16, 1913.

SUMMARY OF REASONS FOR BUYING NOW IN INGLESIDE TERRACES

EVERY MAN who possibly can should OWN A HOME:

1. Suited to his wants and within his ability to pay for and sustain.
2. Honestly built, not "to sell," but for somebody to happily live in.
3. Situated where there is elbow room and abundance of fresh pure air.
4. Having clean and healthful surroundings—physically and morally.
5. Protected by building restrictions that restrain from ruin or damage.
6. Sufficiently near a good school for the children to easily walk.
7. Having ample ground for a garden, flowers, vines, and seclusion.
8. With abundant sunshine in every room, and a sleeping porch.
9. Commanding a wide view of something beautiful or interesting.
10. Within half an hour of comfortable travel from place of business.
11. With kindly neighbors who are neither very rich nor very poor.
12. Where there is a pleasant friendly feeling and agreeable social life.
13. In a district of promise with a future ahead, not a past behind.
14. With good, adequate sewers, and an abundant supply of pure water.
15. Where streets and sidewalks are of the best possible construction.
16. Where service pipes are sod covered, making streets permanent.
17. Where streets are well-lighted, and bordered by grass or flowers.
18. With a central club-house providing for frequent entertainments.
19. Where the young people are privileged to enjoy a free tennis court.
20. Where appreciation of real estate will cover building depreciation.
21. Where easy terms of payment are extended to those who need them.
22. Where projected improvements will surely double present values.
23. Where Twin Peaks tunnel will give rapid transit to city's center.
24. Bought before the completed tunnel sends prices beyond reach.
25. Secured before the choicest locations have all been appropriated.
26. Designed by architects of large experience who make no mistakes.
27. Built under most favorable conditions: materials bought by carload.
28. Bought of men of high character, who are wholly responsible.
29. Situated in the choicest part of the finest city in the whole world.

INGLESIDE TERRACES FILLS THESE CONDITIONS

DIRECTORS
JOSEPH A. LEONARD, Manager

JAS. S. BROWNELL	R. D. McLEROY	CHAS. A. MURDOCK
J. M. DUKE	GAVIN McNAB	T. C. TOGNAZZINI
MORTIMER FLEISHACKER	CHAS. C. MOORE	ROLLA V. WATT
	GEORGE L. LEONARD	

House Listings:

- \$7,500 Residence 716 Victoria Street Ingleside Terraces
- \$20,000 Residence 90 Mercader Way Ingleside Terraces
- \$15,000 Residence Philip I. Prather 299 Moncada Way Ingleside Terraces
- \$10,000 Residence Geo. L. Leonard 236 Moncada Way Ingleside Terraces
- \$6,250 Residence Mrs. E. L. Berard 48 Paloma Avenue Ingleside Terraces
- Residence Guy A. Malcom 282 Urbano Drive Ingleside Terraces
- \$8,000 Residence Warren Hilton 25 Carrington Avenue Ingleside Terraces
- \$5,500 Residence Mrs. F. Slosson 810 Head Street Ingleside Terraces
- \$8,000 Residence 80 Carrington Avenue Ingleside Terraces
- \$6,250 Residence Dr. Arthur G. White 240 Victoria Street Ingleside Terraces
- \$6,000 Residence Maurice Behan, Jr 80 Cedro Avenue Ingleside Terraces
- \$8,000 Residence L. D. Macdonald 65 Carrington Avenue Ingleside Terraces
- \$7,250 Residence Fayet A. Lyon 49 Paloma Avenue Ingleside Terraces
- \$6,750 Residence Mrs. Henrietta Lehu 15 Carrington Avenue Ingleside Terraces

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Figure 11 Advertisement for Ingleside Terraces in the *San Francisco Chronicle*, January 30, 1915. The advertisement highlights the anticipated opening of the Twin Peaks Tunnel, which would bring more reliable and frequent streetcar service to Ingleside Terraces.

TUNNEL TRUTHS No. 1

Wake Up, San Francisco!

You've Slept Long Enough!



DON'T BE A MOSSBACK. They tell you of the fortune they **COULD** have made **IF** they had bought property on Market Street while it was cheap. But—they didn't buy.

BE WIDE AWAKE
Buy in Ingleside Terraces NOW!

Main Office, 85 Cerritos Ave. — Downtown Office, 970 Phelan Building

The completion of the Twin Peaks Tunnel will give you 100% to 200% increase on your investment.

Come See—"That's All"
Take Ellis Street car No. 17, Get Off at Cerritos Avenue, Ingleside Terraces.

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Figure 12 100 Cerritos Avenue (Resource #124, built 1926), shown in 1956. Source: San Francisco Assessor-Recorder Collection, San Francisco Public Library.



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Figure 13 91 Borica Street (Resource #64, built 1923), shown in 1957. Source: San Francisco Assessor-Recorder Collection, San Francisco Public Library.



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Figure 14 188 Lunado Way (Resource #431, built 1929), shown in 1957. Source: San Francisco Assessor-Recorder Collection, San Francisco Public Library.



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Figure 15 371 Ashton Avenue (Resource #38, built 1924), shown in 1957. Source: San Francisco Assessor-Recorder Collection, San Francisco Public Library.



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Figure 16 Aerial photograph showing Ingleside Terraces in 1938. North is up. District boundary indicated with dashed red line. Source: Harrison Ryker, San Francisco Aerial Views, David Rumsey map Collection, edited by Page & Turnbull.

